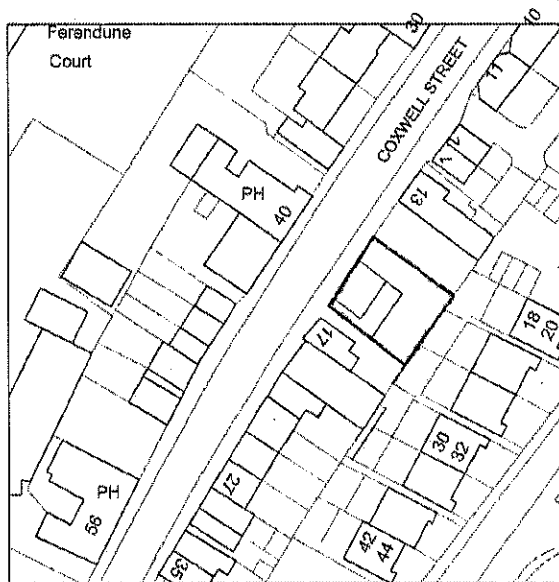


NOTES

Do not scale to ascertain dimensions.

Figures dimensions and levels should be verified by the Contractor on site before construction.

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BLOCK PLAN 1:1250

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Mr S Mackintosh

PROJECT

**Coxwell Street,
 Faringdon**

DETAIL

Block Plan

SCALE	1:1250	SCH	DRAWN
DATE	JUN13		APPROVED
JOB NO.	13/1329	DRAWING NO.	1 A

NOTES:
 Do not refer to location dimensions.
 If given dimensions are found to vary from the specified by
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 the variation and shall be liable for any costs incurred.
 All dimensions shall be taken to the centre of the line, unless
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 All dimensions shall be taken to the centre of the line, unless
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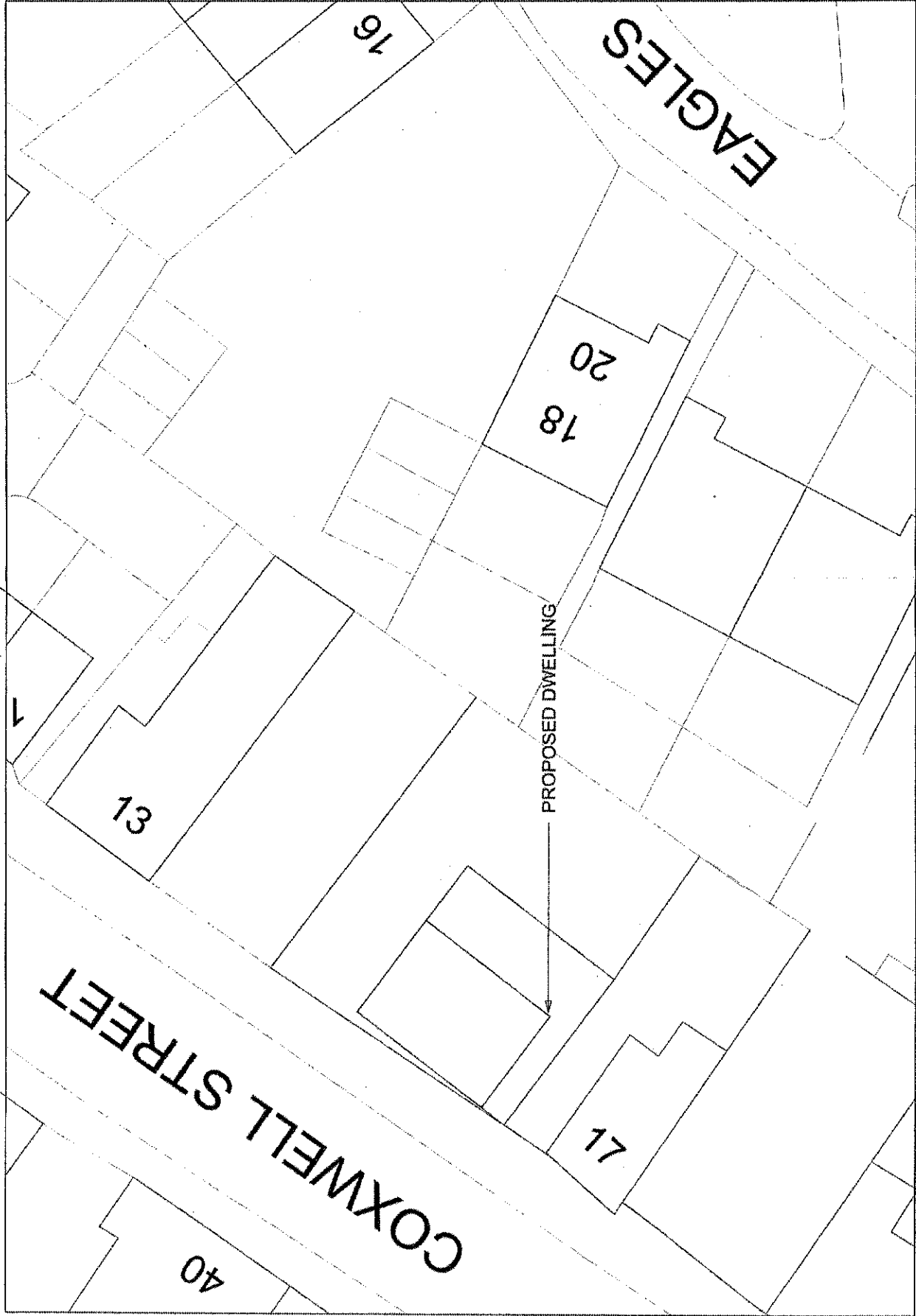
CLAYDON HOUSE
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 BUCKS
 HP8 4JH
 U.K.
 TEL: 01296 43124

