

<b>APPLICATION NO.</b>	<a href="#">P14/V1514/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	30.6.2014
<b>PARISH</b>	BOURTON
<b>WARD MEMBER(S)</b>	Elaine Ware Simon Howell
<b>APPLICANT</b>	Mr & Mrs R Collins
<b>SITE</b>	The Grange Bourton Swindon Oxfordshire, SN6 8JQ
<b>PROPOSAL</b>	Erection of garage block to replace redundant stables.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	423708/186538
<b>OFFICER</b>	Katie Cook

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## SUMMARY

This application is referred to committee because Bourton Parish Council objects.

The proposal is for the erection of a detached six bay garage block, with first floor storage accommodation, to the south / south-west of the main house.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is considered acceptable.
- The impact on the highway network, which is considered acceptable.

The recommendation is for planning permission to be granted.

## 1.0 INTRODUCTION

1.1 The application comes to committee as Bourton Parish Council objects.

1.2 The property, a detached dwelling, is set within a large plot in the lowland vale to the south-east of the main village area of Bourton. The dwelling fronts the main road to the south-west, with a neighbouring dwelling to the south-east. Fields, which are within the applicant's ownership but not within the residential curtilage of the site, are located to the north-east and north-west. A copy of the site plan is **attached** at appendix 1.

## 2.0 PROPOSAL

2.1 This application seeks planning permission to demolish an existing stable block located to the west / south-west of the main house, and erect in its place a detached six bay garage with storage at first floor level accessed via an external staircase on the north-east (side) elevation. The building measures 23.3 metres wide by 7.2 metres deep, with an eaves height of 2.4 metres at the front and 2.1 metres at the back, and a ridge height of 5.7 metres. A copy of the application drawings is **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Bourton Parish Council** objects to the application, making the following points;

- Development is out of proportion to the nature and size of the property.
- The need for garaging should relate to the size and nature of the property, not to the number of people who live there.

- Eight adults living in the same dwelling seems unusually large and implies a dwelling of multiple occupation.
- If the roof void is only intended to be used for storage, there is no need for any windows.
- There is scope for converting the roof space into residential accommodation.
- The application is for garages, not storage, so should not place so much emphasis on the storage aspects.
- The scale and nature of the application would result in over development of this rural site. The original dwelling has already been increased in size significantly.
- The comments of the highway officer are disappointing as at least 120 cars come into the village along the road twice a day to access Pinewood School.

3.2 **County Highways Liaison Officer** raises no objection, subject to conditions, stating the following;

“The road that provide access to The Grange is rural in nature and wide enough for two vehicles to pass. It operates under a 60 mph speed limit but alignment and visibility dictate slower speeds. There are no pedestrian provisions or street lighting. The road carries a very low level of traffic.

The proposals do not represent an intensification of transport activity at the application site, and the proposal is unlikely to have a significant adverse effect on the highway network”.

3.3 **The Forestry Officer**, further to the submission of an arboricultural report, makes the following points;

- The report recommends that two of the immediately adjacent three trees are removed, regardless of whether the development is implemented.
- Whilst it is accepted that both the sycamores have defects, none are of such significance that immediate removal is required. Agrees, however, that their future safe useful life expectancy is limited and the trees will, over the long term, become an increasing risk.
- Their visual contribution to the character of the area is restricted to a glimpsed view in passing.
- If the development is constructed as proposed, there are unlikely to be any long term arboricultural consequences, although there will need to be suitable replacements for the trees to be removed and protection of the rooting areas of the trees to be retained.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V2074/FUL](#) - Refused (06/12/2012)

Proposed 2 x 4 bedroom dwelling ( Land adjacent to The Grange)

4.2 [P11/V2905](#) - Approved (10/02/2012)

Proposed demolition of rear boiler room, porch, kitchen and bathroom. Proposed erection of two storey rear extension and new entrance porch.

4.3 [P11/V0314](#) - Approved (13/05/2011)

Proposed replacement of existing timber gates, timber fencing and hedging with steel gates and hedging.

4.4 [P10/V0792](#) - Approved (14/06/2010)

Conversion of garage to granny annex. Conversion and alteration converting garages to games room/office with access to annex

- 4.5 [P10/V0132](#) - Withdrawn (29/03/2010)  
Conversion of garage to granny annex. Conversion and alteration converting garages to games room/office with access to annex
- 4.6 [P08/V0722](#) - Approved (10/06/2008)  
Proposed removal of existing asbestos roof, replacing roof to match house and raising ridge to align with adjoining structure
- 4.7 [P06/V0736](#) - Approved (20/06/2006)  
Erection of a garden room.

## 5.0 POLICY & GUIDANCE

### National Planning Policy Framework (March 2012)

- 5.1 The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. 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.

### Planning Practice Guidance (March 2014)

- 5.2 This document provides supplementary guidance to the NPPF.

### Vale of White Horse Local Plan (adopted July 2006)

- 5.3 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.
- 5.4 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.5 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.
- 5.6 Policy NE9 seeks to ensure that development in the lowland vale will not have an adverse effect on the landscape, particularly on the long open views within or across the area.

## 6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of nearby residential properties, and the impact on the highway network and the off-street parking provision within the site.

### Impact on visual amenity

- 6.2 The proposed outbuilding is larger than the stable block it is replacing and is positioned closer to the highway. Although wide, the ridge of the new building is below six metres and it has a relatively low eaves. It will be viewed within the context of the existing residential site. Positioned opposite an existing south-west projection off the main house, the proposed building creates an appropriate courtyard setting when viewed from the front of the site. It is not considered that the proposal would appear out of place within its setting or would harm the visual amenity of the area. In order to ensure the materials used in the construction of the building are appropriate it is considered reasonable and necessary to condition that details be provided. The building maintains a simple form and in order to prevent potential unsympathetic alterations it is proposed to remove permitted development rights in respect to external alterations.

- 6.3 The proposal will involve the loss of two sycamore trees to the north-west of the new building. The tree officer raises no objection to the loss of these trees and in order to mitigate their loss it is proposed to condition that replacements are provided as part of a landscaping scheme. In order to protect the remaining trees around the building it is proposed to condition tree protection measures.

**Impact on neighbours**

- 6.4 The relative position of nearby residential properties to the proposal is such that the amenities of these dwellings will not be harmed in terms of overshadowing, dominance or overlooking.

**Impact on highway safety**

- 6.5 The level of secure garaging is required given the number of vehicles owned by the applicant and family members who live at the property. The county highway liaison officer is satisfied that the proposal will not lead to an intensification of transport activity at the application site. Given the area available in front of the property to park vehicles within the site, it is not considered reasonable to specifically condition the garage accommodation to remain as such.

7.0 **CONCLUSION**

- 7.1 The proposed development will not harm the visual amenity of the area, the amenities of nearby residential properties, or lead to an intensification of transport activity. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and NE9 of the adopted Vale of White Horse Local Plan 2011. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

**1 : TL1 - Time limit - Full Application (Full).**

**2 : Planning condition listing the approved drawings.**

**3 : Prior to the commencement of development, details of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.**

**4 : Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site and adjacent to the new garage, as shown on drawing number 4/9/14 contained within the submitted Arboricultural Report dated 2 September 2014, during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:**

- 1. - The location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with BS 5837/2012 'Trees in relation to Construction');**
- 2. - The programme for implementing and retaining such tree protection measures;**
- 3. - Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.**

**All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.**

**5 : No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.**

**6 : All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Condition 5 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.**

**7 : Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no external alteration to the outbuilding hereby approved without the prior grant of planning permission.**

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