



Rev. Date Description

Rev.	Date	Description

Project Title

**MR C. ALLAWAY
1 COULINGS CLOSE
EAST HENDRED, WANTAGE
OXON**

Drawing Title

LOCATION PLAN

Date

MAR-12

Drawn

ED CLARE

Checked

File/XREF-reference

1092

Challow Design

2 ELSWITH CLOSE
GROVE
WANTAGE
OXON
OX12 0BT

Tel/Fax No: 01235 771781

Drawing No.

1092-S-02

Project No.

1092

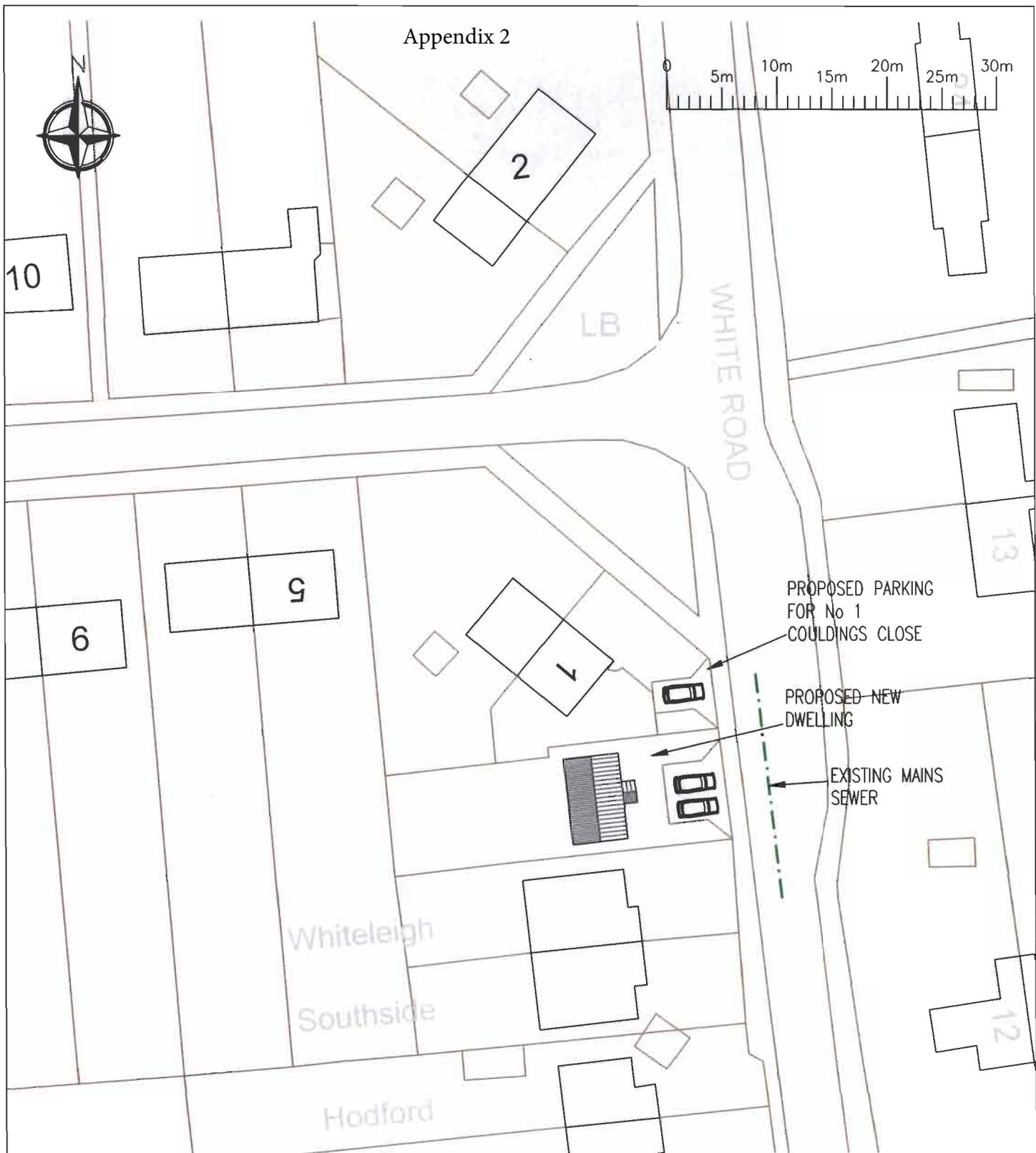
Revision

Paper size/Scale

A4 1:1250

ed@challowdesign.co.uk

Appendix 2



Rev. Date Description

Project Title

**MR C. ALLAWAY
1 COULDINGS CLOSE
EAST HENDRED, WANTAGE
OXON**

Date

FEB-12

Drawing No.

1092-S-01

Drawn

ED CLARE

Project No.

1092

Checked

Revision

A

Drawing Title

SITE PLAN

File/XREF-reference

1092

Paper size/Scale

A4 1:500

Challow Design

2 ELSWITH CLOSE
GROVE
WANTAGE
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Appeal Decision

Site visit made on 14 June 2013

by H Butcher BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 July 2013

Appeal Ref: APP/V3120/A/13/2190681

1 Coulings Close, East Hendred, Wantage OX12 8JQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Clive Allaway against the decision of the Vale of White Horse District Council.
 - The application Ref P12/V1290/FUL, dated 7 June 2012, was refused by notice dated 25 July 2012.
 - The development proposed is erection of a detached dwelling on land part of 1 Coulings Close.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are effect on character and appearance of the street scene, and the effect on 3 Coulings Close in terms of overlooking of the rear garden.

Reasons

Character and appearance

3. 1 Coulings Close is one of a pair of semi-detached houses which are set at an angle addressing both White Road and Coulings Close. Both properties have generous side gardens. These features are mirrored by two further semis opposite, and together they provide an important visual marker to the entrance of Coulings Close from White Road.
 4. The appeal site is located to the south of no. 1 and the proposed house would address White Road. White Road has a mixed residential character. On the east side of White Road properties are of differing styles, plot sizes, and at varying angles; some fronting on to White Road, and some side on. Consequently a strong building line is not apparent. On the west side, where the proposed house is to be sited, properties are generally set in a more linear formation, in similarly wide plots, and on the whole, addressing the highway front on. As a result there is a notably stronger building line on this side of the road.
 5. The proposed house would be set forward of both adjacent properties. This would disrupt the building line identified above making the proposed house an
-

awkward addition to the street scene. In addition it would partially obscure views of the properties at the entrance to Coulings Close when travelling north along White Road, which would detract from the existing legible and orderly layout of the street.

