

<b>APPLICATION NO.</b>	<a href="#">P14/V0715/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	2.5.2014
<b>PARISH</b>	GREAT FARINGDON
<b>WARD MEMBER(S)</b>	Alison Thomson Mohinder Kainth Roger Cox
<b>APPLICANT</b>	Mr Steve Mackintosh
<b>SITE</b>	Land between 13-17 Coxwell Street, Faringdon
<b>PROPOSAL</b>	The erection of a new 4 bedroom detached dwelling with off road car parking and new dropped kerb. (Amended by drawing number 6C received 19 November 2014; porch overhang removed and front fenestration altered).
<b>AMENDMENTS</b>	26.7.2014, 6.10.2014 & 19.11.2014
<b>GRID REFERENCE</b>	428587/195260
<b>OFFICER</b>	Katie Cook

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### **SUMMARY**

This application was originally referred to committee on 22 October 2014 because Faringdon Town Council objected.

Committee deferred consideration of the application owing to concerns regarding the design of the proposed dwelling.

The design of proposal has been amended.

The proposal is for the erection of a detached four bedroom dwelling and the creation of a new vehicular access.

The main issues are:

- Whether the principle of the development is acceptable in this location, which it is.
- 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.
- Whether there is sufficient off-street parking within the site, which there is considered to be.

The recommendation is for planning permission to be granted.

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## **1.0 INTRODUCTION**

- 1.1 The site, which comprises a grassed area with benches and an advertising hoarding, is located within the main confines of the settlement of Faringdon. Adjacent to the north-west boundary of the site is Coxwell Road, with residential properties to the north / north-east, south / south-west and east / south-east. A copy of the site plan is **attached** as appendix 1.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the erection of a detached four bedroom property on the site and the installation of a dropped kerb to provide access from Coxwell Road. The dwelling, which incorporates single storey side and rear elements on the south-west and south-east elevations, measures a maximum of 9.7 metres wide by a maximum of 9.6 metres deep, with an eaves height of 5.6 metres and a ridge height of 8.3 metres.
- 2.2 Further to the resolution of committee to defer consideration of the application, the proposal has been amended with the front elevation re-designed, a front porch removed, and a section provided showing the level of the building relative to the street. A copy of the application drawings is **attached** at appendix 2.

3.0 **PLANNING CONSIDERATIONS**

- 3.1 A copy of the report presented to committee on 22 October 2014 is **attached** at appendix 3.

**Impact on visual amenity**

3.2 Design

The fenestration on the front of the property has been amended so that so that the window openings sit 'in line' with each other. The fenestration of the dwelling is considered appropriate given the overall proportions of the dwelling.

3.3 Street scene setting

There are a variety of dwellings in the vicinity. Whilst the two dwellings either side of the site are 'narrow' end onto the street, other properties on both sides of the road are of a similar form in terms of their relationship to the road as the proposed dwelling, with hipped roofs sloping away from the street.

4.0 **CONCLUSION**

- 4.1 The principle of the proposed development is acceptable, it is of an appropriate design, and will not harm the amenities of neighbouring properties; there is sufficient off street parking being provided. The proposal therefore complies with the provisions of the development plan, in particular policies H10, DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

5.0 **RECOMMENDATION**

- 5.1 **To grant planning permission, subject to the following conditions:**

1. **TL1 – time limit – full application.**
2. **Planning condition listing the approved drawings.**
3. **The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.**
4. **Prior to the use or occupation of the new development, the new vehicular**

access and parking area/spaces shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number 13/1329 7. The parking area shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking area shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.

5. No surface water from the development shall be discharged onto the adjacent highway.
6. Prior to the commencement of the development, a detailed scheme for the surface water and foul water drainage of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any new building.
7. Notwithstanding any details shown on the approved drawings, the sites internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of the last dwelling.
8. Prior to the commencement of the development, details of the existing ground levels of the site and the proposed slab levels of the new dwelling shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved slab level.
9. Notwithstanding the provisions of Classes A, B, C, D and 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 extension to the dwelling hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of the dwelling without the prior grant of planning permission.
10. Notwithstanding the provisions of Classes A, B and C 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), no ground floor windows or rooflights shall be installed in the south-west or north-east elevations of the new dwelling without the prior grant of planning permission.

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