

APPLICATION NO.	P13/V2193/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	9.10.2013
PARISH	ABINGDON
WARD MEMBER(S)	Angela Lawrence Helen Pighills
APPLICANT	Mr C J Simms & Mrs T A Simms
SITE	11 Welford Gardens Abingdon Oxfordshire, OX14 2BN
PROPOSAL	Erection of new dwelling with access.
AMENDMENTS	None
GRID REFERENCE	450492/198752
OFFICER	Holly Bates

1.0 INTRODUCTION

- 1.1 The site is located to the rear of 11 Welford Gardens in Abingdon, on part of the garden land associated with this dwelling. The property is a semi-detached house on a corner plot. The highway is located to the west of the site, which would provide access to the new dwelling, while the garden to no.9, the other half of the semi-detached house, lies immediately to the east.
- 1.2 Welford Gardens is a modern estate in Abingdon. It is a “Harwell” estate and consists of semi-detached houses. The space to the front and side of each dwelling contributes positively to the character and appearance of the area.
- 1.3 The site plan is **attached** at appendix 1.
- 1.4 The application comes to committee as the applicant is a council employee.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the erection of a two storey, three bedroom detached dwelling on the rear part of the garden. The proposed house has been carefully designed with a narrow span and with materials and detailing to match those of the existing houses. First floor windows have also been carefully designed to minimise overlooking. There would be two parking spaces to the front.
- 2.2 The application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Abingdon Town Council** – “No objection though the Committee requested that the District Council examine the application to ensure that parking is adequate for the development.”
- 3.2 **Highways Liaison Officer (Oxfordshire County Council)** – No objections subject to conditions.
- 3.3 **Architects Panel** – Panel recommendation: Approve with conditions.
- 3.4 **Drainage Engineer (Vale of White Horse District Council)** – No objections subject to a condition.

- 3.5 **Thames Water Development Control** – No objections; recommend standard informative.
- 3.6 **Neighbour Object (7)** – Seven letters of objection have been received in relation to the application; the objections are summarised here:
- Overlooking;
 - Overshadowing;
 - Loss of light;
 - Intrusion of privacy;
 - Out-of-keeping with the surrounding buildings;
 - Appears cramped and will break up the spaciousness of the locale;
 - Harmful to the character of the area;
 - Visual intrusion/over-bearing;
 - Loss of garden land and amenity land;
 - Precedent;
 - Additional traffic to an already hazardous bend;
 - Increased noise pollution;
 - Additional flood risk.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

H10 - Development in the Five Main Settlements

5.2 Published in March 2012, The National Planning Policy Framework replaces all previous PPG's and PPS's and is a material consideration in the determination of all planning applications. The core principle of the Framework is a presumption in favour of sustainable development, comprised of three mutually dependant dimensions – economic, social and environmental. Where relevant policies of the development plan are out of date, the Framework states (paragraph 14) that planning permission should be granted "...unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

5.3 Paragraph 49 of the Framework states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites." Currently the council does not have a five year supply of housing sites. Paragraph 50 supports the delivery of sustainable, inclusive and mixed communities.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are: (i) whether the principle of development is acceptable; (ii) the impact of the proposal on the character and appearance of the area; (iii) the impact on the amenities of neighbouring properties and (iv) the impact on highway safety.

6.2 **Principle**

The site lies within the main built up area of the main settlement of Abingdon within an established residential housing development. The site is considered to be sustainable in line with the National Planning Policy Framework and as such the principle of additional housing in this location is considered to be acceptable.

6.3 **Impact on the character and appearance of the area**

The proposed dwelling has been designed carefully to respect the characteristics and layout of the existing dwellings along this section of Welford Gardens. It has a relatively narrow span and falls broadly in line with the existing line of properties fronting the highway to the west. While the dwelling itself is detached, it has been designed to be compatible with the scale, proportions, height, material and design of the existing properties in the vicinity and respects the layout and form of the existing pattern of development. In particular the proposal retains a significant space between it and existing dwellings, and to the front, which accords with this positive feature of the street.