Mr S Mackintosh

PROJECT
 new dwelling on land between
 ES-17, Coxwell Street
 Ferritgton

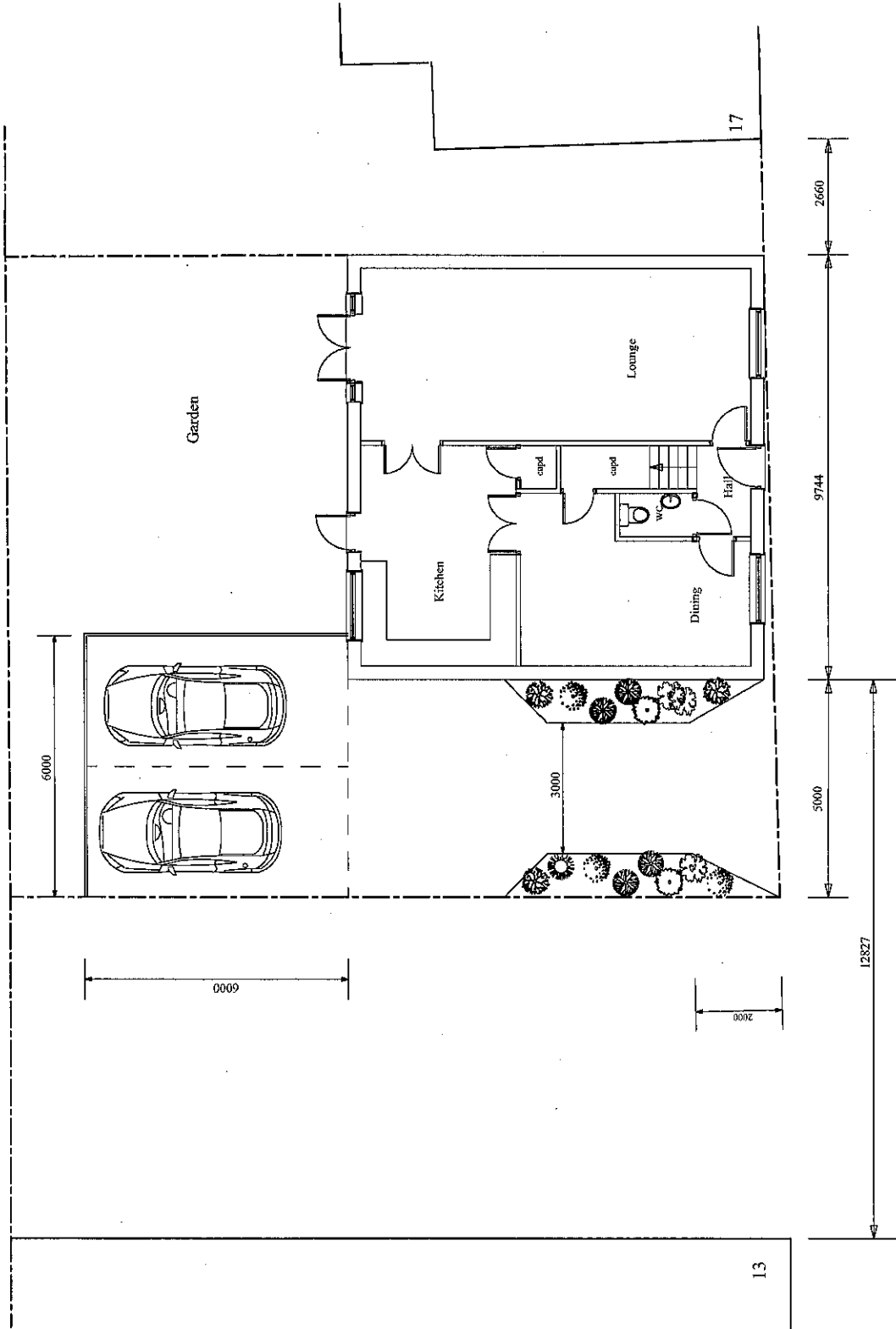
DRAWN
 BLOCK PLAN

SCALE	1:200	DATE	13/1/2009
DRAWN		BY	
APPROVED		DATE	



NOTES

Do not make any alterations without the written consent of the architect.
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GROUND FLOOR PLAN

REV	DATE	DESCRIPTION

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Mr S Mackintosh

PROJECT

