

<b>APPLICATION NO.</b>	<a href="#">P15/V1276/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	17.6.2015
<b>PARISH</b>	WANTAGE
<b>WARD MEMBER(S)</b>	Charlotte Dickson St John Dickson
<b>APPLICANT</b>	The Magdalen Estate Ltd
<b>SITE</b>	Rear of Post Office Lane, Wantage, OX12 8DR
<b>PROPOSAL</b>	Extend garage block and form one bedroom studio flat over.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	439933/187855
<b>OFFICER</b>	Kayleigh Mansfield

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The application is referred to Planning Committee as Wantage Town Council object to the proposal

The application seeks full planning permission to extend the existing garage block and incorporate a one bed studio flat above.

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

## **INTRODUCTION**

1.0

1.1 The application relates to a plot in central Wantage, located at the rear of Post Office Lane. The existing block provides two separate garages and is approx. 6.2 metres in height, with a half hipped roof. A site location plan is **attached** as Appendix 1.

1.2 The site is within the Wantage Town Centre Conservation Area. There are no other planning constraints or restrictions applicable to this application.

1.3 An application was submitted following a previously withdrawn scheme. There were significant concerns with the external staircase located at the rear (north) of the property. It was considered that there would be an adverse impact on the private amenity of the dwellings located to the north/ north east of the garage block. Additional concerns included the lack of parking provisions. The application received objections from the conservation officer.

## **2.0 PROPOSAL**

2.1 The application seeks full planning permission for the extension of the garage block by an additional 4.2 metres, maintaining the height of both the ridge and eaves. Three dormers are proposed on the south facing roof slope, including one small roof light. Two further roof lights are proposed on the north facing slope, and are proposed to be glazed. Pedestrian access will be provided at the rear (north) elevation via a 'front' door and internal staircase. The proposed elevations are **attached** as Appendix 2.

## **3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	Wantage Town Council - Object	<b>OBJECTION -</b> <ul style="list-style-type: none"> <li>• Over development of the site</li> <li>• Location to nightclub</li> <li>• Unadopted access</li> <li>• Intensification of access</li> </ul>
	Neighbour Object	<b>OBJECTION</b> <ul style="list-style-type: none"> <li>• Planning history of the application site</li> <li>• Generate more people and traffic</li> <li>• Dense and overcrowded plot</li> </ul>
	County Archaeologist (VWHDC) - No strong views	<b>NO OBJECTION</b>
	Thames Water Development Control - No strong views	<b>NO OBJECTION</b> – Informative provided regarding: <ul style="list-style-type: none"> <li>• Surface Water Drainage</li> <li>• Water pressure</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P13/V2578/DIS](#) - Approved (17/02/2015)

Discharge conditions 3, 4, 6, 7 and 9 of planning permission P12/V2261/FUL.

[P14/V1571/FUL](#) - Other Outcome (10/09/2014)

New 1-Bed studio flat over existing garage block

[P13/V0943/FUL](#) - Refused (12/06/2013)

Erection of four dwellings with associated garaging, parking and landscaping.  
 Amendment to previously approved application P12/V2261/FUL.

[P12/V2261/FUL](#) - Approved (04/02/2013)

Erection of four dwellings with associated garaging, parking and landscaping.

[P86/V0631](#) - Approved (30/04/1987)

Formation of pedestrian link between rear of Regent Mall and Post Office Lane.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

H10 - Development in the Five Main Settlements

HE1 - Preservation and Enhancement: Implications for Development

HE4 - Development within setting of listed building

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.

- 6.2 Wantage is categorised as one of the Vale's five main settlements, and as such policy H10 of the adopted local plan would apply. This policy permits new houses in the built up area of Wantage providing it does not result in the loss of community facilities and makes efficient use of the land available. However the layout, mass and design of any proposed new dwelling must not harm the character of the area.
- 6.3 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.
- 6.4 *Social and Economic*  
The application site forms part of town which has a good range of services, including bus services to Oxford, Farringdon, Didcot and Newbury. 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. Furthermore the NPPF encourages a range of housing types to accommodate different groups in the community such as, single occupancy homes.
- 6.5 *Environmental Role*  
In terms of the environment strand the proposed dwelling will be viewed within the context of the existing dwellings in its vicinity. Given the built up surroundings and the adjacent housing, it is not considered that the proposed dwelling would appear out of place or would compromise the visual amenity of the area. Whilst the application site is within the Wantage Town Centre Conservation Area, it is not in a prominent location and will not be able to be viewed from Wallingford Road and will also be sufficiently screened by properties along Post Office Lane (North-South and West-East).
- 6.6 *Visual Amenity*  
The proposal for the new dwelling is considered appropriate and will not harm the character of the area. It will harmonise with the existing design and materials will reflect the vernacular of the area. It is considered by the officer that the approval of this proposal will enhance the site, the current garage block as it stands looks out of place and does not relate to the properties it serves. The inclusion of the proposal will create a better relationship with the adjacent housing without compromising the setting of any heritage assets or designations.
- 6.7 *Access*  
County highways have been consulted on this application and provide no objection. It is considered that sustainable location of this proposal outweighs the necessity for parking provisions and will therefore not increase vehicular movement into and out of the site.
- 6.8 *Neighbour Impact*  
The proposal only provides dormer windows to the south elevation. The nearest dwelling to this elevation is in excess of 30.0 metres away and the roof lights proposed on the rear roof slope will be glazed. There are no east or west facing windows or roof lights proposed and as such any impact on privacy will be negligible. Additionally, the orientation of the dwelling and its adjacent neighbour provide limited concern with

respect to loss of daylight/sunlight. The proposal does not seek to increase the height of the structure from 6.2 metres and only widens it by 4.3 metres, which is considered not to be over dominant but in fact actually making efficient use of available land.

**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, H10, HE1 and HE4 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**

**To grant planning permission subject to the following conditions:**

- 1. Commencement three years**
- 2. Approved plans**
- 3. Sound Insulation (dwellings)**
- 4. Materials in accordance with application.**

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