6. On my site visit I noted a large number of properties along the west side of White Road had similar driveway arrangements to that proposed. Therefore an additional access here would not cause significant harm. The shallowness of the proposed plot would not be apparent from public view points and consequently would not in itself cause harm to the street scene. Having consideration for the gap maintained between the proposed house and no. 1, as well as gaps between properties in the immediate vicinity of the appeal site, I conclude the proposal would not appear unduly cramped so as to cause harm in this respect. However these points do not outweigh the harm identified above in terms of the siting of the proposed dwelling in relation to the existing building line.
7. Consequently I find that the proposal would be harmful to the character of the surrounding area and therefore conflicts with policies H11 and DC1 of the Vale of White Horse D C Local Plan which seek, amongst other things, to ensure a high quality of design which preserves the character of villages. These policies are compatible with the Framework which places great importance on good design that responds to local character.

Living conditions

8. The proposed house would overlook the end of the rear garden belonging no. 3. At my site visit I noted this contained a shed and greenhouse indicating a "working" area of garden. Therefore it is less likely to be used for entertaining and/or sitting out, than other parts of the garden. Consequently any overlooking of this area from the proposed house would not be unduly harmful.
9. Oblique views of a wider area of the rear garden of 3 Coulings Close from the proposed house would be possible but this is not dissimilar to the current relationship between no. 3 and no. 1, and of the relationship between properties in the area generally. In addition, the proposed dwelling would be located further away than No 1 mitigating this effect. Consequently, due to the distances involved and angle required to achieve these views, I consider that occupants of no. 3 would still be able to enjoy a satisfactory level of privacy in their garden.
10. Consequently I find no conflict with saved policy DC9 of the Vale of White Horse D C Local Plan which, amongst other things, seeks to protect neighbouring properties from unacceptable harm in terms of loss of privacy. Similarly the Framework seeks to secure a good standard of amenity for all existing occupants of land which is consistent with this. In coming to my conclusion I have taken into account the effect of the proposed house on the living conditions of other neighbouring properties to the appeal site and have found no reason to go against the Council's findings on this.

