

APPLICATION NO.	P15/V1305/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	3.6.2015
PARISH	STEVENTON
WARD MEMBER(S)	Matthew Barber
APPLICANT	Mrs S Dewhirst
SITE	Land between "The Furrows" and 26 Stonebridge Road Steventon, OX13 6AS
PROPOSAL	Erection of a detached dwelling with integral garage. (Amended by drawing numbers 02 rev.A, 03 rev.A and 04 rev.C, received 10 September 2015; red line position altered to incorporate vehicular access to site, and proposed dwelling repositioned on site).
AMENDMENTS	10.9.2015
GRID REFERENCE	446612/191999
OFFICER	Katie Cook

SUMMARY

The application is referred to committee as the parish council object.

The proposal is for the erection of a detached three bedroom dwelling with an integral garage.

The main issues are:

- The principle of development, which is considered acceptable.
- The impact on the visual amenity of the area which is considered acceptable.
- The impact on the amenities of neighbouring properties, which are considered acceptable.
- Whether there is adequate off-street parking within the site, which it is considered there is.

The recommendation is for approval.

1.0 INTRODUCTION

1.1 The site is located towards the north-west of Steventon. Residential properties are located to the south-east and north-west of the site, with Stonebridge Road adjoining the north / north-east boundary. The area of land to the south-west of the site is currently being developed for housing. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Steventon Parish Council objects.

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a detached three bedroom dwelling with an integral garage. The proposed dwelling includes single storey front and rear projections, and measures 14 metres long at its longest point by 8.4 metres wide, with an eaves height of 5 metres and a ridge height of 8.6 metres. A

copy of the application plans is **attached** at appendix 2.

- 2.2 The application has been amended further to its original submission, with the red line position altered to incorporate vehicular access to the site, and the dwelling re-positioned on the site. Re-consultations have been undertaken, and the application is being considered on this amended basis.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

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

3.2

First consultation	
Steventon Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> • The proposal is an over development for the size of the plot, which will dominate the neighbours and road. • The access is on a sharp bend which is dangerous and does not fit the design of the road.
Neighbours – No objection	One letter from a neighbour raising no objection.
Drainage Engineer – Vale of White Horse	No objection subject to conditions.
Highways Liaison Officer – Oxfordshire County Council	Objects, raising the following points; <ul style="list-style-type: none"> • The proposal does not demonstrate car parking provision according with standards within the site. • The proposed access appears to join an existing access arrangement, however, the red line area does not include the section along this.
Thames Water Development Control	Raises no objection in relation to sewerage and water infrastructure capacity and has provided wording for informatives relating to surface water drainage and minimum water pressure.

3.3

Second consultation	
Steventon Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> • The access changes have further restricted access to The Furrows and 22 and 24 Stonebridge Road. • The building size dominates 26 and The Furrows, is excessive for the street view of Stonebridge Road and the width of the plot available.
Drainage Engineer – Vale of White Horse	No objection subject to conditions.
Highways Liaison Officer – Oxfordshire County Council	No objection subject to conditions.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 There is no relevant planning history.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse District Council 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
H11	Development in the Larger Villages

5.2 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

5.3 Supplementary Planning Guidance

- Design Guide – March 2015
The following sections of the Design Guide are particularly relevant to this application:-
 - *On-plot parking – driveways (DG48)*
 - *Form and massing (DG52)*
 - *Boundary treatments (DG55)*
 - *Privacy (DG64)*

5.4 National Planning Policy Framework (NPPF) – March 2012

The NPPF replaces all previous PPG’s and PPS’s and also indicates the weight to be given to existing local plan policies. Apart from policy H11, 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.

Paragraph 49 explains that where a local planning authority does not have a five year supply of housing land then the relevant housing supply policies of the local plan are not consistent with the NPPF and have little weight. The local planning authority currently does not have a five year supply.

5.5 Planning Practice Guidance 2014

5.6 Neighbourhood Plan

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Steventon Neighbourhood Plan - Plan for which the neighbourhood area is yet to be designated (consultation on area designation tbc). Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

5.7 **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.

