

<b>APPLICATION NO.</b>	<a href="#">P15/V1309/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	1.6.2015
<b>PARISH</b>	STANFORD IN THE VALE
<b>WARD MEMBER(S)</b>	Robert Sharp
<b>APPLICANT</b>	Mr and Mrs Chris Rayner
<b>SITE</b>	23 Church Green, Stanford in the Vale, Faringdon, SN7 8HU
<b>PROPOSAL</b>	Extension to form new first floor layout over existing bungalow, two storey side gable extensions. (Amended by drawing numbers CG 0315 200 rev.E, CG 0315 301 rev.C and CG 0315 202 rev.B, received 19 August 2015; chimneys added to gable ends).
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	434113/193550
<b>OFFICER</b>	Katie Cook

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## SUMMARY

The application is referred to committee as the parish council object.

The proposal is for the erection of a new first floor over the existing bungalow, and two storey side gable extensions.

The main issues are:

- The impact on the visual amenity of the area and the character and appearance of the conservation 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 property, a detached bungalow, is located towards the centre of Stanford in the Vale within the conservation area. Other residential properties are located to the north and south, with vehicular access obtained from the north-east corner of the site. To the west is the village hall and playground; a public footpath adjoins the west boundary of the site. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Stanford in the Vale Parish Council objects.

## 2.0 PROPOSAL

2.1 This application seeks planning permission to erect a first floor extension over the footprint of the original bungalow, and erect two storey gable extensions on the east and west elevations. The extended property will have a maximum eaves height of 4.1 metres and a maximum ridge height of 8.1 metres.

2.2 Further to the submission of the application the proposal has been revised with the inclusion of chimneys on either gable end. The application is therefore being considered on this amended basis. A copy of the application plans is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the comments received in relation to the proposal. A full copy of all the comments made can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

3.2 Stanford in the Vale Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Necessary for any proposals to preserve or enhance the character and appearance of the conservation area.</li> <li>• Do not believe the choice of white render finish to be an appropriate way to preserve or enhance the conservation area.</li> <li>• The proposed materials do not appear to be compatible with the sample palette of materials as shown within the VWHDC Design Guide (Zone 2A).</li> <li>• Whilst it is accepted that some dwellings within the conservation area have previously been rendered, this is by far the least commonly occurring finish that can be observed around Church Green.</li> </ul>
Neighbours	<p>One letter of objection has been received. The concerns raised may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Finishes proposed are described as being consistent with those on nearby properties, however, there appear to be departures from the general style; the absence of any visible brickwork on angles and window surrounds, the roof material and type and shape of the windows differ from recently permitted developments in the area.</li> <li>• Although the building is fairly unobtrusive in its present setting due to the height of the trees, there is no certainty that the trees screening the property will always be there.</li> <li>• To build a house of such strikingly different style and finishes in the conservation area may encourage others in the future to deviate from what it is intended to conserve by way of character and visual harmony.</li> <li>• The plain chimney on the eastern end of the building will be more visible than any other feature.</li> </ul>
Thames Water Development Control	<p>Raises no objection in relation to sewerage and water infrastructure capacity and has provided wording for informatives relating to sewers and surface water drainage.</p>
Highways Liaison Officer	<p>No objection subject to conditions.</p>

4.0 **RELEVANT PLANNING HISTORY**

4.1 There is no relevant planning history.

**5.0 POLICY & GUIDANCE**

**5.1 Vale of White Horse District Council 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
HE1	Preservation and Enhancement: Implications for Development

**5.2 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
Core Policy 39	The historic environment

**5.3 Supplementary Planning Guidance**

- Design Guide – March 2015  
The following sections of the Design Guide are particularly relevant to this application:-
  - *Responding to Local Character (DG103)*
  - *Consider your neighbours (DG104)*
  - *Scale, form and massing (DG105)*
  - *Design considerations (DG106)*

**5.4 National Planning Policy Framework (NPPF) – March 2012**

**5.5 Planning Practice Guidance 2014**

**5.6 Stanford in the Vale Neighbourhood Plan**

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Plans for Stanford in the Vale Neighbourhood Plan at pre-submission stage. Area approved in April 2014, and local consultation held March 2015. Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

**6.0 PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are;

- The impact on the visual amenity of the area, and whether the proposal preserves or enhances the character and appearance of the conservation area.
- The impact on the amenities of neighbouring properties.
- Whether there is adequate off-street parking available.