Other matters

11. The Council acknowledge a shortfall in a five year supply of deliverable housing land. Nonetheless, I consider that the contribution this development would make towards addressing this does not outweigh the harm the scheme would

cause to character and appearance of the area. It is therefore not sustainable development for which there is a presumption in favour (para 14 of the Framework). In reaching this conclusion I have borne in mind para 47-49 of the Framework and its guidance that planning should always seek to secure high quality design.

Conclusion

12. Whilst I find no harm with respect to living conditions, I do find harm in terms of impact on character and appearance of the area for the reasons outlined above. Therefore I conclude that the appeal should be dismissed.

Hayley Butcher

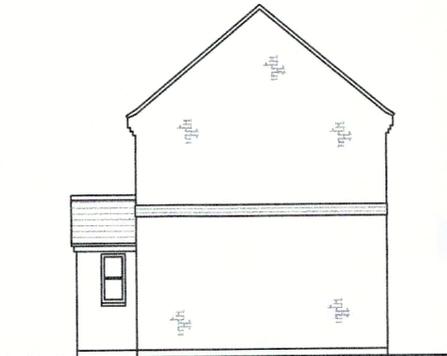
INSPECTOR

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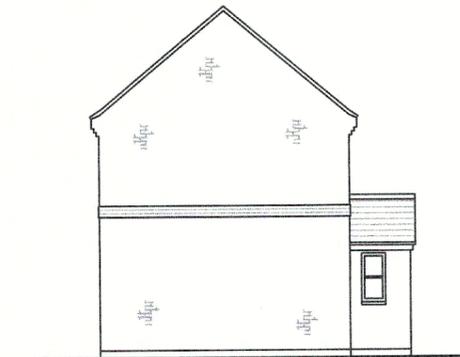
EAST ELEVATION



