

APPLICATION NO.	P15/V1580/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.7.2015
PARISH	UFFINGTON
WARD MEMBER(S)	Robert Sharp
APPLICANT	Mr G Meacher and Miss L Remington
SITE	Shotover Corner Cottage, Shotover Corner, Uffington, SN7 7RJ
PROPOSAL	Erection of a new dwelling.
AMENDMENTS	Yes
GRID REFERENCE	430422/189002
OFFICER	Kayleigh Mansfield

SUMMARY

- The application is referred to planning committee due to an objection from Uffington Parish Council.
- The application is for the erection of a new dwelling on the site, within the area that has a lawful residential use.
- The main material planning issues are the impact upon the Conservation area, Lowland Vale and adjacent listed building. Impact on adjacent neighbours and highway safety must also be considered.
- The application is recommended for approval as the development is considered to be acceptable and would not represent adverse harm to the Conservation area, Lowland Vale, listed building, highways safety or the amenity of neighbours.

1.0

INTRODUCTION

- 1.1 Shotover Corner Cottage is a detached dwelling, fronting Woolstone Road, in central Uffington on a 0.6 acre site. The dwelling is presently accessed directly from Woolstone Road.
A site location plan is **attached as Appendix 1a and 1b**
A block location plan is **attached as Appendix 2.**
- 1.2 The site lies within the Uffington Conservation area and the Lowland Vale landscape area as defined in the local plan proposals map.
- 1.3 The site is bounded to the west by agricultural land and to the north, east and south by existing residential development.
- 1.4 Two listed buildings are sited in the immediate locality. Pear Tree Cottage is a Grade II listed dwelling, which is measured 35.0 metres from its rear elevation to the rear boundary shared with Shotover Corner Cottage. Additionally Garrards Farm House is located 38.0 metres from the shared boundary with Shotover Corner Cottage.
- 1.5 An application was granted on the 9 December 2014 (P14/V2294/HH) for a detached summer house, with car port and new access in the same location as the new proposed dwelling. This previous approved structure had a maximum height of the approx. 6.0 metres, with a length and width of approx. 13.0 metres by 7.0 metres respectively. There were no objections raised by the Parish Council or Conservation officer during the assessment of this application.

A site block plan for this previously approved proposal is **attached as Appendix 3**.

2.0 PROPOSAL

2.1 This application seeks full planning permission to erect a new four bedroom dwelling, with carport and studio to the rear of Shotover Corner Cottage. The dwelling will be one and a half storeys and would be located within the area on the site identified as having a residential use.

2.2 The proposal seeks a traditional design, using timber shingle for the roof and oak boards for the walls. These materials are considered an appropriate response to the established character of the Uffington conservation area. The remaining area will be used as residential garden area for the proposed dwelling. Parking is proposed to be within the carport and access has already been established in the aforementioned approved application in 2014. The development still leaves a sufficient amount of private amenity space for the host dwelling.

2.3 Plans have been amended in response to concerns relating to the impact on Pear Tree Cottage. As a result, the attached studio and garage is proposed to be set into the ground by 500mm and the ridge height will now be 4.5 metres from ground level. The ridge height of the main dwelling has been reduced by 250mm, no providing a maximum ridge height of 6.7 metres. The dwelling will now also measure 6.0 metres from the boundary of Pear Tree Cottage and the studio and garage will be 3.0 metres from the boundary.

Amended elevations are **attached at Appendix 4a and 4b**

Amended floor plans are **attached at Appendix 5a and 5b**

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Below is a summary of the responses received to the original plans. A full copy of all the comments can be viewed online at www.whitehorsedc.gov.uk.

