

<b>APPLICATION NO.</b>	<a href="#">P15/V0306/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	11.2.2015
<b>PARISH</b>	ABINGDON
<b>WARD MEMBER(S)</b>	Margaret Crick Sandy Lovatt
<b>APPLICANT</b>	Mr D Isherwood
<b>SITE</b>	Lanes End, Sellwood Road, Abingdon, Oxon, OX14 1PZ
<b>PROPOSAL</b>	Variation of condition 6 on planning application P02/V0762/RM
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449922/198590
<b>OFFICER</b>	Charlotte Brewerton

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### SUMMARY

This application comes before planning committee as Abingdon Town Council object to the proposal due to the creation of a separate residential unit in this location and an overdevelopment of the site.

The main considerations in the determination of this application are:

- The principle of development
- Impact upon the character of the site and surrounding area
- Impact upon adjacent amenity
- Impact upon highway network

Condition 6 of planning permission P02/V0762/RM restricts occupancy of a permitted self-contained annex attached to the dwelling to family members. Officers consider that condition 6 should be removed in its entirety given that Abingdon is one of the five main settlements where additional housing is permitted, the site location is sustainable in terms the social, environmental and economic strands of the NPPF and it would result in the provision of a viable option for the re-use of a now redundant annex for the provision of small first time dwellings within the local community.

The county highways officer has no objections to the proposal and there have been no other objections from local residents received.

The officer's recommendation is to grant planning permission.

### 1.0 INTRODUCTION

- 1.1 Lanes End is a detached residential dwelling and lies to the rear of no.54 and no.56 Sellwood Road in Abingdon. The surrounding area is residential with access to the site running alongside nos.52 and 54.
- 1.2 Lanes End currently has an integral annex attached on its western elevation which was, until recently, used as accommodation for a family member of the owners of Lanes End.
- 1.3 The site is enclosed with on-site parking, detached double garage and garden space. A location plan can be seen **attached** at Appendix A.

2.0 **PROPOSAL**

2.1 Planning permission P02/V762/RM granted permission for a new dwelling with residential annex accommodation given the special circumstances of the family at the time.

2.2 Condition 6 was attached which read “The additional accommodation hereby permitted shall only be occupied as an ancillary accommodation to the existing dwelling and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit and no separate curtilage shall be created”. The reason for the condition was that “the additional accommodation is sited in a position where the existing and proposed units would not enjoy a reasonable standard of residential amenity, but regard has been given to the special circumstances of the applicant and the fact that it will be occupied by members of the same family”.

2.3 This application seeks a variation of this condition to allow non-family members to rent the integral annexe from the owners of Lanes End.

2.4 There are to be no external changes. There is already a separate external access into the annexe which, at this stage, is intended to be occupied by family friends. An extract of the application plan can be seen **attached** at Appendix B.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	<b>Abingdon Town Council</b>	<b>Object</b> Creation of a separate residential unit and overdevelopment of the site.
	<b>Highways Liaison Officer</b> (Oxfordshire County Council)	<b>No objections.</b> Parking and turning plan to be provided prior to occupation.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P02/V0762/RM](#) - Approved (08/07/2002)  
Erection of a two storey dwelling and detached garage.

4.2 [P02/V0367/RM](#) - Other Outcome (24/04/2002)  
Approval of reserved matters following outline approval ABG/1730/4-X for the erection of a dwelling with detached garage.

4.3 [P99/V0585/O](#) - Approved (31/08/1999)  
Erection of dwelling and garage. (Site area approx 500 sq.m).