5.8 **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 main issues in the determination of this application are

- The principle of development
- Impact on the visual amenity of the area
- Impact on neighbouring properties
- Impact on the highway and whether adequate car parking is available
- Other considerations

Principle of development

6.2 The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development. Sustainable development has three aspects; economic, social and environmental. The presumption means that, where local planning policy is not consistent with the NPPF, planning permission should be granted unless the adverse impacts substantially and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

6.3 Policy H11 of the local plan permits new dwellings in the built up areas of the larger villages (including Steventon) provided it would not result in the loss of facilities important to the local community, and the scale, layout, mass and design of the dwellings would not harm the form, structure or character of the area. However, this housing supply policy has little weight at the current time.

6.4 The new dwelling is located within an established residential area, and residents are well placed for access to services and to make use of public transport. The principle of the development is consequently acceptable.

Impact on visual amenity

6.5 Policy DC1 of the local plan refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

6.6 The proposed property is situated between existing detached dwellings, and is set back from Stonebridge Road. The proposal is of a size appropriate to the plot dimensions, and will be viewed within the context of surrounding residential dwellings. The development will not appear out of place within the street scene and will not harm the visual amenity of the area. In order to ensure the materials used in the construction of the development are appropriate it is considered reasonable and necessary to condition that details be provided for approval.

6.7 In order to ensure the development avoids an over developed or cluttered appearance it is considered reasonable and necessary to remove permitted development rights in respect of extensions and outbuildings.

6.8 As part of the development it is proposed to replace a post and rail fence along the south-east boundary of the site with a timber panel fence. In order to ensure the height

of this new fence between the front of the property and the highway is appropriate and does not appear visually intrusive it is proposed to condition that details be provided.

Impact on neighbours

- 6.9 Policy DC9 of the local plan states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust or other emissions.
- 6.10 Given the position and orientation of neighbouring properties the amenities of these dwellings will not be harmed by the proposal in terms of overshadowing, dominance or overlooking.
- 6.11 The two storey element of the property does encroach beyond a 40 degree line taken from the edge of the nearest first floor window in no.26 Stonebridge Road. However, both no.26 and the proposed dwelling are set off the boundary and the relationship between the two is such that the proposal could not reasonably or justifiably be refused on the grounds of harmful overshadowing or dominance.

Parking

- 6.12 Policy DC5 of the local plan seeks to ensure that a safe and convenient access can be provided to and from the highway network, and that adequate parking is provided.
- 6.13 Paragraph 32 of the NPPF advises that development should only be refused on transport grounds where the impact on the highway network is “severe”.
- 6.14 Access to the site is to be taken from a private drive, which currently serves “The Furrows”, 24 and 22 Stonebridge Road and which adjoins the outside corner of Stonebridge Road. No changes are proposed to the existing private access drive, and the vehicle movements associated with the proposed single dwelling are considered to be negligible. The proposal will not lead to a harmful intensification of the use of the private access drive.
- 6.15 The proposed dwelling will contain three bedrooms. Two off-street parking spaces are to be provided within the site on the driveway. This level of parking is sufficient for the property and in order to ensure it is provided and maintained it is considered reasonable and necessary to condition it.

7.0 CONCLUSION

- 7.1 The principle of the proposed development is acceptable. The proposal will not harm the visual amenity of the area or the amenities of neighbouring properties. Adequate parking is being provided. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and H11 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 **Planning Permission be granted subject to the following conditions:**

- 1. Time limit – Full permission**
- 2. Planning condition listing the approved drawings**
- 3. Materials (Details)**

- 4. Prior to the commencement of development, a fully detailed sustainable drainage scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwelling to which the scheme relates.**
- 5. Notwithstanding any details shown on the approved drawings, prior to the commencement of the development full details of the boundary treatment to be installed on the south-east boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be installed prior to the occupation of the new dwelling.**
- 6. Prior to the use or occupation of the new development, the driveway shown on approved drawing numbers 03 rev.A and 04 rev.C shall be constructed. The driveway shall be constructed to prevent surface water discharging onto the highway. Thereafter, the driveway shall be kept permanently free of any obstruction to such use.**
- 7. The development shall be carried out in accordance with the slab levels shown on approved drawing number 04 rev.C.**
- 8. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), there shall be no extension to the dwelling hereby permitted and no ancillary buildings or structures shall be erected within the curtilage of the dwelling without the prior grant of planning permission.**

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