

<b>APPLICATION NO.</b>	<a href="#">P16/V2181/HH</a>
<b>SITE</b>	1 Walnut Close West Hanney Wantage Oxon, OX12 0RP
<b>PARISH</b>	West Hanney
<b>PROPOSAL</b>	Side extension (re-submission of application P16/V0744/HH)
<b>WARD MEMBER(S)</b>	Matthew Barber
<b>APPLICANT</b>	Mr P Scott
<b>OFFICER</b>	Sally Appleyard

## **RECOMMENDATION**

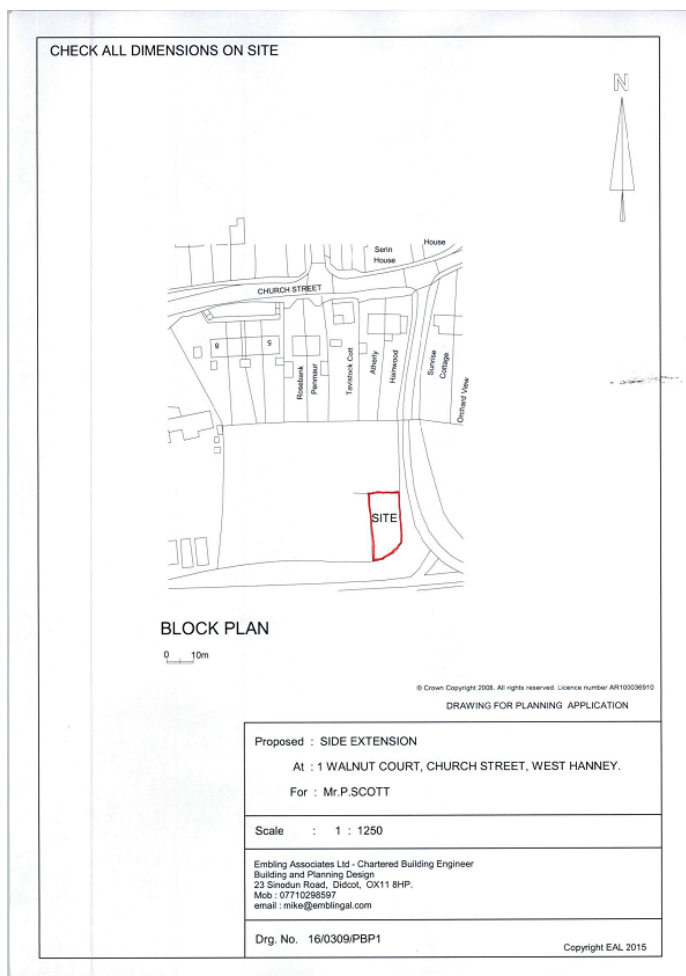
It is recommended that planning permission is granted subject to the following conditions:

- 1. Commencement three years.**
- 2. Approved plans list.**
- 3. Materials in accordance with the application.**
- 4. Details of access to garage, including visibility splays to be submitted.**

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## **1. INTRODUCTION AND PROPOSAL**

- 1.1 The application is referred to committee as the applicant is related to Councillor Matthew Barber.
- 1.2 The application site is located to the south of Church Street within the village of West Hanney. The property is a semi-detached dwelling with the adjoining neighbour located to the west. Vehicle access to the site is obtained from a private drive off of Church Street to the north. The dwelling forms part of a small scheme of six new dwellings granted planning permission in April 2015.
- 1.2 The application seeks full planning permission for the erection of a single storey side extension to the east elevation of the dwelling, to be used as a garage.
- 1.4 A site location plan is included overleaf:



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

## 2. SUMMARY OF CONSULTATIONS AND REPRESENTATIONS

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](http://www.whitehorsedc.gov.uk).

<b>West Hanney Parish Council</b>	No objections.
<b>Vale - Highways Liaison Officer (Oxfordshire County Council)</b>	No objections, subject to conditions.

## 3. RELEVANT PLANNING HISTORY

- 3.1 [P16/V0744/HH](#) – An application for a single storey side extension was withdrawn on 19 April 2016. The current application is a re-submission of this application.
- 3.2 [P15/V0039/FUL](#) - Planning permission was granted on 9 April 2015 for the erection of six dwellings. The current application relates to Plot 2 of this development.

#### **4. ENVIRONMENTAL IMPACT ASSESSMENT**

- 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**

##### **5.1 Design, layout and visual amenity**

The proposed single storey side extension will be set back from the front of the house, reducing the visual impact between existing and new. The design and appearance is in keeping with the main dwelling, using matching materials. The proposed extension is considered to be a subordinate addition to the existing dwelling and acceptable in design terms. It is not considered that the proposed development will harm the visual amenity of the surrounding area.

- 5.2 The submitted plans appear to compromise the entrance gates and piers for the overall development as approved under application P15/V0039/FUL. However the agent and the developer have confirmed that there is no intention to build these elements. Officers are satisfied that the overall visual amenity and design approach of the development would not be harmed if the brick piers and gates would not be delivered, and therefore the proposal is considered to be acceptable.

##### **5.3 Residential amenity**

The proposed extension is relatively low in height, and given the position of the proposed extension in relation to neighbouring properties, it is not considered that the proposed extension will cause harm to neighbours through either loss of light, dominance or overlooking.

##### **5.4 Traffic, parking and highway safety**

There are no additional bedrooms proposed as part of the development and the dimensions of the proposed garage extension meet the adopted standards of 6 metres x 3 metres as set out in the council's design guide. As the proposal does not affect the existing parking provision for the dwelling as approved under application P15/V0039/FUL, a sufficient number of off-street parking spaces will be retained and therefore it is not considered justified or reasonable to condition the garage to be retained for parking purposes only.

- 5.5 The highways officer has requested that details of the access arrangement to serve the proposed garage be secured by way of a condition. Given that the proposed extension is to be used as a garage, an access driveway arrangement including necessary visibility splays will be required, especially given its close proximity to the main entrance to the site. These details have not been shown within the application plans and therefore this condition is considered to be reasonable and necessary, as recommended by the highways officer.

## **6. CONCLUSION**

- 6.1 The proposed development does not harm the visual amenity of the area, the amenities of neighbouring properties and does not impact highway safety. The proposal therefore complies with local plan policies, the design guide 2015 and the National Planning Policy Framework.

The following planning policies have been taken into account:

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

Draft Vale of White Horse Local Plan 2031 Part 1 policy: CP37

Vale of White Horse Design Guide 2015

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Neighbourhood Plan

West Hanney Parish Council is currently working on the draft version of its neighbourhood development plan. Therefore at this stage, the plan holds very limited weight.

Human Rights Act 1998

Equality Act 2010

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