Impact on visual amenity

- 6.2 Policy DC1 of the adopted Local Plan 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.
- 6.3 Policy HE1 of the adopted Local Plan refers to development within or affecting the setting of conservation area, outlining that such development will be permitted where it preserves or enhances the character and appearance of the area.
- 6.4 The Design Guide has divided the Vale of White Horse into broad character zones. Stanford in the Vale falls within Zone 2A – Western Clay Vale Villages, where the traditional palette of materials used in the construction of dwellings is local coursed corallian limestone, with brick and colour washed render less frequently used on the walls (p.230).
- 6.5 The dwelling is located on the western edge of the conservation area. A 1960's brick and concrete tiled bungalow, the property is not felt to possess particularly special interest or make a positive contribution to the area's character and appearance.
- 6.6 The properties immediately to the north and south of the site are two storey, and there are a variety of external material finishes used on buildings in the vicinity, including render.
- 6.7 The increase in height of the property will make it more visually prominent. However, viewed within the context of neighbouring dwellings the extended property will not appear out of place within the street scene or harmful to the visual amenity of the area.
- 6.8 The use of render, although traditionally less frequently used in the construction of dwellings within Western Clay Vale Villages (Zone 2A), is not felt to be detrimental to the character and appearance of the conservation area, within which there are other rendered buildings. Render is also considered a more appropriate finish for the contemporary design approach taken with this proposal. The proposal accordingly preserves the character and appearance of the conservation area.

Impact on neighbours

- 6.9 Policy DC9 of the adopted Local Plan states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust or other emissions.
- 6.10 Given the position and orientation of neighbouring properties, the amenities of these dwellings will not be harmed by the proposal in terms of overshadowing, dominance or overlooking.
- 6.11 The dwelling to the north, no.21 Church Green, has no south facing windows. The proposal will not cause harmful overshadowing or dominance of this dwelling. In order to prevent overlooking of the private residential amenity space of this property it is considered reasonable and necessary to condition the height of the first floor windows and roof light in the north elevation of the extended dwelling which face towards no.21.
- 6.12 The dwelling to the south, no.24 Church Green, is located over 25 metres away and harmful overlooking of this property will not be caused.

Parking

- 6.13 Policy DC5 of the adopted Local Plan seeks to ensure that a safe and convenient access can be provided to and from the highway network, and that adequate parking is provided.
- 6.14 The proposal increases the number of bedrooms in the property from two to five. In this location, three off-street parking spaces are considered sufficient for the extended dwelling. One of these spaces can be accommodated within the garage (the front half measuring 3.4 metres wide by 5.8 metres long), with the other two being provided in front of the property.
- 6.15 In order to ensure the parking provision is provided and maintained it considered reasonable and necessary to condition the garage and on-site provision.

**7.0 CONCLUSION**

- 7.1 The proposed development will not harm the visual amenity of the area, with the character and appearance of the conservation area preserved, and will not harm the amenities of neighbouring properties. There is adequate parking within the site. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and HE1 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 **To grant planning permission subject to the following conditions:**

1. **Time limit - full permission.**
2. **Planning condition listing the approved drawings.**
3. **Materials in accordance with application.**
4. **Prior to the use or occupation of the new development, the car area in front of the property shown on approved drawing number CG 0315 301 rev.C shall be constructed and surfaced. The parking area shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.**
5. **Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.**
6. **Notwithstanding any details shown on the approved drawings, the new first-floor bathroom and dressing room windows, and the master en-suite rooflight on the north elevation, shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the room(s) in which they are fitted and shall be retained as such. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the window sill height(s) shall not be lowered without the prior grant of planning**

permission, and no additional first-floor windows shall be inserted in the north elevation of the dwelling without the prior grant of planning permission.

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