

<b>APPLICATION NO.</b>	<a href="#">P13/V2304/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	4.11.2013
<b>PARISH</b>	BUCKLAND
<b>WARD MEMBER(S)</b>	Anthony Hayward
<b>APPLICANT</b>	Miss H. Muir
<b>SITE</b>	2 New Cottage Buckland Marsh Faringdon, SN7 8RE
<b>PROPOSAL</b>	Retrospective erection of new garage block
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	433427/199528
<b>OFFICER</b>	Abbie Gjoka

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1.0 **INTRODUCTION**

- 1.1 2 New Cottage is a semi detached dwelling located on the edge of Buckland in a rural location. A copy of the site plan is **attached** at Appendix 1.
- 1.2 The application comes to committee because the agent for the application is a Councillor who sits on the planning committee.

2.0 **PROPOSAL**

- 2.1 Planning permission was granted this year for the construction of a double detached garage/workshop with a games room and office above. The garage is currently under construction and this retrospective application now proposes changes to the external fenestration of the building and an increase in height. A copy of the plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Highways Liaison Officer (Oxfordshire County Council) – No objections provided the building is used as ancillary accommodation to the main dwelling.
- 3.2 Buckland Parish Council- No objections have been raised

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P13/V0119/HH](#) - Approved (05/03/2013)  
Erection of new detached garage and extension of existing driveway
- [P12/V2032/HH](#) - Other Outcome (21/11/2012)  
Erection of new detached garage and extension of existing driveway
- [P08/V0207](#) - Approved (04/04/2008)  
Erection of a detached open garage, workshop and storage. Construction of new driveway
- [P03/V1965](#) - Other Outcome (26/01/2004)  
Proposed part use of detached garage already approved for annex flat to main house.

[P03/V1500](#) - Approved (21/10/2003)

New detached garage, workshop and turning area.

**5.0 POLICY & GUIDANCE**

**5.1 Vale of White Horse Local Plan 2011**

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character

5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

5.3 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion

**5.4 National Planning Policy Framework**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

**6.0 PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application is the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and the impact on off-street parking provision within the site.

6.2 The garage as constructed is located to the side of the property. The garage will have a footprint measuring 8.1 metres by 5.6 metres and will sit detached to the side of the main house. The garage will be set back around 20 metres from the main road. The previous application permitted a garage measuring 4.9 metres in height with the eaves measuring 2.4 metres. This application proposes a height of 5.9 metres to the ridge with the eaves measuring 2.5 metres. A new front door and ground floor windows have been constructed and the dormer windows re-configured to a narrower and longer design. Other than the adjoining semi located 17 metres away there are no properties located to the rear or side and therefore neighbour impact is considered acceptable.

6.3 Although the height of the building has been increased, the eaves remain low and it is not considered that the insertion of the new ground floor windows and doors along with the changes to the dormer windows will cause any harm to the amenities of the neighbouring properties or harm the character and appearance of the area. The plans do not propose any self contained accommodation and to ensure that the building remains ancillary to the main dwelling, a condition has been imposed.

6.4 There will be adequate car parking on the existing driveway and within the proposed garage.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of Policies DC1, DC9 and DC5 of the Vale of White Horse Adopted Local Plan 2011. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of residential amenity, parking and highway safety. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

**To grant planning permission subject to the following conditions:**

1. In accordance with approved plans;
2. No drainage to the highway;
3. The additional residential accommodation hereby permitted shall be occupied only as accommodation ancillary and incidental to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.

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