<p>Uffington Parish Council OBJECT</p>	<ul style="list-style-type: none"> • The impact of this house, including the precedent, on the Conservation Area would adversely affect future generations • This house would not improve the Conservation Area • This house would represent inappropriate development inside the Conservation Area, and would cause harm to the Uffington Conservation Area • Resist inappropriate development of residential gardens, for example where development would cause harm to the local area • Does not preserve or enhance the special character or appearance of the area concerned • Development does not contribute or enhance the local environment • Does not safeguard, paddocks, greens, gaps between buildings • Encroaches on the green, open spaces of the conservation area • Does not follow the build line • Impact views from public footpath • Too close to neighbouring dwellings, such as Pear Tree Cottage • Design is disproportionately large
<p>Neighbour x3 OBJECT</p>	<ul style="list-style-type: none"> • Application should be deferred until neighbourhood plan and conservation review is completed • The proposal will set precedent • The open space contributed to views from the Uffington Horse and from within the village

	<ul style="list-style-type: none"> • Residential development will detract from the conservation area and AONB • Impact on Pear Tree Cottage • Not considered sustainable development • Does not positively contribute • Not of scale, style or layout • Harm to heritage assets • Detrimental impact on Pear Tree Cottage • Does not develop previously developed land • Development is on land which should be kept open as it contributes to the rural character of the area. • Development on garden land • Will impact on the open nature of the Lowland Vale • Will interrupt views from and to the village • Will overlook neighbour gardens • Does not consider electricity lines • Studio will expand applicants business – Uffington Potters • Not considered trees • Not considered bats
Conservation Officer Vale OBJECT	<ul style="list-style-type: none"> • Less than substantial harm to the character and appearance. • Public benefit has not been demonstrated • Proposed dwelling is too high, dominant and out of kilter • Part of the established character of the village and which contributes to the local distinctiveness • Fails to make a positive contribution to local character and distinctiveness
Vale - Highways Liaison Officer (Oxfordshire County Council) NO OBJECTION-subject to conditions	<ul style="list-style-type: none"> • No objections in principle subject to appropriate conditions.
Drainage Engineer (Vale of White Horse District Council) NO OBJECTION-subject to condition	<ul style="list-style-type: none"> • No objections in principle subject to appropriate conditions.
Thames Water Development Control - No strong views	<ul style="list-style-type: none"> • No objections in principle subject to appropriate informative.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V2294/HH](#) - Approved (11/12/2014)

Erection of new summer house/car port. New drive and cross over.

- 4.2 [P11/V1388](#) - Approved (02/09/2011)
Proposed Solar Panels and erection of a garden outbuilding.
- 4.3 [P10/V2380](#) - Approved (26/05/2011)
Proposed new cross over, parking and turning head in front garden. Grass verge to be reinstated
- 4.4 [P10/V1403](#) - Approved (21/10/2010)
Demolition of existing porch and construction of new, erection of a single storey rear extension. Erection of a summer house and log store.
- 4.5 [P04/V1636](#) - Approved (18/11/2004)
Demolition of lean-to. Erection of two storey rear and single storey side extensions.

5.0 **POLICY & GUIDANCE**

- 5.1 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.

5.2 **Vale of White Horse Local Plan 2011 policies;**

- DC1 - Design
- DC5 - Access
- DC9 - The Impact of Development on Neighbouring Uses
- HE1 - Preservation and Enhancement: Implications for Development
- HE4 - Preservation and Enhancement: Implications for Development
- NE9 - Lowland Vale
- GS1 - Development in Existing Settlements
- H11 - Development in the Larger Villages

5.3 **Supplementary Planning Guidance**

- Design Guide – March 2015

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

5.5 **National Planning Practice Guidance 2014 (NPPG)**

5.6 **Neighbourhood Plan**

Uffington, Woolstone and Bulking Neighbourhood Plan has had their areas designated by Vale of White Horse DC however they are at their very early stage of preparing their policies and as such this plan holds very little weight in the determination of this application.

5.7 **Other Relevant Legislation**

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.8 **Human Rights Act**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.9 **Equalities**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010

6.0 **PLANNING CONSIDERATIONS**

6.1 The relevant planning considerations in the determination of this application are:

1. Principle of the development
2. Design and Layout
3. Impact on heritage assets
4. Residential Amenity
5. Highway Considerations

6.2 **Principle of development**

The general locational strategy of 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.

6.3 Uffington 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.

6.4 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.

6.5 **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.

6.6 **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, support for local services and will ultimately provide a sustainable location for future generations.

6.7 The development will also provide a work studio for a local business which has been running in the village for many years. Uffington Potters is considered to be a rural economic activity in the Village. The NPPF states that decision making should seek to promote the retention and development of local services and support the sustainable

growth and expansion of all types of business and enterprise in rural areas, through development of well-designed new buildings.