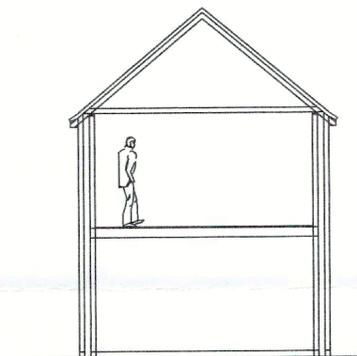
NORTH ELEVATION



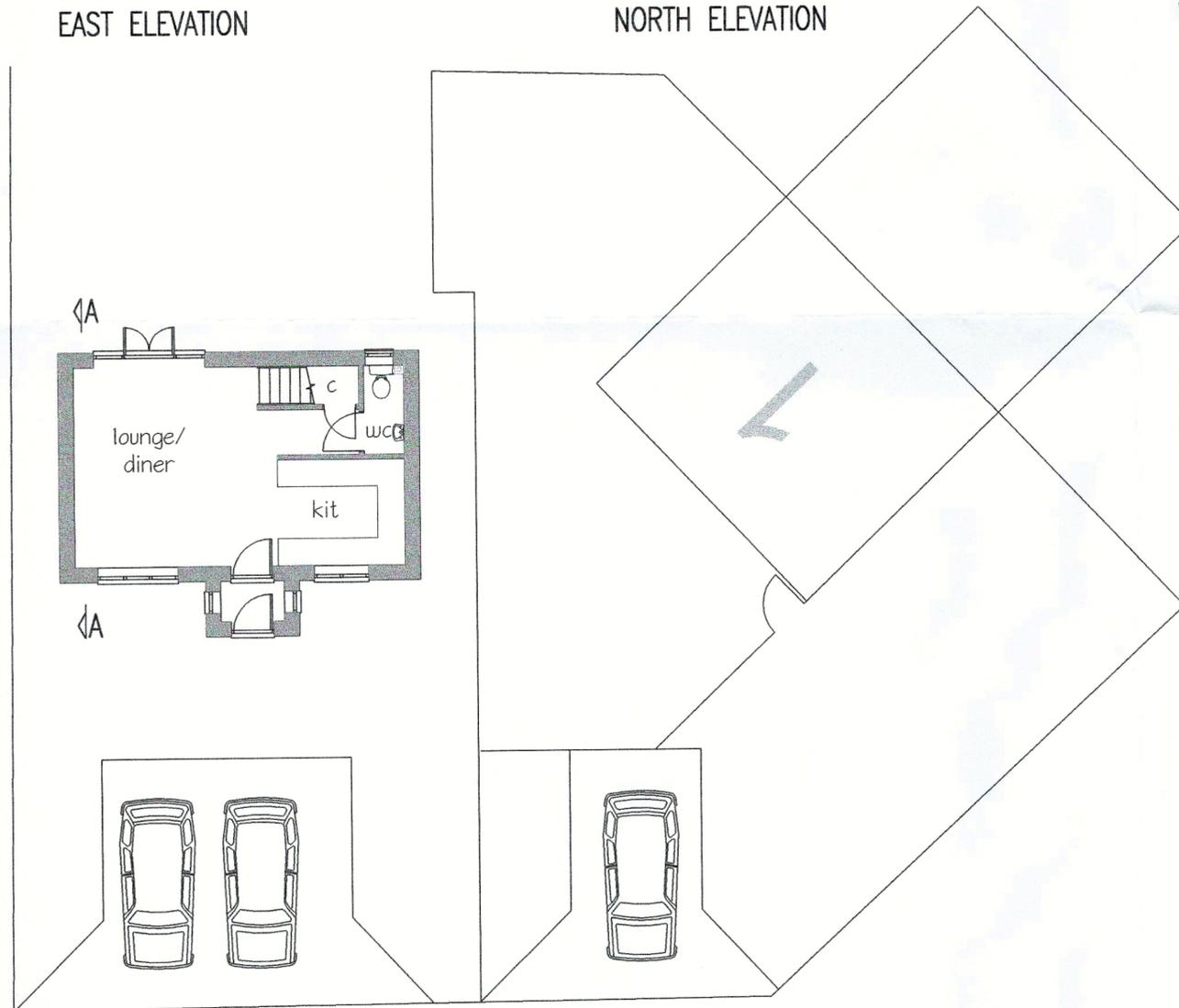
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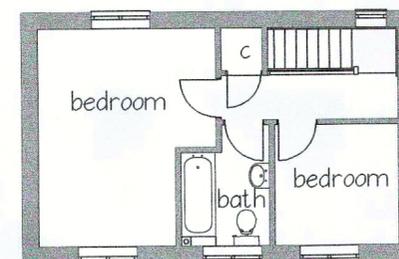
SOUTH ELEVATION



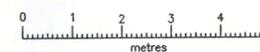
SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REV	DATE	DESCRIPTION	INITIAL

