

APPLICATION NO.	P15/V2670/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	9.11.2015
PARISH	WOOTTON
WARD MEMBER(S)	Henry Spencer
APPLICANT	Mr and Mrs D Thomas
SITE	237 Whitecross, Wootton, OX13 6BW
PROPOSAL	To provide a pitched roof over a partially constructed detached store.
AMENDMENTS	None
GRID REFERENCE	/
OFFICER	Josh Webley-Smith

SUMMARY

The application is referred to committee as Wootton Parish Council object to the application.

The application seeks householder planning permission for a detached store located to the rear of no.237 Whitecross within its residential curtilage.

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.
- The impact on highway safety, which is considered acceptable.

The application is recommended for approval.

1.0 INTRODUCTION

1.1 No.237 Whitecross, a detached dwelling, is located within a residential area. The general character of the area is single dwellings on linear plots with relatively deep gardens. The area lies within the Oxford Green Belt. A location plan is **attached** at Appendix 1.

1.2 The application comes to committee as Wootton Parish Council object to the proposal.

2.0 PROPOSAL

2.1 The proposal seeks householder planning permission for the erection of a detached store to the rear of the dwelling. The application plans are **attached** at Appendix 2.

2.2 The proposed store measures 8.0 metres in length, 4.0 metres in depth, 2.1 metres to the eaves and has an overall height of 3.8 metres. The applicant intended to construct an outbuilding with a flat roof that meets permitted development regulations. He has decided to build a pitched roof instead, which means the building requires planning permission. Construction of the flat-roofed version has commenced on site. This application is therefore essentially for changing the flat roof to a pitched roof.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	Wootton Parish Council	“Object unless a pitched roof can be accommodated within the permitted development height”
	Neighbours	<p>One letter of objection has been received raising the following points:-</p> <ul style="list-style-type: none"> • Over-dominance • Potential overlooking • Building height unclear • Potential for business use • Inaccurate drawings • Drainage

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V1582/HH](#) - Approved (06/10/2015)

Extension at ground floor level and new roof to create accommodation at first floor level. (As amended by documentation received 4th September 2015 submitted by the applicant/agent removing the erection of a detached timber store from the proposal)

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

National Planning 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.

Supplementary Planning Document:

Design Guide (adopted 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)

Draft Vale of White Horse Local Plan 2031, Part 1 Core Policies;

37 – Design and local distinctiveness

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.

Neighbourhood Plans

Wootton does not currently have a neighbourhood plan.

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 obligation 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 and character of the area, the impact on the amenities of neighbouring properties and the impact on highway safety. Although the site lies within the green belt new domestic outbuildings are acceptable in the green belt.

6.2 Impact on visual amenity:

The proposed store is situated 20 metres to the rear of the main dwelling. It will be viewed within the context of the existing property and, given its relatively low height, will not harm the visual amenity of the area. It is considered there will not be any significant loss of private amenity area for the dwelling. The proposal is not permitted development due to the applicant's wish to incorporate a pitched roof. The pitched roof means the height exceeds the threshold of 2.5 metres prescribed under permitted development for an outbuilding within 2.0 metres of the neighbouring boundary. It is considered the pitched roof included within this proposal is a more attractive design compared to the flat roof which could be implemented under permitted development. Overall it is considered the proposal complies with Local Plan Policy DC1.

6.3 Impact on neighbouring properties:

The neighbour to the east, no.1 Sunningwell Road, objects for the reasons summarised in paragraph 3.1. One concern expressed by the neighbour is that the application drawings do not show a conservatory on the rear of no.1 Sunningwell Road which is close to the common boundary. The presence of this conservatory has been taken into account by officers in assessing the proposal. This assessment has been made with regard to the permitted development thresholds that apply to garden buildings. The outbuilding has an eaves height that is 40cm lower than could be built under permitted development. It could have a flat roof and not require planning permission. The proposed pitched roof slopes away from the neighbour and has a relatively low height (3.8 metres). Although the building will be sited to the west of the neighbour officers consider its low height means that any loss of sunlight will be relatively limited in duration during the year. The scale of the building is one that is not unusual in domestic gardens and, as there is no material difference in levels between the application site and the neighbour, there is considered to be no harm from dominance.

6.4 Officers therefore consider any impact as a consequence of the pitched roof is acceptable. The council has no evidence which indicates the proposed store will be used for anything other than accommodation ancillary and incidental to the existing dwelling on site. Were it to be used for business purposes then this in itself may not require planning permission. Any future assessment will depend on its impact. The proposed building is single storey and there is no reason to assume that harm from overlooking of the neighbour will occur. It is considered the proposal complies with local plan policy DC9.

6.5 Impact on highway safety:

The proposal allows for additional storage space within the residential curtilage of 237 Whitecross. No additional bedrooms are proposed. It is considered there is no change to the existing car parking arrangements and therefore no justifiable reason to refuse the application on the grounds of highway safety. It is considered the application complies with local plan policy DC5.

7.0 **CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties. The proposal 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. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

That planning permission is granted subject to the following conditions:

- 1 : Time limit - full application (full).**
- 2 : Approved plans.**
- 3 : Materials in accordance with application (full).**
- 4 : Ancillary accommodation (full).**

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