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| <b>APPLICATION NO.</b>  | <a href="#">P15/V2165/HH</a>                        |
| <b>APPLICATION TYPE</b> | HOUSEHOLDER   |
| <b>REGISTERED</b>       | 9.9.2015  |
| <b>PARISH</b>           | WEST CHALLOW  |
| <b>WARD MEMBER(S)</b>   | Yvonne Constance                                    |
| <b>APPLICANT</b>        | Mr Stephen Pullen                                   |
| <b>SITE</b>             | 5a The Glebe, West Challow, OX12 9TW                |
| <b>PROPOSAL</b>         | Proposed single storey conservatory and timber shed |
| <b>AMENDMENTS</b>       | None  |
| <b>GRID REFERENCE</b>   | 436572/188441                                       |
| <b>OFFICER</b>          | Sally Appleyard                                     |

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## SUMMARY

The application is referred to committee as the applicants are related to a member of staff.

The application seeks planning permission for the construction of a single storey extension on the west elevation, and the erection of a timber shed.

The main issues are:

- The impact on the visual amenity of the 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 application is recommended for approval.

### 1.0 INTRODUCTION

1.1 The property, a detached bungalow, is located within the village of West Challow within an established residential area. Vehicular access to the site is obtained from The Glebe, which runs along the south-west boundary of the site. Neighbouring properties are located to the north-west and south-east. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as the applicants are related to a member of staff.

### 2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a single storey conservatory on the west elevation of the property and a detached timber shed.

2.2 The proposed conservatory projects approximately 3.8 metres from the existing front elevation of the dwelling and has a width of approximately 3.8 metres. It has an eaves height of approximately 2.4 metres and a total height of approximately 3.5 metres.

2.3 The proposed detached timber shed will measure approximately 3.4 metres in length by approximately 2.3 metres in width. It has an eaves height of approximately 1.5 metres and a pitch roof with a height of approximately 2.2 metres. The proposed shed will be situated adjacent to the south-west boundary of the site.

2.4 A copy of the application plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

|     |                             |                       |
|-----|-----------------------------|-----------------------|
| 3.1 | West Challow Parish Council | No objections         |
|     | Neighbour Representations   | No responses received |

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V2087/DIS](#) - Approved (12/11/2014)  
Discharge of conditions 4 - drainage and 5 - landscaping on Planning Permission P13/V0758/FUL.

[P13/V2421/NM](#) - Approved (21/11/2013)  
Non-material amendment to planning permission P13/V0758/FUL, to relocate the proposed bungalow 500mm towards the garage block.

[P13/V1707/DIS](#) - Other Outcome (26/09/2013)  
Discharge conditions 4 and 5 of planning permission P13/V0758/FUL.

[P13/V0758/FUL](#) - Approved (25/06/2013)  
Construction of two bed bungalow.

5.0 **POLICY & GUIDANCE**

5.1 **National Policy Framework 2012 and National Planning Practice Guidance 2014**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight. The NPPG provides supplementary guidance to the NPPF.

5.2 **Vale of white Horse 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 |

5.3 **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 |

5.4 **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)*
- *Side extensions (DG109)*

**5.5 Neighbourhood Plans**

West Challow does not currently have a neighbourhood plan.

**5.6 Environmental Impact**

This proposal does not exceed 150 dwellings and the site area is under 5ha. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

**5.7 Other Relevant Legislation**

- Human Rights Act 1998
  - 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.
- Equality Act 2010
  - 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 main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and the impact on highway safety.

**6.2 Impact on visual amenity**

The proposal will be visible within the context of the existing property and the surrounding area. The proposed conservatory and timber shed are considered to be wholly subordinate in scale and height to nearby dwellings and would not have an adverse impact on the character or appearance of the surroundings. It is not considered that the proposal would appear out of place within the street scene or harm the visual amenity of the locality. As such, it is considered that the proposal complies with Local Plan Policy DC1.

**6.3 Impact on neighbours**

The size and position of the proposed extensions is such that it is not considered that the amenities of neighbouring properties would be harmed in terms of overshadowing, overlooking or dominance. Therefore the proposal complies with Local Plan Policy DC9.

**6.4 Impact on highways safety**

The proposal does not alter the existing access or increase the number of bedrooms in the property, therefore it is considered that the proposal would not have a harmful impact on highway safety. Therefore the proposal complies with Local Plan Policy DC9.

**7.0 CONCLUSION**

**7.1** The development does not harm the visual amenity of the locality or the amenities of neighbouring properties, and there is adequate off-street parking within the site. The development, therefore, complies with the provisions of the development plan, in

particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan 2011. The development is also considered to comply with the provisions of the councils Residential Design Guide and 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 - full application**
- 2. Application in accordance with the approved plans.**
- 3. Materials in accordance with application.**

**Author:** Sally Appleyard  
**Contact No:** 01235 540546  
**Email:** [sally.appleyard@southandvale.gov.uk](mailto:sally.appleyard@southandvale.gov.uk)