

APPLICATION NO.	P16/V0223/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	1.2.2016
PARISH	CHILTON
WARD MEMBER(S)	Janet Shelley Reg Waite
APPLICANT	Mr Michael Deeley
SITE	Corbiere Church Hill Chilton Didcot, OX11 0SH
PROPOSAL	Proposed single and 2-storey extensions and conversion from bungalow to 2-storey dwelling. (Amended by drawing numbers MD-5-16, MD-2-16, MD-3-16 and MD-6-16, received 27 May 2016; eaves and ridge heights of extended dwelling lowered to create chalet style bungalow, dormer windows included).
AMENDMENTS	27.5.2016
GRID REFERENCE	449011/185927
OFFICER	Katie Cook

SUMMARY

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

The proposal is to raise the height of the existing bungalow to create a chalet style bungalow, erect a one and half storey front extension on the north elevation, a single storey rear extension on the south elevation, and incorporate dormer windows in the north, south and west roof slopes. As part of the development it is also proposed to relocate the existing vehicular access.

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 and acceptable vehicular access, which it is considered there is.
- The impact on the setting of neighbouring and nearby listed buildings, which is considered acceptable.

The recommendation is for approval, subject to conditions.

1.0 INTRODUCTION

1.1 The site is located towards the north side of Chilton within the North Wessex Downs Area of Outstanding Natural Beauty. Other residential properties are located to the north, east and south of the site, with Church Hill adjoining the north-west / west boundary. The dwelling to the south / south-east of the site, 'The Goddards', is Grade II listed, as are the dwellings to the west of the site on the opposite side of the road ('East House', 'Middle House' and 'West House' respectively), and the Church of All Saints to the north-west. A copy of the site plan is **attached** at appendix 1.

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

2.0 **PROPOSAL**

2.1 This application seeks planning permission to raise the height of the existing bungalow to create a chalet style bungalow, erect a one and half storey front extension on the north elevation, a single storey rear extension on the south elevation, and incorporate dormer windows in the north, south and west roof slopes. As part of the development it is also proposed to relocate the existing vehicular access.

2.2 The eaves of the existing property are to remain at 2.5 metres high with the ridge increasing in height from 5.26 metres to 6.5 metres. The proposed front extension measures 3.24 metres deep by 6.58 metres wide, with an eaves height of 2.5 metres and a ridge height of 5.83 metres. The proposed single storey extension measures 3.33 metres deep by 5.3 metres wide, with an eaves height of 2.5 metres and a ridge height of 3.5 metres. A copy of the application plans is **attached** at appendix 2.

2.3 As originally submitted the proposal involved extending the property, with front and rear extensions, to create a full two storey dwelling. Further to concerns regarding the scale of the development, the scheme was revised and re-consultations undertaken. The application is being considered on the amended basis.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the comments received in relation to the proposal. A full copy of all the comments received can be viewed online at www.whitehorsedc.gov.uk.

3.2	First consultation	
	Chilton Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> • Overshadowing, loss of light and dominance. • Over development of the site. • Highway safety and traffic generation. • Redevelopment should be sympathetic to adjacent listed buildings.
	Neighbours - object	<p>Six letters of objection. Objections may be summarised as follows:</p> <ul style="list-style-type: none"> • Over development of limited site. • Visually intrusive and dominant. • Proposal will detract from the status of neighbouring listed buildings. • New access more dangerous than current access. • Little room to turn cars. • Design is out of character. • Run off of rain could affect the houses lower down Church Hill. • Overshadowing of neighbouring gardens. • East boundary wall should be protected during construction. • Overlooking and loss of privacy of neighbours. • Impact on solar panels on neighbouring roof slopes. • Significant increase in traffic.

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	<ul style="list-style-type: none"> The plot is the first seen on Church Hill and the proposal creates an unsympathetic building at the top of the hill which will detract from the character of the village.
County Archaeologist	No objection.
Highway Officer OCC	<p>Holding objection. Comments made may be summarised as follows:</p> <ul style="list-style-type: none"> Drawing provided inadequate. Proposed access is on a bend, though recognised the existing access is also in a similar location. Detailed parking plan requested.

3.3

Second consultation	
Chilton Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> The site is 1.6 metres above neighbouring properties, which contributes to the over bearing nature of the development. The proposal overlooks The Goddards. The site is not suitable for a three bed two storey house, which is over development. The large expanse of roof visible on the east elevation appears stark and over dominant when viewed from Latton Close. Amended access still gives rise to concerns. Any redevelopment should be sympathetic to listed buildings. Should the application be approved there must be a submission of materials.
Neighbours - object	<p>Two letters of objection. Objections may be summarised as follows:</p> <ul style="list-style-type: none"> Design changes welcomed but the proposed gross area is not reduced and therefore the proposal is still an over development of a small, constrained site. Proposed ground floor kitchen and utility room windows will overlook 6 Latton Close. Site is elevated relative to properties on Latton Close, and the proposal will cause overshadowing and loss of light. No reference is made to a structural retaining wall along the eastern boundary of the site. No excavation or other works that may damage or adversely affect this soil retaining wall or its function should be undertaken. Development should be on a scale that respects the character of the area and neighbouring listed buildings. Welcome reduction in number of bedrooms from four to three as it implies less traffic using a difficult access.

