

<b>APPLICATION NO.</b>	<a href="#">P15/V3041/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	6.1.2016
<b>PARISH</b>	SPARSHOLT
<b>WARD MEMBER(S)</b>	Yvonne Constance
<b>APPLICANT</b>	Louise Hewlett
<b>SITE</b>	Days House, Westcot, Sparsholt, OX12 9QB
<b>PROPOSAL</b>	Demolition of existing house on site, not Days House, dividing site and erection of new house attached to existing pool house.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	433757/187410
<b>OFFICER</b>	Hanna Zembrzycka-Kisiel

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## SUMMARY:

- This application comes to the Planning Committee due to an objection from Sparsholt Parish Council.
- It is proposed to demolish an existing dwelling located to the south-east of Days House, which has already been granted planning permission to be rebuilt and used as a residential property, and to construct a new property which is to be located further to the north-east of the application site. The proposed development is to be attached to the existing swimming pool house.
- The principle of construction of a detached dwelling within the application site has been already established under planning application reference P12/V2514/FUL.
- Therefore the main consideration is given to the impact of the new location of a proposed property upon the surrounding area, existing dwelling, and neighbouring properties as well as on highway safety.
- The main issues are whether:
  - The proposed layout and design of the dwellings are acceptable and the scheme can be accommodated without harm to the character of the area.
  - The access and parking provision are acceptable.
  - The proposal would have no harmful impact on the amenity of neighbouring properties.
- Officers consider the proposal complies with the provision of the adopted Local Development Plan, the National Planning Policy Framework as well as with the provision in the adopted Council's Design Guide. Therefore the application is recommended for approval.

## 1.0 INTRODUCTION

- 1.1 Days House is a large detached property set in a substantial curtilage to the south of Westcot.

1.2 The application site is located on the very edge of the village within the Lowland Vale as defined on the adopted local plan proposals map. Vehicular access is obtained from the south. The neighbouring properties are located to the north and east of the application site. The location plan is **attached** at appendix 1.

2.0 **PROPOSAL**

2.1 The principle of construction of a new detached dwelling within the application site has been established under planning application reference P12/V2514/FUL which sought to demolish an existing dwelling and replace it with a larger structure. This application seeks planning permission to demolish the existing building located to the south-east of Days House, and construct a new dwelling further into the site adjacent to the existing swimming pool.

2.2 The new property is to be located further to the north-east of the application site, and will be attached to the existing swimming pool house. The proposed design of the dwelling would utilise traditional materials in accordance with the local vernacular. The proposed plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

Below is a summary of the responses received to the scheme. A full copy of all the comments made can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

Sparsholt Parish Council	Object: The grounds for objections are: - It is unsustainable location for a new dwelling; - The proposal is too bulky and out of character; - Impact upon drainage;
Drainage Officer	No objections, subject to condition
Health & Housing - Env. Protection Team	No objections
Waste Management Officer (District Council)	No objections
Neighbour comments (1)	Concerns raised in the received letter related to the impact of the proposal on drainage

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V1929/PEO](#) - Other Outcome (02/10/2015)  
Please see the application form.

[P13/V2117/HH](#) - Approved (14/11/2013)  
Proposed car port.

[P12/V2514/FUL](#) - Approved (06/02/2013)  
Demolish existing 1-bed dwelling and replace with a single storey 2-bed dwelling.

[P12/V0930](#) - Approved (20/06/2012)  
Certificate of lawfulness for existing use as a single dwelling with garden and access.

[P08/V1917](#) - Approved (02/02/2009)

Proposed single storey extension and addition of 3 dormer windows

[P06/V1757](#) - Approved (03/01/2007)

Erection of a pool house next to the existing swimming pool and tennis court.

## 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.

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

H13 - Development Elsewhere

NE9 - The Lowland Vale

### 5.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. 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. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Core Policy 1	Presumption in favour of sustainable development
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs
Core Policy 5	Housing supply ring-fence
Core Policy 15	Spatial strategy for South East Vale sub-area
Core Policy 37	Design and local distinctiveness
Core Policy 39	The historic environment
Core Policy 44	Landscape

### 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**

Westcot does not have a neighbourhood plan currently

### 5.7 **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.

### 5.8 **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)

#### 5.9 **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.

#### 5.10 **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 planning considerations are the following:

1. Principle of development
2. Design and layout
3. Residential amenity
4. Highway safety and parking
5. Other

#### **Principle of development**

6.2 The principle of the construction of a detached, residential dwelling within the application site has been already established under planning application reference P12/V2514/FUL, therefore the main consideration is given to the impact of the construction of a proposed residential dwelling further to the north-east of the application site upon the surrounding area, existing dwelling, and the neighbouring properties.

#### **Design and layout**

6.3 Policies DC1, DC6, H13 and NE9 require that development should be at a scale, layout and design that would not materially harm the form, structure or character of the settlement, and the Lowland Vale, a local landscape designation. The design guide at DG51 seeks that new development should generally reflect the scale of existing settlement.

