

APPLICATION NO.	P13/V2377/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	1.11.2013
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Mr Terry Gashe
SITE	Former Orchard West of Manor Road Wantage Oxfordshire, OX12 8DW
PROPOSAL	Application for approval of Reserved Matters following Outline permission P13/V0161/O, for details of design and landscaping of only one of the two dwelling only and the final position, layout and bulk of the second dwelling
AMENDMENTS	None
GRID REFERENCE	439708/187320
OFFICER	Mark Doodes

1.0 **INTRODUCTION**

- 1.1 The overall site is a 0.27 ha field behind Manor Road, Wantage, however approx half of this area will be the subject of development. The site abuts the “Broadwater” site to the north, and is currently undeveloped. The Broadwater site has planning permission for 14 homes which was the first housing scheme allowed on appeal on grounds of the lack of a district wide five year housing land supply.
- 1.2 Due to drainage, sewage and The Broadwater permission will need to be implemented before this scheme could be built. A number of mature apple trees exist on the eastern half of the paddock, which is in the ownership of the applicant, and smaller trees exist along the west boundary and in the north-west corner, also under the control of the applicant. The site is relatively flat. A few larger properties exist in the area, set within generous plots and with medium height screening to the south and more mature screening to the east.
- 1.3 Roughly half of the plot under Mr Gashes ownership does not form part of the application site being considered and will be retained as an orchard and augmented for screening purposes. Of note, is that the means of access (a dog-leg section of road from Manor Road to the site), is included in this application. Broadwater house (a Victorian dwelling of no particular merit) must be demolished to proceed with this proposal.
- 1.4 Manor Road contains a mixture of housing with larger rear gardens, until Broadwater, backland development is relatively uncommon along Manor Road. The more recent additions to Manor Road appears to be from the 1970’s and architectural styles are typical of those eras. The site location plan can be found **attached** at appendix one.
- 1.5 The application comes to committee due to an objection from Wantage Town Council.

2.0 **PROPOSAL**

- 2.1 The applicant seeks reserved matters approval for one of the two homes granted

outline consent last year. The application to be considered by Councillors is for one of the two homes, which the regulations affords applicants the right to do. The home proposed is a very modern flat roofed two storey home with a pool. It has a floor area of around 3800 square feet with a smaller double garage building arranged over two layers to house a biomass boiler, cars, ancillary items and some ancillary study/office accommodation exists at first floor level.

- 2.2 Four bedrooms are proposed on the first floor, although with a dwelling of this scale, the number of bedrooms is not an effective indicator of style, bulk or mass. Instead Councillors are drawn to the positive comments of the architects' panel who in particular The dwelling proposed will occupy around 70% of the developable area of the plot in question. The new home has been creatively designed to create many interesting spaces internally and outside including the creative use of first floor atriums, glass, wood, pergolas and floating spaces.
- 2.3 Plans and elevations can be found **attached** at appendix one.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Wantage Town Council – Objection – “*The dwelling is not in keeping with the area or town vernacular*”.

Thames Water Development Control - No objection

Highways Liaison Officer (Oxfordshire County Council) - No strong views

Drainage Engineer (Vale of White Horse District Council) – No objection, however a condition recommending that drainage and sewage details are submitted prior to approval has been requested, and appended.

Architects Panel (P18ARC) – Strong design detracted by the smaller garage structure. Concerns regarding the constraint on the 2nd dwelling.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P13/V0161/O](#) - Approved (10/05/2013)

Outline application for erection of two detached dwellings.

[P12/V2023/RM](#) - Approved (20/12/2012)

Application for Reserved Matters for a residential development for the maximum of 18 units and associated works of demolition, construction of new access road and landscaping (access not reserved).

[P11/V2935/O](#) - Refused (01/02/2012)

Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping. (Re-submission of refused application 11/01453/OUT)

[P11/V1453/O](#) - Refused (14/09/2011) - Approved on appeal (21/03/2012)

Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping.

[P10/V0163/O](#) - Refused (13/05/2010)

Demolition of existing dwelling and erection of a new dwelling with recital hall and recording studio

[P06/V1418](#) - Approved (09/11/2006)

Demolition of existing outbuilding. Rear extension to existing dwelling.

