

APPLICATION NO.	P15/V1281/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	15.6.2015
PARISH	CHILDREY
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Mr and Mrs Sayers
SITE	Field House, Childrey, Wantage, OX12 9UT
PROPOSAL	Proposed new detached dwelling and associated outbuildings on garden land
AMENDMENTS	None
GRID REFERENCE	436210/187810
OFFICER	Kayleigh Mansfield

Summary

The application is referred to Planning Committee as Childrey Parish Council object to the proposal.

The application seeks full planning permission to erect a two storey dwelling and associated outbuildings on garden land.

The application is recommended for approval as the principle of a dwelling on the site has been established and the design now proposed could be erected on this site without causing harm to the character of the area, landscape or the amenities of neighbouring dwellings. It can be accessed safely and is in a sustainable location. As such, the proposal complies with the provisions of the Development Plan and the NPPF

1.0 INTRODUCTION

1.1 This application relates to land at Field House, Childrey. The site is approx. 0.9 acres in size and is located towards the northern end of the village. Vehicular access is obtained from Church Row, located at the south of the site.

A site location plan is **attached as Appendix 1**

1.2 The southernmost part of the site falls within the Childrey conservation area with the remaining area adjacent. The site also falls within the Lowland Vale landscape area as defined in the local plan proposals map.

1.3 The application site itself is largely level but the land then slopes relatively steeply downwards to the north. The site is bounded to the south and west by existing residential development, and by Godfreys Farm to the east, a former livery yard which is now private stables with a recently constructed dwelling.

1.4 An application for a new dwelling on this site was approved in August 2013 for a more contemporary design but in the same location.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a single dwelling located between the existing property, Field House, and Godfreys Farm to the east. The site is approx. 0.9 acres, sited in northern Childrey. Access is provided to the south of the site via Church Row. A single storey outbuilding, with a pitched roof is proposed

to the north east of the dwelling which will provide a single parking space, including living space and kitchen and WC facilities. To the south of the new dwelling a double car port is proposed, this too will have a pitched roof and will provide additional space for a plant room. Materials used are proposed to be brick and timber cladding for the walls and clay tiles for the roof. Materials used for the vehicular access from Church Row is proposed to be gravel.

A copy of the application plans are **attached as Appendix 2**

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Childrey Parish Council	OBJECTION - <ul style="list-style-type: none"> • 15 % larger than the previous approved scheme. • Design is imposing, overbearing and not in keeping.
Neighbour x1	OBJECTION - <ul style="list-style-type: none"> • Planning history of a site. • Over dominance. • Impact on the character of a conservation area. • Impact on Important trees. • Impact on the character of setting of a building. • Loss of important community facilities. • Highway safety issues. • Traffic generation • Noise disturbance • Local drainage issues
Neighbour x1	NO OBJECTION – <ul style="list-style-type: none"> • Further information requested with respect to the dimensions of the car port and what will be stored.
Countryside Officer	NO OBJECTION
Drainage Engineer	NO OBJECTION - Subject to conditions: <ul style="list-style-type: none"> • Prior to the commencement of the development, a fully detailed sustainable foul and surface water drainage scheme for the development shall be submitted to, and approved by the LPA.
Health & Housing - Contaminated Land	NO OBJECTION
Health & Housing – Environmental Protection Team	NO OBJECTION – Subject to conditions: <ul style="list-style-type: none"> • Further information required with respect to the installation of a biomass boiler.
County Archaeologist	NO OBJECTION
Highways Liaison Officer (Oxfordshire County Council)	NO OBJECTION - Subject to conditions: <ul style="list-style-type: none"> • Turning Area & Car Parking Scheme • No Garage/car-port conversion into accommodation
Thames Water Development Control	NO OBJECTION – Informative provided regarding: <ul style="list-style-type: none"> • Surface Water Drainage • Water pressure

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V0657/LDE](#) - Approved (23/05/2014)

Certificate of lawfulness for use of existing land as garden land.

[P13/V1200/FUL](#) - Approved (22/08/2013)

Proposed erection of a detached dwelling, garage and outbuilding as an extension to existing stable building and demolition of former stable building, alterations to existing outbuildings to form carport and erection of new double garage to serve Field House.

[P12/V0964](#) - Approved (13/06/2012)

Erection of detached house with garage, stables and hay barn (Amendment to planning permission P11/V1894)

[P06/V1503/LDE](#) - Approved (03/01/2007)

Application for a certificate of lawfulness for an existing use as a commercial livery yard (Part of Godfreys Farm)

[P94/V1316/CA](#) - Approved (21/07/1994)

Removal of existing sheds. Land adjacent to Godfreys Farm, Childrey

[P94/V1315](#) - Approved (21/07/1994)

Erection of new garage and car parking area. Land adjacent to Godfreys Farm, Childrey

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

H11 - Sub-division of dwellings in built up area

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

GS1 - Developments in Existing Settlements

GS2 - Development in the Countryside

HE1 - Preservation and Enhancement: Implications for Development

NE9 - The Lowland Vale

6.0 **PLANNING CONSIDERATIONS**

6.1 Principle of Development

The general locational strategy of the both the adopted Local Plan 2011 and the emerging Local Plan 2031 is to concentrate development within the five main settlements and allow small scale development within the built up areas of villages, provided important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.