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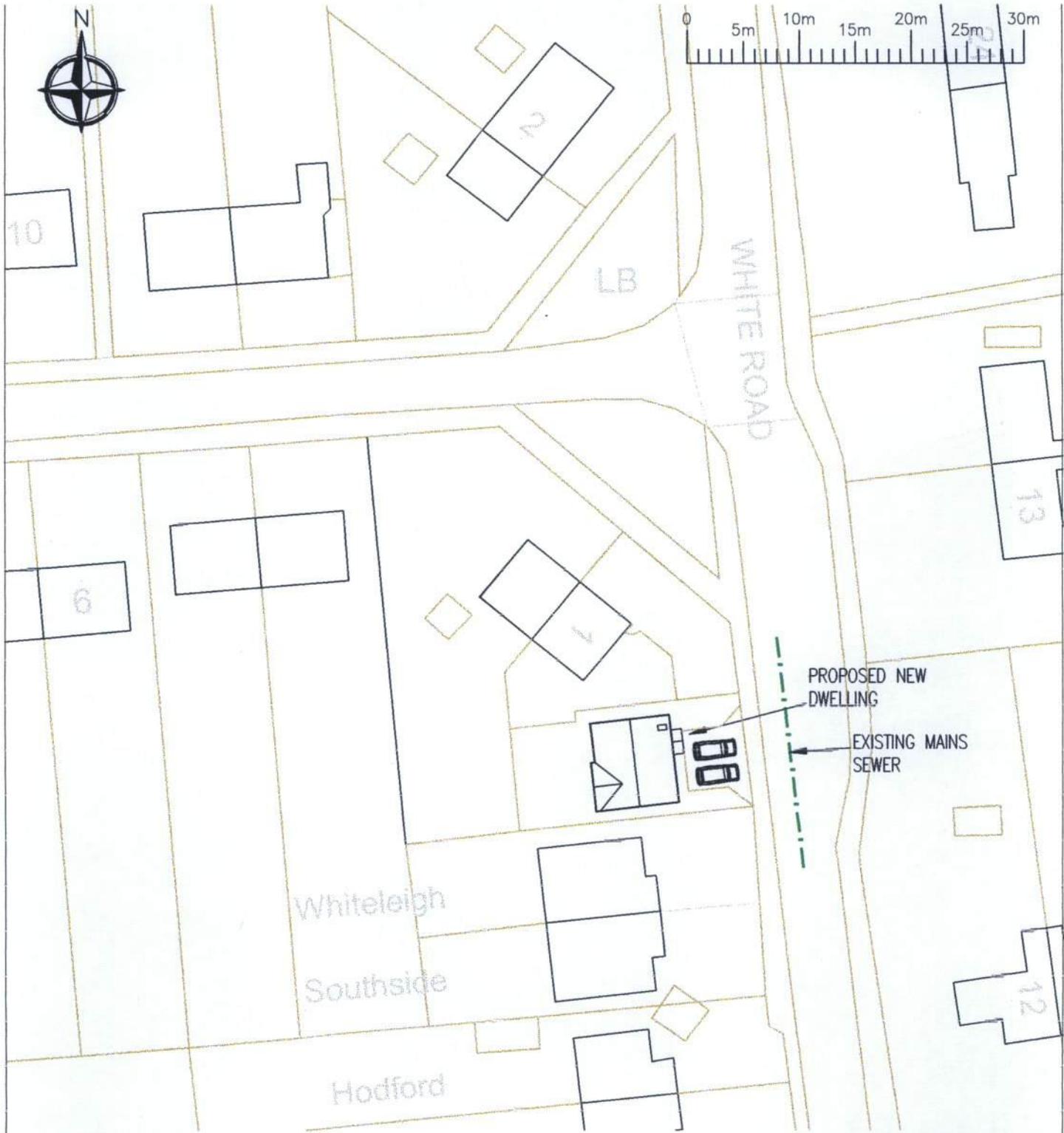
2 ELSWITH CLOSE
GROVE
WANTAGE
OXON
OX12 0BT
Tel/Fax No: 01235 771781 ed@challowdesign.co.uk

CLIENT
MR C. ALLAWAY

SITE/PROJECT
PROPOSED NEW DWELLING AT
1 COULINGS CLOSE,
EAST HANNEY, WANTAGE
**PLANS AND ELEVATIONS
AS PROPOSED**

FILE/REF REFERENCE	1092
DATE	JUN-15
DRAWN BY	ED CLARE
CHECKED BY	
PAPER SIZE/SCALE	A2 1:100

DRAWING No.	1092-03	REVISION	
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Rev. Date Description

Project Title

**MR C. ALLAWAY
1 COULINGS CLOSE
EAST HENDRED, WANTAGE
OXON**

Drawing Title

SITE PLAN

Date

FEB-12

Drawn

ED CLARE

Checked

File/XREF-reference

1092

Drawing No.

1092-S-01

Project No.

1092

Revision

Paper size/Scale

A4 1:500

Challow Design

2 ELSWTH CLOSE
GROVE
WANTAGE
OXON