	<ul style="list-style-type: none"> The new first floor bedroom dormer windows will overlook The Goddards (both property and garden). Overshadowing and loss of light to The Goddards. Soakaways may not be sufficient to deal adequately with water from such a development
County Archaeologist	No objection.
Highway Officer OCC	No objection subject to conditions.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P80/V1240](#) - Approved (07/01/1981)
Erection of a porch.

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
NE6	The North Wessex Downs Area of Outstanding Natural Beauty

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:-
 - *Responding to Local Character (DG103)*
 - *Consider your neighbours (DG104)*
 - *Scale, form and massing (DG105)*
 - *Design considerations (DG106)*

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.

Chilton Neighbourhood Plan – In discussion regarding area application.

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

- 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 listed buildings

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 NE6 of the local plan refers to the North Wessex Downs Area of Outstanding Natural Beauty, outlining that development within the area will only be permitted if the natural beauty of the landscape will be conserved or enhanced.

6.4 The proposed development increases the overall ridge height of the property by approximately 1.25 metres, creating a chalet style bungalow. The dwellings in Latton Close to the north / east which back on to the site are two storey properties, with the neighbouring property to the south / south-east (The Goddards) being two and half storey's. Although the dwelling is raised relative to Church Hill which drops down in a southerly direction away from the site, the overall size and proportions of the extended property, when viewed within the context of neighbouring properties, will not appear out of place within the street scene or detrimental to the visual amenity of the area.

6.5 There is no objection to the inclusion of dormer windows, which are proportionate to the roof slopes in which they are located. It is proposed to use smooth render to the ground floor of the property, and feather edged timber boarding to the gable ends, with interlocking roof tiles. The use of such materials is acceptable and in order to ensure the overall finish is appropriate it is considered reasonable and necessary to condition that details be provided for approval.

6.6 **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 loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or

vibration, smell, dust or other emissions.

- 6.7 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.
- 6.8 The site is elevated relative to neighbouring properties. Whilst the proposal will make the dwelling more prominent when viewed from neighbouring sites, the overall scale is such that harmful overshadowing or dominance would not be caused, and the proposal could not reasonably or justifiably be refused on this basis.
- 6.9 The proposed rear dormer windows are situated over 10 metres away from the boundary with The Goddards, and over 24 metres away from the north elevation of this property. Whilst views will be possible over the neighbouring garden towards the property, the distances are such that harmful overlooking would not be caused and would not warrant refusal. The inclusion of a ground floor kitchen window and utility room door in the east elevation of the property does not specifically require planning permission as such works can be undertaken under the provisions of permitted development.
- 6.10 **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.
- 6.11 The proposal provides parking and associated turning space for three cars within the site. This level of parking is adequate for the extended property. As part of the development it is proposed to relocate the existing access from the northern corner of the site to part way along west boundary. Both the existing access and the proposed new access are on a bend. The highway officer is satisfied that the new access is no worse in terms of visibility than the access it is replacing and could not, therefore, substantiate a reason for refusal on this basis. The visibility splays shown on the submitted plans do not cross third party land and are considered acceptable. In order to ensure the parking, turning, and visibility splays are provided and maintained it is considered reasonable and necessary to condition these elements.
- 6.12 **Impact on setting of listed buildings**
Policy HE4 of the local plan refers to development within the setting of listed buildings, outlining such development will be permitted where the siting, scale, design, form, finishes and materials respect the characteristics of the building in its setting.
- 6.13 The proposed development, given its size and position, will not compromise the setting of neighbouring listed buildings. Any harm which may be caused can be mitigated by ensuring the materials used are appropriate, thereby ensuring the overall setting of neighbouring listed buildings is respected.
- 7.0 **CONCLUSION**
- 7.1 The proposed development will not harm the visual amenity of the area, the amenities of neighbouring properties, or the setting of neighbouring listed buildings. Adequate parking and turning is being provided. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9, HE4 and NE6 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 is granted subject to the following conditions:

1. Time limit – full permission.
2. Planning condition listing the approved drawings.
3. Materials – details to be submitted.
4. Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces and turning space shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number MD/6/16. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.
5. Prior to the use of the new vehicular access, the existing vehicular access to the highway shall be permanently stopped up in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

Author: Katie Cook
Contact No: 01235 422600
Email: katie.cook@southandvale.gov.uk