Childrey is categorised as one of Vale's larger villages, and as such policy H11 of the adopted local plan would apply. This permits new housing development provided it would not harm the form, structure or character of the settlement.

However, both the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposed works should therefore be assessed under the NPPF where there is a clear presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the three strands. Therefore, with the lack of a 5 year housing supply, the proposed works are acceptable in principle. Unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.

Planning permission was granted on the 22 August 2013 for a detached dwelling, garage and outbuildings within the same location (P13/V1200/FUL). The principle of a dwelling on the site has therefore been established.

6.2 Sustainable Development

Consideration must be given as to whether this proposal accords with the definition of sustainable development, which comprises three strands 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.

6.3 Social and Economic

The application site, forms part of the village which has a range of services, including a village store and hall, primary and pre-school, recreation and sports field and public house and a bus service. As such the proposal is considered to be in a sustainable location in social and economic terms. House building also brings social and economic benefits in terms of job creation and support for local services.

6.4 Environmental Role

In terms of the environmental strand the proposed dwelling will be viewed within the context of the existing dwellings in the vicinity. Given the existing housing in the close proximity it is not considered that the proposed dwelling would appear out of place or compromise the visual amenity of the area. Whilst the site is within the Lowland Vale a local landscape designation and partly within the Childrey conservation area, it is not a particularly crucial part of it given surrounding development, and will not impact upon any views across open landscapes.

6.5 Design

The proposal for the new dwelling is considered appropriate and will not harm the character of the area. Properties surrounding the application site are a mix of built form, scale and mass and materials used differ from one dwelling to the next. There is no established build pattern in the locality and the character and appearance is defined by the eclectic mix of materials and design. The permitted proposal was of a contemporary design and it can be argued that the new proposal is more traditional in design and materials used. The ridge height of the previously approved scheme is nearly 0.5 metres higher at the highest point of the new proposal. The permitted proposal was 15.0 metres at its widest point from the east to west elevation. And 22.0 metres at its longest point from the front to rear elevation. The new proposal contrastingly is a 1.0 metre wider than the previously approved plans and is only 16.0 metres at its longest point.

6.6 Highway Considerations

Paragraph 32 of the NPPF advises that development should only be refused on transport grounds where the impact on the highway network is “severe”. The vehicle movements associated with this development (which only consists of one single dwelling) are considered to be negligible. The existing access is suitable for the new dwelling.

The proposed new dwellings will provide five bedrooms. The Oxfordshire County Council Highways Officer has been consulted on the proposal and raises no objection, subject to conditions. It has been requested that details of the proposed turning area and parking scheme shall be submitted and approved by writing prior to commencement of development.

The proposed new dwelling provides three parking spaces, two within the double car port and one within the outbuilding. It is also considered that the dwelling will utilize the hardstanding for visitor parking and service vehicles.

6.7 Impact on neighbours

Given the position and orientation of the proposed development, it is not considered in

the officers opinion that the proposal will have an adverse impact on the residential amenities of neighbouring properties in terms of sunlight, daylight, dominance and overlooking. Furthermore the new design on the dwelling now has a pitched roof which is considered to have less neighbour impact than the previously approved application for the site.

6.8 Drainage

Concerns have been raised by a neighbour relating to drainage. In order to ensure that the proposed drainage connection would not have an adverse impact on the surroundings, an appropriate condition will be imposed to require full details of sustainable foul and surface water drainage to be submitted and approved in writing by the local planning authority, prior to development commencing.

7.0 **CONCLUSION**

7.1 The proposed development will not harm to the visual amenity of the area, the character of the Lowland Vale, or the amenities of neighbouring properties. It can be accessed safely, and is in a sustainable location. As such, the proposal complies with the provisions of the Development Plan in particular with policies DC1, DC5, DC9, H11, HE1, GS1, GS2 and NE9 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 **It is recommended that planning permission is granted subject to the following conditions:**

1. **Time Limit.**
2. **Approved plans.**
3. **No garage conversion into accommodation without permission.**
4. **Car parking spaces – details to be submitted.**
5. **Turning Space – details to the submitted.**
6. **Landscaping scheme (submission).**
7. **Landscaping scheme (implementation).**
8. **Materials – submission of samples.**
9. **Building details - windows, doors, rainwater goods.**
10. **Drainage details (surface and foul water) to be submitted .**
11. **Boundary details - details to be submitted.**
12. **Slab Levels - details to be submitted.**

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