

APPLICATION NO.	P15/V0022/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6.1.2015
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT	Mr & Mrs Richard Shepherd
SITE	Wantage Motors, Wallingford Street, Wantage, OX12 8BA
PROPOSAL	Demolish existing garage outbuilding and replace with new steel frame building of equivalent size. (Amended by drawing number 2877.106, received 1 April 2015; building over-clad with horizontal timber boarding on west and south elevations).
AMENDMENTS	1.4.2015
GRID REFERENCE	440046/187778
OFFICER	Katie Cook

SUMMARY

The application is referred to committee as Wantage Town Council objects.

The proposal is to demolish an existing garage outbuilding and replace it with a new building of equivalent size, to be used for vehicle servicing.

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.
- Whether there is adequate off-street parking within the site, which it is considered there is.

The recommendation is for approval.

1.0 INTRODUCTION

1.1 The Motorlux garage site is situated on the east side of Partridge Close. The building which it is proposed to demolish and re-build is located at the southern end of the site, and is accessed from the north elevation. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Wantage Town Council objects.

2.0 PROPOSAL

2.1 This application seeks planning permission to demolish the existing building and erect in its place a new steel frame building for the servicing of motor vehicles. Measuring 7.1 metres wide by 8.9 metres deep, the building has a shallow mono pitch roof with a maximum height of 5 metres. A copy of the application plans is **attached** at appendix 2.

- 2.2 Further to submission of the application the proposal was altered to overcome concerns regarding the proposed materials, with timber cladding being added to the south and west elevations of the building. Re-consultations have been undertaken and the application is being considered on the amended basis.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	Wantage Town Council	<p>Objected to the application as originally submitted, stating</p> <p>“There are concerns about the suitability of the building material in a Conservation Area. Another form of material, possibly wooden cladding, would be preferred”.</p>
	Countryside Access	<p>Raises no objection, advising that footpath no.22 runs adjacent to western boundary of the site.</p> <p>Requests that nothing is deposited on or adjacent to the footpath that may obstruct or dissuade the public from using it whilst development takes place.</p> <p>Advises that any damage to the surface of the footpath caused by construction / demolition traffic will be the responsibility of the applicants or their contractors to put right / make good.</p>
	County Archaeologist	Raises no objection.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P08/V1061](#) - Approved (04/12/2008)
Installation of DDA compatible ramp and hand rail and replace entrance door with similar without raised threshold.
- 4.2 [P08/V1731/A](#) - Approved (14/11/2008)
Sign A 1 x 6m Pole sign, Sign B 1 x free standing totem sign, Sign D 1 x fascia sign, Sign E 1 x Oval fascia, Sign F 1 x Oval fascia & Sign G 1 x Oval fascia
- 4.3 [P94/V1323](#) - Approved (25/08/1994)
Erection of internal extraction ducting. Wantage Motors Ltd., Wallingford Street, Wantage, Oxon
- 4.4 [P86/V1130](#) - Approved (12/02/1987)
Extension at first floor level to provide offices. Ground floor extension to provide restroom and workshop tool store. [total floor space 316 sq. m] Wantage Motors Ltd., Wallingford Street, Wantage, Oxon. Br no. 1171/87

5.0 **POLICY & GUIDANCE**

- 5.1 **National Planning Policy Framework (2012).**
- 5.2 **Planning Practice Guidance (2014).**
- 5.3 **Vale of White Horse Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse Local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses

5.4 Emerging 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.

Policy No.	Policy Title
Core Policy 37	Design and local distinctiveness

5.5 Supplementary Planning Guidance

- Design Guide – March 2015

The following sections of the Design Guide are particularly relevant to this application:-

- *Employment areas – built form (DG97)*
- *Employment areas - materials (DG102)*

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in determining this application are;

- The principle of the development.
- The impact on the visual amenity of the area.
- The impact on the amenities of neighbouring properties.
- Whether there is adequate off-street parking within the site.

Principle of development

6.2 Section 38(6) of the Planning & Compulsory Purchase Act 2008 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The current Local Plan 2011 has relevant saved policies (listed in section 5.3 above) that are fully consistent with the National Planning Policy Framework (NPPF).

6.3 At the heart of the NPPF is presumption in favour of sustainable development. Consideration must be given as to whether the proposal accords with the definition of sustainable development, which comprises three stands being social, economic and environmental. The NPPF makes it clear that these are mutually dependent and gains should be sought in all three areas simultaneously.

Social and Economic

6.4 The site is located towards the centre of Wantage, with the garage business being well established. As such the proposal to facilitate the continuation and expansion of the business is considered to be sustainable in social and economic terms.

Environmental role

- 6.5 In environmental terms, the site's use will not be altered and it will continue to have the appearance of a garage business. Viewed within the context of the site, the building will not appear out of place or compromise the visual amenity of the area.

Design

- 6.6 The building will occupy the same position as the building it is replacing, and will be constructed using a steel frame which will be clad with horizontal timber boarding on the south and west elevations. Viewed within the context of the existing site and neighbouring buildings the proposal will not appear out of place within the street scene.

Impact on neighbours

- 6.7 The relationship of the proposed building with neighbouring residential properties is the same as the current building it is replacing. The building will not cause harmful overshadowing or dominance of neighbouring properties.
- 6.8 The current use of the building for the cleaning and valeting of cars has not generated any complaints about noisy activities, and it is not anticipated that the use of the new building for the servicing and maintenance of vehicles will generate any additional noise. Were noise to become an issue, it would be possible to upgrade the insulation of the building to mitigate any impact.

Parking

- 6.9 The proposal will not impact the existing parking provision within the site, and will not have a severe impact on the highway network.

7.0 CONCLUSION

- 7.1 The principle of the proposed development is considered acceptable, and the proposal will not harm the visual amenity of the area, the amenities of neighbouring properties, or parking provision. The proposal therefore complies with the provisions of the development plan, in particular policies 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 **Planning Permission be granted subject to the following conditions:**

- 1. Time limit - full permission.**
- 2. Planning condition listing the approved drawings.**
- 3. Materials in accordance with application.**

Author: Katie Cook
Contact No: 01235 540507
Email: katie.cook@southandvale.gov.uk