

DRA/477/9-X – Mr and Mrs Alder

Demolition of existing buildings. Erection of 3 Dwellings and Garages. Land adjoining 1 The Green, Drayton

1.0 The Proposal

- 1.1 This application seeks outline planning permission for the erection of 3 detached dwellings on land adjacent to 1 The Green, Drayton. The site forms part of the former Barton Garage site in the centre of the village, but lies outside the Conservation Area. The site currently contains a series of dilapidated buildings which formed part of the previous commercial use.
- 1.2 The outline application includes access, which would be taken from an existing track which formerly served the garage, and siting, in the form of 3 detached dwellings fronting onto this access track.
- 1.3 The access track adjacent to the site is a public bridleway which links Steventon Road with Lockway.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 The application comes to Committee as the Parish Council objects to the proposal.

2.0 Planning History

- 2.1 The site has a long standing use as a commercial garage which has been the subject of various applications for alterations since the late 1960's in relation to that use.
- 2.2 A planning application for the erection of a single dwelling on most western part of this current site was resolved to be approved by Committee in June 2000 subject to a legal agreement preventing the continued use of the garage adjacent to the site. The legal agreement was never signed, therefore the planning permission was not issued.
- 2.3 Planning permission has been granted for 11 dwellings on the adjacent site which was also occupied by Barton Garage. That development is currently under construction.

3.0 Planning Policies

- 3.1 The key planning policy in relation to this proposal is Policy H11 of the adopted Vale of White Horse Local Plan (2011) which refers to the larger villages in the District and permits development of up to 15 dwellings on sites within the main built up area of the village, providing it does not harm the character of the settlement.
- 3.2 Policies DC5 and DC9 are also relevant, referring to access and impact on neighbouring properties, although the latter can only be truly assessed when considering the reserved matters application.

4.0 Consultations

- 4.1 Drayton Parish Council objects to the application for the following reasons:

“Large and striking Poplar trees on this key site in the centre of the village must be preserved. Query ownership of land shown on site plan – shows ownership of part of highway”.

- 4.2 The County Engineer has raised no objections subject to conditions relating to visibility and improvements to the bridleway.
- 4.3 The Council's Arboricultural Officer does not object to the loss of the Poplar trees stating that, although they are significant, they are in too poor a condition to warrant a tree preservation

order. He does, however, refer to a mature Oak tree on the opposite side of the track which should be retained.

4.4 The County Rights of Way Officer has objected on the basis that the applicants may not have a legal right of access over the bridleway. However, the existing garage access is located towards the western end of the site and has been used for many years to give access to the site. Further discussions are taking place with the Rights of Way Officer and an update will be reported at the Meeting.

4.5 2 letters of objection have been received from neighbouring properties raising the following concerns:

- The access has limited visibility
- The access track is a bridleway and its use for vehicles would be unlawful and would result in conflict between vehicles and other users
- Vehicles would park on the bridleway
- The removal of the Poplar trees would result in loss of privacy
- Concern over drainage and flooding
- The development would have a harmful impact on the area

4.6 1 letter of comment has been received stating that “in principle I have no objection to this application, however it must be noted I retain an interest across the western boundary.”

5.0 **Officer Comments**

5.1 The application is in outline, with only siting and access forming part of this submission.

5.2 The main issues to consider therefore in determining the application are; i) The principle of residential development in this location; ii) The impact that developing the site would have on the character of the area and the amenities of neighbouring properties; and iii) access and highway safety considerations.

5.3 The site lies within the heart of Drayton on a previously developed commercial garage site. The principle of re-development of the site is therefore considered acceptable and has been established on the adjacent site which is currently being developed for 11 houses.

5.4 The site currently contains a number of dilapidated outbuildings including a large rendered workshop building, which is currently screened from public view by a row of mature Poplar trees which line the edge of the bridleway. These are proposed to be removed as part of the development. Officers accept that these trees are very prominent, however they are in such poor condition that their preservation could not be justified. Although the trees will be removed, Officers consider that the demolition of the existing buildings and the tidying up of the site would make a positive contribution to the character of the area. A condition is recommended requiring replacement planting and details of the proposed surface treatment of the access road to ensure that the scheme is sympathetic to the surrounding area.

5.5 The outline application includes siting of the proposed dwellings within the plot. Officers consider that the proposed layout shown on the submitted plan can be accommodated within the site without having a harmful impact on the amenities of neighbouring properties. Although the impact can only be fully assessed during consideration of the reserved matters, there is considered to be sufficient distance between the new units and the nearest neighbours so as not to cause harmful overlooking or overshadowing.

5.6 The proposed access is a public bridleway rather than an adopted road, however it has been used for many years to access this site and a gateway exists towards the western end of the site. The access can be brought up to standard and made safe through the use of conditions and upgrading of the surface to meet the needs of vehicles, pedestrians and horses. An

update on this issue, and the requirements of the Rights of Way Officer will be reported at the Meeting.

6.0 **Recommendation**

6.1 *It is recommended that, subject to the further views of the Rights of Way Officer, the application be approved subject to the following conditions:*

1. *TL2 – Time Limit – Outline Application*
2. *OL3 – Standard Outline Condition (Excluding siting and access)*
3. *RE7 – Submission of Boundary Details*
4. *RE8 – Submission of Drainage Details*
5. *LS2 – Implementation of Landscaping Scheme to be submitted*
6. *MC34 – Contaminated Land*
7. *Prior to the commencement of the development hereby permitted, full details of the proposed surface treatment of the access road, shall be submitted to and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
8. *HY10 – Visibility (access)*
9. *Prior to the commencement of the development hereby permitted, a scheme for the protection of the root system of the adjacent Oak Tree, should the roots project into the site, shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out in accordance with the approved details.*