

<b>APPLICATION NO.</b>	<a href="#">P15/V2176/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	10.9.2015
<b>PARISH</b>	WANTAGE
<b>WARD MEMBER(S)</b>	Charlotte Dickson St John Dickson
<b>APPLICANT</b>	Mr Matt Castle
<b>SITE</b>	Land to rear of 28 Ormond Road, Wantage, OX12 8EE
<b>PROPOSAL</b>	To erect six residential properties.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	440290/187737
<b>OFFICER</b>	Kayleigh Mansfield

---

### **SUMMARY**

- The application is referred to planning committee due to an objection from Wantage Town Council.
- The application is for full planning permission to erect 6 new dwellings on a brownfield site within the built up area of Wantage.
- The main material planning issues are the principle of 6 new dwellings at this location and its impact upon the character of the area. Neighbour amenity and highway safety are also matters for consideration.
- The application is recommended for approval as the principle of the development is considered to be acceptable and would not represent adverse harm to the character of the area, neighbouring dwellings or highway safety.

### **1.0 INTRODUCTION**

- 1.1 The application site is a brownfield site located in central Wantage at the rear of Ormond Road and to the West of Trinder Road.  
A site location plan is **attached as Appendix 1**.  
A block location plan is **attached as Appendix 2**.
- 1.2 An application for a Lawful Development Certificate was granted by the district council in 2010 for the erection of an ancillary building. The officer report concluded that domestic paraphernalia already existed on the site, including a vegetable patch, and was therefore considered to form part of the residential curtilage of a dwelling.
- 1.3 The site is also presently used as a taxi rank and is bounded by residential development to the north, east, south and west.
- 1.4 The applicant applied for pre application advice earlier in the year and modifications were made to the original plan with respect to density and highway safety concerns.
- 1.5 Amended plans have been submitted to mitigate some of the concerns raised by adjacent neighbours
- 1.6 The site is not within a conservation area and there are no other known planning constraints or restrictions applicable to this application.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission to erect 6 new dwellings. 2 one bedroom dwellings, 3 three bed town houses and 1 five bedroom house. A new access is also proposed from Trinder Road with associated parking provision for new residents as well as some existing residents of Ormond Road.

2.2 The proposal seeks a traditional design, using materials to match the surrounding dwellings. Red/Orange bricks are proposed for the walls and natural slate and clay tile for the roofs, with sash style windows and wooden black front doors. Proposed elevations are **attached as Appendix 3**

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

<p>3.1 Wantage Town Council <b>OBJECTION</b></p>	<ul style="list-style-type: none"> <li>• Over-development of the site</li> <li>• Cramped and contrived appearance</li> <li>• Development in residential gardens should be resisted.</li> <li>• Out of keeping with the pattern of development</li> <li>• Would not address adjacent street scene</li> <li>• Parking provisions not sufficient</li> <li>• Parking provisions do not meet aspirations of Wantage Neighbourhood Plan</li> </ul>
<p>Neighbour x13 <b>OBJECTION</b></p>	<ul style="list-style-type: none"> <li>• Trinder road is single track with no pavement.</li> <li>• Parking issues already exist</li> <li>• Increased chances of accident and injury</li> <li>• The addition of an extra 19 cars is not welcomed.</li> <li>• Development is considered excessive</li> <li>• Overbearing</li> <li>• Loss of privacy</li> <li>• Loss of light</li> <li>• Drainage beyond capacity</li> <li>• Does not respond to local character</li> <li>• Gardens too small</li> <li>• Bin storage not acceptable</li> <li>• Trees removed</li> </ul>
<p>Health &amp; Housing - Env. Protection Team <b>NO OBJECTION</b></p>	<p>No objections.</p>
<p>Drainage Engineer <b>NO OBJECTION</b> – subject to conditions</p>	<ul style="list-style-type: none"> <li>• No objections in principle subject to appropriate conditions.</li> </ul>
<p>Highways Liaison Officer <b>NO OBJECTION</b> – subject to conditions</p>	<ul style="list-style-type: none"> <li>• No objections in principle subject to appropriate conditions.</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V1606/PEM](#) - Other Outcome (05/08/2015)  
7 no residential dwellings

4.2 [P14/V2312/DIS](#) - Approved (06/01/2015)

Erection of 1 x 3 bedroom detached dwelling with garage and additional off road parking.

4.3 [P11/V2753](#) - Approved (17/05/2012)

Erection of 1 x 3 bedroom detached dwelling with garage and additional off road parking.

4.4 [P10/V2294/LDP](#) - Approved (11/02/2011)

Certificate of lawfulness for the erection of ancillary building

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

H10 - Affordable housing within or adjoining 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**

Wantage had its Neighbourhood Plan area approved since December 2013. The Plan is at draft consultation stage which is an additional state prior to producing a formal pre-submission draft plan. The draft plan is currently out to consultation 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. Residential Amenity
4. 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 Wantage is categorised as one of the districts five main settlements, and as such policy H10 of the adopted local plan would apply. This policy permits new housing within the built up area of Wantage and will be permitted provided

i) It would not result in the loss of facilities important to the local community, including areas of informal public open space; and

ii) It makes efficient use of the land, and the layout, mass and design of the dwellings would not harm the character of the area.