6.4 The site is located on the very edge of the village in the Lowland Vale and with views across open fields to the AONB. The proposal would be set against the existing built up area of the village.

6.5 The proposed design of the dwelling would utilise traditional materials to complement the local vernacular. The proposal will have a pitched roof with the maximum height not exceeding 6.0 metres measured from the ground level. The eaves will be relatively low with the available roof space to be used as first floor living accommodation. The proposal is therefore significantly lower than a normal two storey house, with an eaves height that largely equates to that of a single storey dwelling.

6.6 The amended plans have been submitted in order to address concerns in relation to the size and scale of the proposed dormer windows. The revised drawings illustrate that the

scale of the proposed dormer windows has been reduced which helps with the overall appearance of the proposed dwelling. It is also considered in the Officers' opinion that the proposal would sit comfortably within the plot and would have sufficient outdoor amenity space and on-site parking. Furthermore the proposal would follow the existing grain of the settlement, which would result in a lesser impact upon the character of the surrounding area and the long open views in the Lowland Vale.

- 6.7 The proposed new dwelling is lower in profile than Days House. Although larger in footprint than the dwelling approved under planning application reference P12/V2514/FUL. However given the fact that it is to be placed behind the existing swimming pool house, which would effectively screen a large proportion of the new development, and the proposed location (set further back to the north-east of the application site), it is considered in the Officers' opinion the new property would appear less prominent from the surrounding area, than the previously approved scheme. A condition is recommended requiring the demolition of the existing dwelling prior to occupation of the new dwelling given that it falls within the same ownership.
- 6.8 As such the proposal is considered to comply with the requirements of local plan policies DC1, DC6, H13 and NE9 and the provisions of the NPPF, NPPG and the design guide.

#### **Residential Amenity**

- 6.9 Policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment.
- 6.10 The neighbouring properties to the north are located approximately 25.0 metres away from the proposed development. There is an existing mature hedgerow on the northern boundary of the application site, which provides sufficient screening between the proposed development and the properties located to the north. In order to protect the hedgerow, which is considered to be a valuable asset, it is considered in the Officers' opinion justifiable to impose a condition to retain and properly maintain the existing hedgerow, and replace it subsequently in case it was damaged during construction. There are no first floor windows proposed on the east elevation of the proposed dwelling therefore, it is not considered in the Officers' opinion there would be any harmful impact upon the residential amenities of the property located to the east in terms of overlooking. The existing property, Days House, placed to the west of the proposal is also located at a distance measuring approximately 25.0 metres which is considered sufficient, and acceptable.
- 6.11 Given the location, height and design of the proposal officers are of the opinion that the proposal complies with the requirements of local plan policy DC9, and the provisions of the NPPF, NPPG and Residential Design Guide.

#### **Highway safety**

- 6.12 Policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. Paragraph 32 of the NPPF states: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."
- 6.13 Vehicular access to the site would be gained from the south. Sufficient off-street parking provision is proposed for the new dwelling, therefore the proposal is considered acceptable in terms of its impact on highways safety.

- 6.14 As such the proposal is considered to comply with the requirements of local plan policy DC5, and the provisions of the NPPF, NPPG and Residential Design Guide.

**Other**

**Drainage**

- 6.15 Concerns have been raised by a neighbouring property as well as in the comments received from Parish Council, that the proposal would have a harmful impact upon drainage. The Council's Drainage Engineer has been consulted on the application and initially objected to the proposal, due to lack of information being provided with the application. Additional information has been subsequently provided by the applicant's agent.
- 6.16 The Drainage Officer assessed the submitted documents and has no objections to the proposal, subject to an appropriate condition being imposed with any planning permission being granted. The Officers' are of the opinion that the requested condition is reasonable and justifiable, therefore it is recommended to be imposed with the planning permission.

**Demolition**

- 6.17 It is also considered reasonable to condition the existing building located to the south-east of Days House to be demolished, and any demolished material which is not to be utilised in the new development to be removed from the land.

**7.0 CONCLUSION**

- 7.1 The development complies with the relevant development plan policies and the National Planning Policy Framework. The principle of the proposed development is considered to be acceptable, it would not harm the visual amenity and character of the Lowland Vale and surrounding area, or the amenities of neighbouring properties, and there is adequate and safe access and parking provision for the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC6, DC9, H13 and NE9. The development is also considered to comply with the provisions of the National Planning Policy Framework.

**8.0 RECOMMENDATION**

**It is recommended that planning permission is granted subject to the following conditions:**

- 1. Time limit - full application.**
- 2. In accordance with the approved plans.**
- 3. Demolish specified buildings within the site prior to occupation of the new dwelling.**
- 4. Retain existing hedgerow/trees.**
- 5. Materials in accordance with the submitted application.**
- 6. Drainage details to be submitted.**
- 7. Access, parking and turning in accordance with the approved plan.**

**Informative**

- 1. Surface water drainage**

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