[P89/V1416](#) - Approved (16/08/1989)

Erection of a single storey extension . Streatham Lodge, Manor Road, Wantage. BR No. 1387/89

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC13 - Flood Risk and Water Run-off

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses

GS1 - Developments in Existing Settlements

H10 - Development in the Five Main Settlements

NE6 - The North Wessex Downs Area of Outstanding Natural Beauty

NPPF – Sustainable development.

6.0 PLANNING CONSIDERATIONS

6.1 The key issues in the consideration of this application are the scale and design of the unit and the impact that may be had on the surrounding properties and wider area. The principle of residential development on the site has been already agreed.

6.2 Dealing first with scale and design. The site has an outline consent for two homes, of two storey character and with up to four bedrooms. The scheme before Councillors meets this basic description, and therefore officers are satisfied that the scheme being considered is not different in character to the scheme agreed at outline. The scale of dwelling is large, but so too is the overall site edged in blue. The applicant is aware that the LPA would resist the removal of the Orchard area, and so there is not considered to be a risk of further large homes being developed within the same plot. Indeed, the fact that this single home occupies around 75% of the overall plot is merely a constraint on the design and citing of the 2nd home. Officers considered that a modest three bed unit could be accommodated on the plot given the constraints at hand. Therefore the assessment of the application must shift to the impact of the new home on the immediate area. The home will be visible from several other homes in the area (but not from Manor Road) however it has been designed to not cause any overbearing impact on any home and through its high quality modern design, it is considered to add to the area in a way that high quality buildings often do. The architects' panel concurred with this view and raised only concerns about the garage unit, which itself has the same floor area as a modern three bedroom home. The garage unit was also cited as possibly detracting from the architectural merit of the main unit, with a differing roof style and material to that of the main home. However, the garage/office unit does seek to exploit the presently open views across the AONB to the west, and is broadly commensurate with the scale of the home proposed (the unit is around 25% of the size of the large home). Councillors may reach their own conclusions on this matter. The works are considered to comply with policy DC1 of the local plan.

6.3 Whilst it is technically it is possible to proceed with this scheme on the basis of this consent (subject to conditions), the economics of sewage and drainage matters required may prohibit this. Therefore the proposed Broadwater development will likely be commenced prior to this scheme commencing, due to the sewage and drainage matters needing to be mains serviced. In any event this is not a planning matter and

officers are comfortable with the consent as drafted. The contrasting styles between the traditional house style of the Broadwater scheme and this scheme are not considered to warrant refusal of this scheme given that there is no single dominant housing style in the area, and the lack of visibility from many (thoroughfare) public view points of the home and the architectural merit of the scheme itself.

- 6.4 Concerns have been raised about the local drainage infrastructure and sewerage and surface water drainage issues by nearby residents. Thames Water nor the council's drainage engineer have objected to the works, subject to conditions covering these matters. Therefore the application is considered to accord with policies DC13 and DC14 by the use of appropriate pre-commencement conditions, as with the outline application.
- 6.5 The very high level of energy efficiency proposed to the building (code level 4/5) is noted and this combined with the sustainable location will make for a genuinely small carbon footprint indeed.
- 6.6 Despite being technically within the AONB, and noting the recent inspector's decision notice at Broadwater which made the differentiation between the more urban parts of the AONB designation and that of rolling open plains of the AONB proper, no concerns are raised by the proposals.
- 6.7 Parking and garden space all meet the standards required. No other comments have been received regarding the works proposed.

7.0 **CONCLUSION**

- 7.1 The key matters for consideration are the scale and design of the new unit and its garage / office ancillary building. Officers consider the design to be modern and of striking and distinctive style, something that will add to the area not detract. Whilst officers have some reservations on the scale of the home proposed, these are assuaged by the design merit which are, aside from the Town Council, universally lauded. All other matters can be controlled by condition or were addressed at outline stage.
- 7.2 The sole officer concerns lay with the garage unit, which has merit in its retention as well as its replacement with a more modest structure. However, in the round, the scheme will provide a high quality (and highly efficient) bespoke home in a sustainable location that already has permission for two dwellings at outline.

8.0 **RECOMMENDATION**

Approve reserved matters

1. RE2 – permitted development restriction on dwellings extension/outbuildings;
2. Scheme of drainage to be submitted/approved prior to commencement;
3. Scheme of sewage to be submitted/approved prior to occupation;
4. Garage unit to be ancillary accommodation only.

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