Proposed New Dwelling
 on Land between 14 & 17
 Coxwell street, Paringdon

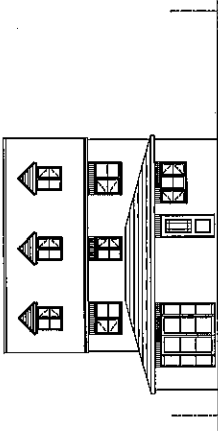
DETAIL

Car parking & visibility
 splays

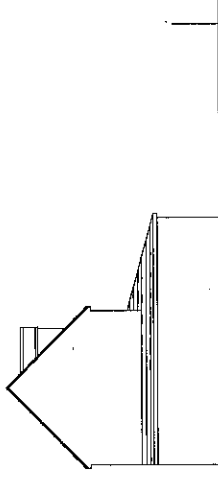
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DATE	JAN 14	APPROVED	
DRAWN	13/1329	DRAWING NO.	7

NOTES

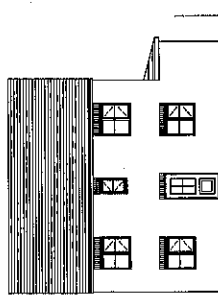
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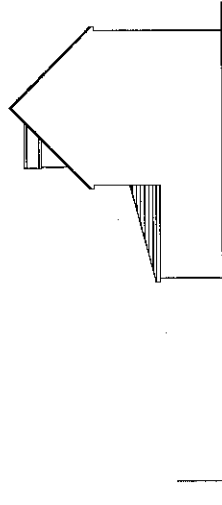
FRONT ELEVATION



