

APPLICATION NO.	P15/V2137/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	9.9.2015
PARISH	WOOLSTONE
WARD MEMBER(S)	Robert Sharp
APPLICANT	Linda Walker
SITE	Merrow Down Road Between Woolstone and Uffington Woolstone Faringdon, SN7 7QL
PROPOSAL	Single storey side extension, modification of existing garage, and new detached double garage with work room above (Amended by drawing numbers 380-1-06B, 380-1-11C and 380-1-12C, and additional drawings Street Elevation and Comparative Heights, received 14 December 2015; height of proposed garage reduced to 6.2 metres and proportions of dormer window in front elevation of garage altered).
AMENDMENTS	14.12.2015
GRID REFERENCE	429493/188485
OFFICER	Katie Cook

SUMMARY

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

The proposal is for the erection of a single storey side extension on the north elevation of the property, the conversion of the existing garage to habitable accommodation, and the erection of a detached garage with a work room above to the north-east of the main house.

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 are considered acceptable.
- Whether there is adequate off-street parking within the site, which it is considered there is.
- The impact on the setting of neighbouring listed buildings, which is considered acceptable.

The recommendation is for approval.

1.0 INTRODUCTION

1.1 The site is located on the west side of Woolstone Road within the lowland vale, an area of local designation. To the north and south of the site are residential dwellings, with paddocks and a ménage to the west. The dwelling to the south of the site, Woodruff Orchard, is Grade II listed. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Woolstone Parish Meeting objects.

2.0 **PROPOSAL**

2.1 This application seeks planning permission for the erection of a single storey side extension on the north elevation of the property, the conversion of the existing garage to habitable accommodation, and the erection of a detached garage to the north-east of the main house.

2.2 Further to the submission of the application the height of the proposed garage was reduced from 6.5 metres to 6.2 metres and the proportions of the front dormer window were altered. Re-consultations were undertaken and the application is being considered on this amended basis.

2.3 *Proposed extension*

The proposed extension, which is to accommodate a pool room, has a flat roof and incorporates a roof lantern. Measuring approximately 5.45 metres wide by 7.3 metres deep, the extension has a ridge height of approximately 2.67 metres with the roof lantern having a maximum height above ground level of approximately 4.23 metres. A bay window is to be included in the front (east) elevation of the extension.

2.4 *Garage conversion*

The existing garage will be converted to habitable accommodation. Containing a walkway from the main house through to the new extension, the new accommodation will also consist of a gym and shower room, stores, and plant / boiler room.

2.5 *Proposed detached garage*

Located to the north-east of the main house, the proposed garage measures approximately 7.72 metres wide by 6.15 metres deep, with an eaves height of 2.58 metres and a ridge height of 6.2 metres. A first floor workroom, wc and store will be accessed via an external staircase on the west elevation of the building. A dormer window is included in the south elevation of the building, together with first floor window in the east elevation.

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

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	
Woolstone Parish Meeting	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> • The proposed garage is a significant structure and consideration should be given to its potential dominance in this part of the parish. • The proposed garage will be very close to the road. This position will make the building very prominent and will impact the visual appearance of this part of the village. • The building is large and tall unlike other garages in lower Woolstone.
Neighbours - objection	<p>Three letters of objection. The objections may be summarised as follows:</p>

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	<ul style="list-style-type: none"> • Object to the double height garage on the grounds of over build and bulk. • The garage will result in loss of light and is imposing. • The garage will overlook Midsummer House and creates a different street scene, dominating this part of Woolstone Road. • The garage is extremely close to the road. • The boundary hedge will not provide effective screening because the garage will be considerably higher than the 2.5 metres high hedge. • Every other garage along Woolstone Road is single storey, so the double height garage will be out of character in terms of its appearance compared with existing development in the vicinity. • The new garage is in effect a house. • A separate large garage is not part of the rural street scene. • The garage could cause road flooding. • There is a damp patch on the boundary between Merrow Down and Midsummer House; will the large concrete foundation make the situation worse? • The massing and scale of the double height garage is inappropriate.
Highway Officer - OCC	No objection subject to conditions.