6.8 **Environmental Role**

In terms of the environmental strand the proposed dwelling will be viewed within the context of the existing dwellings in the vicinity and the farm buildings behind. Given the existing housing in 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 Uffington conservation area, it is visually well contained and does not constitute an important and prominent open space which contributes to the character of the area. There will be no impact upon any views across open landscapes, from public vantage points or from the street scene.

6.9 The NPPF states local planning authorities should not refuse planning permission for buildings because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits). In this case, amended plans have demonstrated mitigation of concerns regarding the impact on heritage assets and as such any impacts are now considered negligible.

6.10 The application site is a much larger plot than the adjacent dwellings therefore the subdivision would not have a harmful impact on the prevailing character and would still result in two relatively spacious plots. The proposal does not encroach into the central agricultural land and will still remain within the boundaries of the existing garden.

6.11 Pear Tree Cottage was first built in the 17th century, however most elements were rebuilt in the 20th century, particularly at the rear where the conservatory is a 20th century addition. The development of a new dwelling to the rear of Pear Tree Cottage will not adversely impact the setting of this heritage asset, particularly as the maximum height will be 6.7 metres, positioned nearly 40.0 metres away from the rear elevation of Pear Tree Cottage. The harm to this heritage asset is considered to be negligible and is outweighed by the provision of an additional dwelling, with a rural economic benefit.

6.12 **Design and Layout**

The NPPF and Policy DC1 seek that development should not harm the character of the area and should be of good design.

6.13 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 and form. Overall the proposal demonstrates good design incorporating features found locally such as traditional dormers and timber boarding, and is therefore considered acceptable in its context. Amended plans seek to address concerns over the scale and height made by the conservation officer

6.14 **Impact on the Heritage Assets**

The Conservation Officer has initially objected to the proposal but is yet to comment on the scaled down amended drawings. Concerns were raised regarding the height and impact on Pear Tree Cottage which have been addressed by the resubmitted drawings. It has been recognised that the development of this proposal would be considered as

'less than substantial harm' and that public benefit had not been demonstrated. It is considered the development of a house is considered to be a public benefit and furthermore the expansion of a rural economic activity, which has been an established business in Uffington for many years is also considered to be in the public interest. Comments also identify the proposal as development in an area of open space and paddock, however the development will be within the residential curtilage and therefore no considered as open space or paddock. Further commentary highlights concerns with the principle of development not being a continuation of the ribbon development which exists along Woolstone Road, however the proposal will still be in line with Garrards farm and will not encroach into the open space/ paddocks. It will therefore be viewed as within the built up area of the village.

6.15 These comments relate to the original plans and revised comments relating to re submitted drawings will be covered in the addendum report.

6.16 **Residential Amenity**

Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.

6.17 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 amended drawings have reduced its impact further to the conservation officers concerns. A previously approved structure was not objected to by the Parish Council or conservation officer and this was only 0.7 metres less in height. The host dwelling will not be impacted by this proposal due to the orientation and the layout of the plot. Furthermore there is still sufficient private amenity space for Shotover Corner Cottage

6.18 **Highway Considerations**

Adopted local plan policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

6.19 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.

6.20 The highways officer has no objections, due to the already established principle of a new access and development in this part of the site. Reasonable and relevant conditions have been applied to this application to mitigate concerns regarding highway safety.

6.21 **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 adversely harm 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, HE4, GS1, 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 - Commence within three years from the date of permission.**
2. **Development must accord with approved plans.**
3. **Materials in accordance with application.**
4. **Sustainable drainage scheme to be submitted prior to commencement.**
5. **Gates as shown must open inwards.**
6. **Access details to be submitted prior to commencement.**
7. **Car parking space details to be submitted prior to commencement.**
8. **Turning space detail to be submitted prior to commencement.**
9. **Closure of existing access details to be submitted prior to commencement.**
10. **No drainage to be discharged onto adjacent highway.**
11. **Garage accommodation to be retained and not adapted for any other purpose.**
12. **Ancillary accommodation to remain ancillary and no separate curtilage shall be created.**

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