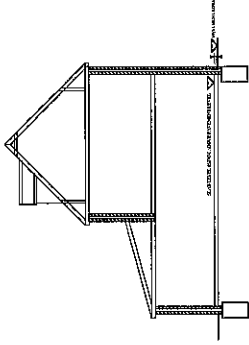
SIDE ELEVATION



FRONT ELEVATION



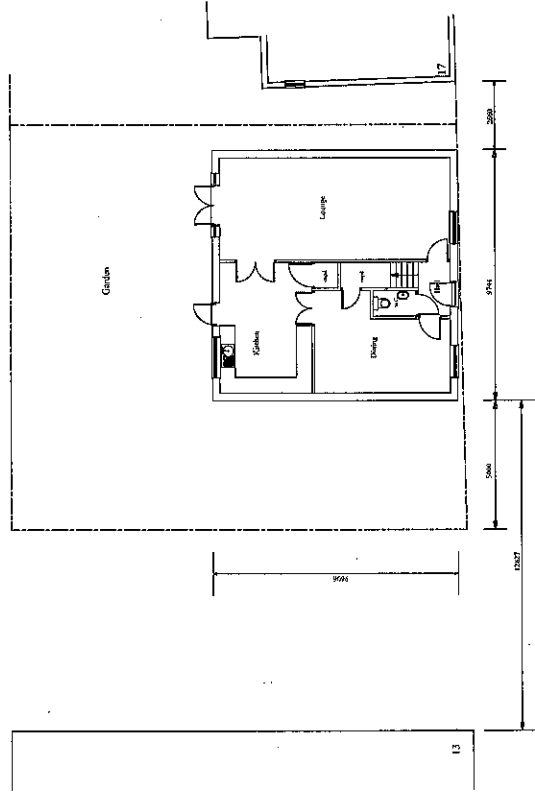
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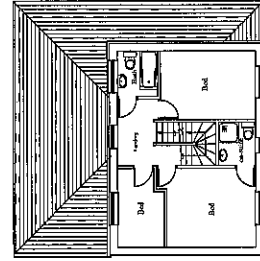
SECTION

MATERIALS

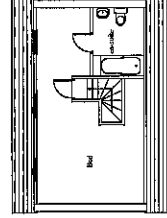
- ROOF - SLATE
- WALLS - OXFORDSHIRE STONE WITH STONE QUOINS
- WINDOWS - UPVC
- DOORS - UPVC
- GUTTERS DOWNPIPES - BLACK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PRELIMINARY

NO.	DATE	DESCRIPTION

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CURRY

Mr S Macintosh

PROJECT
 Proposed New Dwelling
 to Coxwell Street
 Farnington

DETAIL

Plans & Elevations

SCALE	TYP	NO	DRAWN
DATE	02/13	APPROVED	
JOB NO.	13/1329	DRAWING NO.	6
		A	
		B	
		C	

APPLICATION NO.	P14/V0715/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	2.5.2014
PARISH	GREAT FARINGDON
WARD MEMBER(S)	Alison Thomson Mohinder Kainth Roger Cox
APPLICANT	Mr Steve Mackintosh
SITE	Land between 13-17 Coxwell Street Faringdon
PROPOSAL	New 4 bed detached dwelling with off road car parking and new dropped kerb.
AMENDMENTS	26.7.2014 & 6.10.2014
GRID REFERENCE	428587/195260
OFFICER	Katie Cook

SUMMARY

This application is referred to committee because Faringdon Town Council objects.

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.

1.0 INTRODUCTION

1.1 This application comes to committee as Faringdon Town Council objects.

1.2 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** at 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 metre deep, with an eave height of 5.6 metres and a ridge height of 8.3metres. The development incorporates three rear dormer windows. A copy of the application drawings is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Faringdon Town Council objects to the application, making the following points;
- Out of keeping with the rest of the street.
 - Over dominance of property.
 - Overlooks neighbouring properties.
 - Loss of light for neighbouring property.
 - Application contrary to local plan policies.

- 3.2 Highway Liaison Officer raises no objection, stating

“The B4019 Coxwell Street is a radial route leading into Faringdon town centre from the south west. It operates under a 30mph speed limit and has yellow lines on its eastern side and on-street parking on its western side. Despite the on-street parking the road is wide enough for two vehicles to pass comfortably. The road is moderately trafficked.

The proposal is for the creation of a new four bedroom dwelling. This will generate new transport activity, but the transport network will be able to absorb this comfortably. Off street car parking at the site meets OCC standards, and visibility meets the standards set out in the Manual for Streets. The proposal is unlikely to have a significant adverse effect on the highway network”.

- 3.3 Conservation Officer raises no objections.

- 3.4 One letter of concern has been received from a neighbour, which makes the following points;

- Fully supportive of the site being developed and used for the purposes of a residential property.
- Concern regarding the scale and shape of the building, which will cause dominance of the ground floor dining room window in the north-east elevation of no.17.
- Concern regarding a loss of on-road parking for approximately four cars and the impact on the highway.
- The increased traffic flow along Coxwell Street which will occur further to the granting of other recent planning permissions should be taken into consideration when assessing parking amenities and access requirements for this development.