3.3

Second consultation	
Woolstone Parish Meeting	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> • The proposed garage, given its height and bulk, will cause potential dominance in this part of the parish. • The size and position of the garage will impact the visual appearance of this part of the village. • The building is large and tall unlike any other garage in lower Woolstone and will have a negative impact on the village. • The garage is inappropriate and unsympathetic to the appearance and character of the local environment and will have a negative impact on both the village and views of the vale.
Neighbours - objection	<p>Six letters of objection from five residents. The objections may be summarised as follows:</p> <ul style="list-style-type: none"> • The location, size and prominence of the garage will result in a loss of light and is imposing. • The garage will overlook Midsummer House and is an over development of the Merrow Down site which creates a high density of buildings. • The new building involves the loss of garden land and the open aspect of the neighbourhood. • There is a huge difference between the single storey garage at

	<p>Woodruff Orchard (at a little over 3 metres high) and the proposed 6 metres-plus garage.</p> <ul style="list-style-type: none"> • There is no sense in comparing drawings of Midsummer House and the proposed building. • This garden area is designated for the contribution it makes to distant views from higher land and valued for its character of open fields, farms and villages. Policy NE9 seeks to resist development which would have an adverse impact on the landscape, particularly long open views across the area. • There will be an adverse impact on the character of the locality. • Policy H13 of the local plan and paragraph 55 of the NPPF seek to resist development in isolated locations outside built-up areas of settlements. Whilst described as a garage and office, its size and degree of separation from Merrow Down suggest a separate dwelling with its own curtilage. • A precedent will be set for future ribbon development. • The proposal represents over development of the site. • The garage is still too big and too near the road. • Significantly too large and of inappropriate character. • The height of the garage will block the view of the White Horse from the neighbouring property. [This is not a material planning consideration].
Highway Officer - OCC	No objection subject to conditions.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P05/V1266](#) - Approved (18/10/2005)
Extension and alterations.

4.2 Pre-application History
None.

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
HE4	Development within setting of listed building
NE9	The Lowland Vale

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
Core Policy 39	The historic environment

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 – garages and carports (DG47)*
- *Responding to Local Character (DG103)*
- *Consider your neighbours (DG104)*
- *Scale, form and massing (DG105)*
- *Design considerations (DG106)*
- *Side extensions (DG109)*

5.4 **National Planning Policy Framework (NPPF) – March 2012.**

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.

Uffington, Woolstone and Baulking Neighbourhood Plan - The Uffington area designation (with the signed consent of Woolstone and Baulking Parish Meetings) as submitted on 25 September 2014, was approved by the Vale of White Horse District Council Cabinet Member on 13 February 2015. The consultation for area designation received thirteen representations in total.

The stage the Neighbourhood Plan is currently at means it is therefore currently afforded very limited weight.

5.7 **Uffington, Woolstone and Baulking Community Led Plan 2015.**

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 main issues in the determination of this application are

- Impact on the visual amenity of the area
- Impact on neighbouring properties
- Impact on the highway and whether adequate car parking is available
- Impact on the setting of neighbouring listed buildings
- Other considerations

6.2 **Impact on visual amenity**

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 that takes into account local distinctiveness and character.

- 6.3 Policy NE9 of the local plan refers to development within the lowland vale, outlining that it will not be permitted if it would have an adverse effect on the landscape, particularly on the long open views within or across the area.

Proposed extension

- 6.4 The proposed extension will be viewed within the context of the existing property and will not appear out of place within the street scene and will not harm the visual amenity of the area. It is proposed to use white render on the external walls of the extension which will match the existing property and is acceptable.