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

5.2 **Vale of White Horse Local Plan 2011 policies;**  
DC1 - Design  
DC5 - Access  
DC9 - The Impact of Development on Neighbouring Uses

5.3 **Draft Vale of White Horse Local Plan 2031 Part 1**

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

- 5.4
- 1 – Presumption in favour of sustainable development
  - 3 – Settlement hierarchy
  - 4 – Meeting our housing need
  - 7 – Providing supporting infrastructure and services
  - 15 – Spatial strategy for the South East Vale sub-area
  - 22 – Housing mix
  - 23 – Housing density
  - 33 – Promoting sustainable transport and accessibility
  - 35 – Promoting public transport, cycling and walking
  - 37 – Design and local distinctiveness

5.5 **Design Guide (March 2015)**

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in the determination of this application are:
- The principle of development
  - Impact upon the character of the site and surrounding area
  - Impact upon adjacent amenity
  - Impact upon highway network

**Principle of Development**

- 6.2 The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development. Sustainable development has three aspects, economic, social and environmental. The presumption means that, where local plan policy is not consistent with the NPPF, planning permission should be granted unless the adverse impacts substantially and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 6.3 Policy H10 of the Local Plan is no longer consistent with the NPPF due to the lack of five-year supply of housing land therefore has no material weight in the consideration of this application. The principle of this proposed dwelling will therefore be judged against its compliance with the NPPF.
- 6.4 The variation of condition to allow the owners of Lanes End to rent the property to non-family members would result in a new, separate unit of residential accommodation within the built limits of Abingdon. Abingdon is considered to be a highly sustainable location with services and facilities to enable the expansion of the housing stock within the district in a sustainable manner.
- 6.5 Lanes End annex provides an additional, small dwelling within the built limits of the town and in a predominantly residential area. Officers consider that the provision of a new dwelling in this location, should it become separate in its own right from Lanes End in the future, would not result in harm to the character of the surrounding area as it a residential unit within a residential area.
- 6.6 There are already a number of smaller units to the rear of the houses located along Sellwood Lane, namely 1-3 Beech Lane with additional units currently being considered to the rear of 52 Sellwood Lane. These dwellings are all accessed via the same road as that leading to Lanes End and the existing annex.
- 6.7 Officers are mindful of the two other dimensions of sustainability, the economic and social roles.
- 6.8 In terms of the economic aspect renting out the annexe would provide additional income to the owners of Lanes End and is a viable use for the redundant annex whilst

also providing affordable accommodation to lower income tenants.

- 6.9 In terms of the social role Abingdon provides a wide range of services and facilities and the proposal will add a small unit to the housing stock to assist with the aim of the NPPF to encourage mixed and inclusive communities.
- 6.10 The character of the surrounding area would remain essentially unchanged. The annex is relatively small, comprising a bed-sitting room, kitchen and shower/wc. Thus while the use of the site would be marginally intensified, officers do not agree with the assessment of the town council that it would result in overdevelopment of the site. No additional building work will be undertaken upon this site and the annexe could be consumed within the confines of the main house as an extension resulting in no further development.
- 6.11 There is garden space to the east of Lanes End for the occupants of the annex to enjoy. Whilst there is no specific provision for private amenity space to serve the separated annex, its small size means that it is likely only to be occupied by single persons. Given this, and its location in Abingdon where there is relatively easy access to public green spaces, officers do not consider that the lack of a private amenity area in isolation warrants refusal of the application.
- 6.12 **Impact upon highway**  
The county highways officer has advised that there is unlikely to be any change to the surrounding highway network that would result in severe harm. Speeds are low given the nature of the access to this site and parking is available off street. A parking plan should be submitted prior to commencement and given the space on this site this is considered to be reasonable.

7.0 **CONCLUSION**

- 7.1 The proposal has been assessed against the presumption in favour of sustainable development in the NPPF. The removal of the condition would provide a relatively small separate residential unit within a sustainable location that would not be harmful to the site or the surrounding area in terms of character and amenity and would have little change to the surrounding highway network. This is in accordance with local plan policies and the NPPF.

8.0 **RECOMMENDATION**

- 8.1 **To grant removal of condition 6 of planning permission P02/V0762/RM, subject to the following condition:**

- 1. A parking plan being submitted prior to commencement of the unit.**

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