- 3.5 One letter of objection has been received, which makes the following points;

- The orientation of no's.13 and 13B is such that all the main windows face south towards the application site.
- The height of the proposed dwelling will impact light reaching the properties to the north.
- Although some distance away, the dominance and visual intrusion of the gable wall will be harmful.
- The proposal will overshadow and visually dominate the outlook from neighbouring properties.
- The development will require cars to reverse in or reverse out onto Coxwell Street. There is on-road parking which hinders a clear view of the road when reversing. It seems likely that through this, any occupant will seek to park on the roadside.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P13/V2411/FUL - Refused (07/01/2014)

Erection of a three-bed dwelling with 2 off-road car spaces and new dropped kerb. (Re-submission of withdrawn application P13/V1701/FUL)

- 4.2 P13/V1701/FUL – Withdrawn (12/09/2013)

Erection of two semi-detached dwellings

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

- 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 2011 (adopted July 2006)

- 5.3 Policy H10 states that development within the five main settlements (including Faringdon) will be permitted provided it would not result in the loss of facilities important to the local community, and it makes efficient use of land, and the layout, mass and design of the dwellings would not harm the character of the area.
- 5.4 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.
- 5.5 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.6 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.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are whether the principle of development is acceptable, the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether adequate parking and appropriate access is available for the proposed dwelling.

Principle of development

- 6.2 Constructing a new dwelling within the built-up area of Faringdon amounts to sustainable development. The proposal is therefore acceptable in principle.

Impact on visual amenity

- 6.3 There are a variety of dwellings within 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. It is proposed to use Oxfordshire stone and slate in the construction of the dwelling, which is acceptable, and it is not considered that the proposed dwelling would appear out of place within the street scene or harm the visual amenity of the area. In the interest of visual amenity, and to prevent the front elevation from potentially appearing cluttered, it is proposed to remove permitted development rights in respect to the insertion of front rooflights.

Impact on neighbours

- 6.4 The proposed dwelling is situated approximately 12.8 metres away from the south / south-west elevation of no.13 Coxwell Street. This distance is in excess of the 12 metres recommended in the Council's Residential Design Guide. The new dwelling will be gable-end onto this property and the distance is such that whilst some

overshadowing may be caused, it is not considered to compromise residential amenity and would not warrant refusal of the application.

- 6.5 The properties to the rear (east / south-east) of the proposed dwelling are situated a minimum of approximately 20.8 metres away from the first and second floor rear facing windows. This distance is 0.2 metres below the distance specified within the Residential Design Guide, however, it is not considered that this would justify refusing the application on the grounds of harmful overlooking.
- 6.6 No.17 Coxwell Street to south / south-west has a ground floor dining room window which faces towards the application site. One of the reasons the previous application for a dwelling on the site was refused (P13/V2411/FUL) was on the basis of dominance of this opening. The current proposal has moved the two storey part of the new dwelling away from this opening and the relationship, given the single storey element nearest to this neighbouring window, is now considered acceptable in respect to visual intrusion. In order to prevent in the insertion of additional ground floor windows or extensions and outbuildings which may compromise the residential amenities of neighbouring properties it is considered reasonable to remove permitted development rights.

Impact on highway safety

- 6.7 The proposed new vehicular access is considered acceptable in terms of the pedestrian visibility splays being provided. Whilst turning space is not being provided within the site, the visibility is such that the highway officer raises no objection to the reversing of vehicles onto the road. The previous reason for refusal on the grounds of highway safety has therefore been overcome. The provision of two off-street parking spaces in this location is considered adequate. In order to ensure the parking and visibility splays are provided and maintained it is considered reasonable and necessary to condition them.

7.0 **CONCLUSION**

- 7.1 The principle of the proposed development is acceptable, 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.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission be granted 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 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 fully 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 that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

8 : Prior to the commencement of development, details of the existing ground levels of the site and the proposed slab levels of the new dwelling shall be submitted to 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-west elevations of the new dwelling without the prior grant of planning permission.

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