Proposed detached garage

- 6.5 The proposed garage is situated to the north-east of the main house, approximately 4.4 metres away from the east boundary of the site. The position of the proposed garage relative to the extended property and existing parking area is such that an informal courtyard will be created.
- 6.6 The dwellings along this part of Woolstone Road are positioned at differing distances from the highway and accordingly there is no uniformity to the overall built character of the area. Consequently, whist closer to the highway than the existing property, the proposed garage will not appear as a discordant feature in the locality.
- 6.7 In order to facilitate the first floor accommodation above the garage the building has a maximum ridge height of 6.2 metres. This is lower than the main house and the neighbouring property immediately to the north. The building will be viewed within the context of both the dwelling on the application site and the neighbouring properties, and will not compromise the visual amenity of the area or the long open views within and across the lowland vale.
- 6.8 In the interest of visual amenity, in order to ensure the trees which are to be retained are protected during construction it is considered reasonable and necessary to condition tree protection measures be implemented.

6.9 **Impact on neighbours**

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 privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust or other emissions.

Proposed extension

- 6.10 Given the position and orientation of neighbouring properties, the amenities of these dwellings will not be harmed by the proposed extension in terms of overshadowing, dominance or overlooking.

Proposed detached garage

- 6.11 The proposed garage is situated approximately 14.1 metres away from the dwelling to

the north of the site 'Midsummer House', with the pitched roof of the structure sloping away from the neighbour. This distance is such that harmful overshadowing or dominance of 'Midsummer House' would not be caused, and the application could not reasonably or justifiably be refused on this basis.

- 6.12 The inclusion of a dormer window in the front (south) elevation of the garage and a first floor side window in the east elevation will not cause harmful overlooking of neighbouring properties.
- 6.13 The first floor accommodation above the garage is served by an external staircase. Views from the top of this staircase would be possible over the private amenity space of 'Midsummer House'. Accordingly, in order to prevent harmful overlooking, it is considered reasonable and necessary to condition that a screen be installed and maintained at the top of the external staircase to prevent overlooking.
- 6.14 **Impact on highway and parking**
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.
- 6.15 The proposed development marginally alters the configuration of the existing parking and turning area within the site. The proposed area is of sufficient size to provide adequate parking and turning for the property. On this basis it is not considered necessary to specifically condition that the new garage accommodation remain as such.
- 6.16 The proposal will not alter the existing access to the site and will not compromise highway safety.
- 6.17 **Impact on setting of listed buildings**
Policy HE4 of the local plan seeks to ensure that development will not harm the setting of listed buildings, with proposals having to respect the characteristics of the building in its setting.
- 6.18 The dwelling to the south of the site, 'Woodruff Orchard', is Grade II listed. The position of the proposed extension and detached garage relative to this property is such that its setting will not be compromised.
- 6.19 **Other considerations**
The proposed detached garage contains at first floor a workroom, store and wc. This accommodation, which is not self-contained, is to be used as ancillary accommodation to the main house and does not constitute a separate dwelling. Were the building to be used subsequently as a separate dwelling additional planning permission would need to be obtained. This application cannot be assessed on what might happen in the future. The use of the new building as ancillary accommodation to the main house is acceptable, and it is considered reasonable and necessary to condition it as such.
- 6.20 The site is not located within a flood zone. Appropriate drainage of the development would need to be dealt under building regulations and is not material to the determination of this application.

7.0 CONCLUSION

- 7.1 The proposal will not harm the visual amenity of the area, the amenities of neighbouring properties, or the setting of the listed building to the south of the site. Adequate parking and turning space is being maintained within the site. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9, HE4

and NE9 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**

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

- 1. Time limit – full permission.**
- 2. Planning condition listing the approved drawings.**
- 3. Materials – details in accordance with application.**
- 4. Tree protection measures.**
- 5. Prior to the commencement of the development, detailed particulars of an obscured screen to be positioned at the top of the external staircase to the outbuilding on its north and west elevations shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be a minimum of 1.7 metres high from the floor level of the staircase in order to prevent overlooking. The approved screen shall be installed prior to the first occupation or use of the new development, and notwithstanding the provisions of Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the screen shall be maintained and retained.**
- 6. Parking and turning area in accordance with plan.**
- 7. Ancillary accommodation.**

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