6.4 As it occupies a corner plot the rear garden to no. 11 is relatively wide and this means that the division of the garden to produce the new plot will leave sufficient space to serve both dwellings. The amount of garden behind the proposed dwelling would be less than is typical in the area, but, given the presence of intervening fences and planting, this aspect would not be perceived from the public highway. Given the careful design, and the retention of significant amounts of space around the proposed dwelling, it is considered the proposal does respect the important attributes of the character and appearance of the locality. As such the proposal is not considered to have a harmful impact on the visual amenity of the area and complies with saved local plan policy DC1.

6.5 A small amount of amenity land that currently exists between the existing garden and the road will be lost to allow for a new driveway to be created for the proposal. This is a relatively small part of the amenity area and its loss as part of the design and layout of the scheme is not considered to be materially harmful to the character of the locality.

6.6 **Impact on the amenities of the neighbouring properties**

Given the position and orientation of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing, dominance or overlooking and as such the proposal complies with saved local plan policy DC9.

6.7 The closest neighbouring property to the new dwelling will be the existing host dwelling, No. 11. The proposed dwelling would be located about 9 metres away from the rear elevation of No.11 and has been positioned carefully to avoid falling directly in line with the rear windows within No.11, thus overcoming any potential dominance issues or loss of outlook from these windows. The side (north) elevation of the proposed dwelling contains one first floor window which is to be obscure glazed and fixed shut, overcoming any potential overlooking.

6.8 The proposed dwelling will be located about 6.2m off of the boundary with the rear garden of No.9 Welford Gardens, which is the dwelling adjoining No.11 to the east. The positioning and layout of the proposed dwelling in relation to No.9 is not considered to result in any harmful dominance, over-shadowing, loss of light or outlook. Two first floor rear windows are proposed to be inserted into the east elevation of the dwelling; one a fixed shut obscure glazed bathroom window and one a high level window to a bedroom which minimises views from the window. As such there is not considered to be any harmful overlooking to No.9.

- 6.9 The neighbouring property to the south, no. 13, is located about 6.5m from the proposed dwelling; with a detached garage in between. The proposed dwelling falls broadly in line with the span of No.13, with the rearwards gable just projecting beyond the rear elevation of No.13 but not breaking the 40 degree rule. One first floor window is to be inserted into the south elevation (a secondary bedroom window) but this does not directly overlook the existing side facing first floor window within No.13 and is not considered to result in any harmful overlooking.
- 6.10 It is considered reasonable and necessary to condition the bathroom windows to remain obscure glazed and fixed shut and the high level bedroom window to remain high level in order to ensure that the amenity of the neighbouring dwellings is protected.
- 6.11 **Impact on highway safety**
A new access from the highway to the west is proposed, with two off-street parking spaces provided within the front garden area of the new dwelling. The wide verge/footway will ensure drivers have sufficient carriageway and pedestrian visibility when leaving this driveway, whether in a forward gear or reverse. This reflects other parking arrangements in the vicinity and there are no highway safety concerns with this proposal. The proposal is therefore considered to comply with saved local plan policy DC5.
- 6.12 **Other issues**
The council's drainage engineer is satisfied that the necessary surface water and sewerage drainage can be dealt with by condition and would not be a constraint to development in accordance with policy.
- 6.13 It is not considered that any additional noise generated by one additional detached residential dwelling would be harmful to the amenity of the adjoining dwellings, which are mostly semi-detached and in close proximity to one another.
- 7.0 **CONCLUSION**
- 7.1 The proposed dwelling is not considered to harm the character of the locality, the amenities of neighbouring dwellings or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9, DC14 and H10 of the adopted Vale of White Horse Local Plan and the provisions of the National Planning Policy Framework.
- 8.0 **RECOMMENDATION**
Planning permission is granted subject to the following conditions:
1 : TL1 - Time limit - Full Application (Full)
2 : Approved plans *
3 : MC3 - Materials in Accordance with App.(Full)
4 : RE21[I] - Window Sill Height (Dwelling) (Full)
5 : RE27[I] - Obscured Glazing (Non-Opening) (Full)
6 : RE27[I] - Obscured Glazing (Non-Opening) (Full)
7 : MC24 - Drainage Details (Surface and Foul(Full)
8 : HY2[I] - Access in Accord.with Specified Plan (F)
9 : HY7[I] - Car Parking (Full)
10 : HY19 - No Drainage to Highway (Full)

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