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 decisions 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 impact 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 is centrally located in the town of Wantage. Wantage has a wide range of local services all within walking distance from the site. These services include schooling and an easily accessible public transport. Buses run regularly from Oxford, Didcot, Abingdon and Faringdon, with Saturday services from Swindon and Newbury. The town also has a leisure centre and community facilities such as the Beacon. There are an array of A1 – A5 uses in the town, where car parking is also available. 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.

6.7 **Environmental Role**

In terms of the environmental strand the proposed dwelling will be viewed within the context of the existing dwellings which bound the site. Given the densely built up location it is not considered that the proposed dwellings would appear out of place or

compromise the visual amenity of the area. The site is not within a conservation area or in close proximity to any listed buildings

6.8 **Design and Layout**

The proposal for 6 new dwellings on the application site is considered acceptable and will not harm the character of the area. The character and appearance of dwellings along Ormond Road can be classified as Victorian on long linear plots. The dwellings directly to the North of the site are 2.5 storey town houses fronting Ormond Road. Dwellings to the South of the site along Orchard Way are similar in style and plot size, but are just 2 storeys. Overall the proposal demonstrates good design, incorporating local features and materials and is therefore considered appropriate in its context.

6.9 The proposed development generally reflects the scale of the surrounding area in terms of heights and density. Subtle variations in height will also bring visual interest to the development and some articulation. The form and mass has been kept modest and simple, with pitched roofs and traditional dormers. The rear elevations of plots 5 and 6 have 7 'tax windows' and 1 'tax door' on both the ground and first floor. These provide a feature on this rear elevation, and avoids a plain brick façade whilst protecting the amenity of neighbouring properties.

6.10 Refuse storage is proposed along Trinder Road which will integrate well with its surroundings and is located in a position which can be accessed easily from each dwelling and by the refuse collection service.

6.11 The proposal therefore complies with Local Plan Policy DC1

6.12 **Residential Amenity**

Many concerns have been raised by neighbours, as summarised in section 3.1 of this report, however all neighbours surrounding the site are in excess of 21.0 metres away and therefore meet the requirements of the adopted Design guide with relation to overlooking, dominance and loss of daylight/sunlight. The recently built 3 bed dwelling on the land opposite 3 to 6 Brookmeads and Milestones (P11/V2753/FUL) is approx. 11.5 metres from elevation to elevation. However there are no side (West) facing windows looking into the site, therefore the relationship between these properties is considered acceptable.

6.13 Original plans proposed plot 4 to have two, first floor windows which look directly into the habitable windows of plot 5 and 6. Given the distance between these two plots is only 11.0 metres, there were concerns with the impact on each property. This has been discussed with the applicant who has agreed to remove these secondary windows, thus removing the loss of privacy concern.

6.14 The proposal therefore complies with Local Plan Policy DC9

6.15 **Highway Considerations**

The proposal seeks to include 19 parking spaces, 6 of which will be used by the occupants on Ormond Road, leaving 13 for the residents of the new dwellings and visitors. This has been approved by the County Highways Officer with final details requested prior to commencement by condition.

6.16 Highways were consulted in the pre-application advice sought in July. Therefore many of the concerns raised by the County Highways Officer were discussed and resolved at this stage, prior to the submission of the full application. The Highways officer has no objection to the proposal, subject to conditions. Two of the conditions however, will not be attached to this application as they do not meet the 6 statutory tests:

1. Necessary in order to make the development acceptable
2. Relevant to planning;
3. Relevant to the development to be permitted;
4. Enforceable;
5. Precise;
6. Reasonable in all other respects;

6.17 These particular conditions include a requirement for a Construction Traffic Management Plan and the relocation of a telegraph/electricity pole. These conditions do not meet this 6 tests which upon discussion with the Highways Officer confirmed that omission of these conditions would not warrant a refusal of the application

6.18 The proposal therefore complies with Local Plan Policy DC5.

#### **Drainage**

6.19 The district drainage engineer has no objection to the application on the basis that no other property is connected to the existing drainage system within the site. 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.

#### **7.0 CONCLUSION**

7.1 The proposed development will not adversely harm the visual amenity of the area, 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 and H10 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. Development must accord with approved plans.**
- 2. Access details to be submitted prior to commencement.**
- 3. Materials in accordance with application.**
- 4. Time limit - Commence within three years from the date of permission.**
- 5. Car parking space details to be submitted prior to commencement.**
- 6. Turning space detail to be submitted prior to commencement.**
- 7. No drainage to be discharged onto adjacent highway.**
- 8. Sustainable drainage scheme to be submitted prior to commencement.**
- 9. Garage accommodation to be retained and not adapted for any other purpose.**

**Author:** Kayleigh Mansfield  
**Contact No:** 01235 540546  
**Email:** [kayleigh.mansfield@southandvale.gov.uk](mailto:kayleigh.mansfield@southandvale.gov.uk)