

APPLICATION NO.	P16/V2033/FUL
SITE ADDRESS	Metisse House Carswell Golf Course Carswell Faringdon, SN7 8PU
PARISH	BUCKLAND
PROPOSAL	Change of use of motorcycle manufacturing to residential use.
	Demolish existing sheds. Erect new 8 bay car garage and porch, converting existing garage to gym
WARD MEMBER	Anthony Hayward
APPLICANT	Mr Gerry Lisi
OFFICER	Penny Silverwood

RECOMMENDATION

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

- 1. Commencement three years.**
- 2. Approved plans.**
- 3. Materials in accordance with the application.**

1. PROPOSAL

- 1.1 This application is referred to committee as councillor Anthony Hayward is the applicant's agent.
- 1.2 The application site is located to the south of the A420, within the established Carswell Golf Course complex. The site is located within the North Vale Corallian Ridge as defined on the local plan proposals map.
- 1.3 The proposal seeks permission for the change of use from motorcycling manufacturing workshops to residential use, and the erection of an eight bay car garage, porch following demolition of the existing sheds.
- 1.4 A site location plan is included overleaf:



1.5 Extracts of the application plans can be found in appendix 1.

2. SUMMARY OF CONSULTATIONS AND REPRESENTATIONS ON CURRENT SUBMISSION

2.1 A summary of the responses received to the current proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

2.2 An amended red line location plan has been received to correctly define the application site.

Buckland Parish Council	No objection
Oxfordshire County Council	<u>Highways</u> No objection.

3. RELEVANT PLANNING HISTORY

3.1 Planning permission was granted on 30th September 2016 for the erection of detached guest accommodation.

3.2 A certificate of lawful development was issued in 2011 confirming the existing use as motorcycle workshops.

4. **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 4.1 The site area is less than 5ha, and the site is not in a 'sensitive area'. The proposal is not therefore, EIA development.

5. **MAIN ISSUES**

Design, Layout, Landscape and Visual amenity

- 5.1 The proposed garage building to replace existing buildings will be viewed within the context of the existing residential property and other buildings on site. The design and appearance is in keeping, using the same materials, as the existing residential property and the proposal is considered to improve the visual amenity of the area by removing unsightly industrial style buildings. The scale and form of the proposed garages are not considered to compete or overwhelm the dwelling. It is not considered that the proposed development will harm the visual amenity of the surrounding area or the character and setting of the North Vale Corallian Ridge.

Residential Amenity

- 5.2 There are no other residential properties within the local vicinity. Therefore there is not considered to be any impact upon the amenities of such properties in terms of overlooking, overshadowing or dominance.

Traffic, Parking and Highway Safety

- 5.3 The highways liaison officer has been consulted and does not consider there to be any highways impact as a result of the proposals. Sufficient off-road parking and turning space is available within the application site, and therefore there is not considered to be any impact upon access or highways safety.

6. **CONCLUSION**

- 6.1 The development does not harm the visual amenity of the area or the setting of the North Vale Corallian Ridge. There will be no impact upon the amenities of neighbouring properties or upon access or highways safety.

The following planning policies have been taken into account:

Vale of White Horse Local Plan: 2011 – DC1, DC5, DC9, NE7

Draft Vale of White Horse Local Plan 2031: PART 1 – CP1, CP37

Vale of White Horse Design Guide 2015

National Planning Policy Framework, 2012

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