

<b>APPLICATION NO.</b>	<a href="#">P16/V2341/FUL</a>
<b>SITE</b>	73 Milton Road, Sutton Courtenay, Abingdon, OX14 4BX
<b>PARISH</b>	Sutton Courtenay
<b>PROPOSAL</b>	The demolition of an existing dwelling and the replacement with a similar Chalet style dwelling with first floor accommodation in the roof.
<b>WARD MEMBER(S)</b>	Gervase Duffield
<b>APPLICANT</b>	Mr Martin Morgan
<b>OFFICER</b>	Abbie Barnes

## 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.
4. Rooflights to be located at least 1.7 metres above finished floor level.

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## 1. PROPOSAL

- 1.1 The application is referred to committee as the applicant is a member of staff.
- 1.2 The site comprises a detached bungalow situated on a rectangular plot in a residential area. The bungalow is set back from the main Milton Road. The locality is comprised of a mixture of dwelling types, including single storey bungalows, one-and-a-half storey bungalows, and two storey houses.
- 1.3 The proposal is to demolish the existing bungalow and construct a new one-and-a-half storey dwelling with accommodation in the roof. A detached outbuilding is also proposed at the end of the rear garden.
- 1.4 Extracts of the application plans can be found in **appendix 1**
- 1.5 A site location plan is included overleaf:



## 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)

Sutton Courtenay Parish Council	No objections
Oxfordshire County Council Highways	No objections

## 3. RELEVANT PLANNING HISTORY

- 3.1 There is no planning history associated with the site.

## 4. MAIN ISSUES

### Design, Layout, Landscape and Visual amenity

- 4.1 The proposed replacement dwelling will be built on the same building line as the existing bungalow. It will not project any further forward than the existing side neighbouring properties no.71 and no.75. The rear elevation will project out a further 6.0 metres towards the rear garden and will be set off of each side neighbouring boundary. Accommodation is proposed in the roof and therefore the height of the dwelling will measure 7.2 metres to the ridge compared to the existing height of 5.4 metres. The eaves will remain low measuring 2.4 metres. Two front pitched roof dormers are proposed along with three high level roof lights in each side elevation. The dwelling will be constructed using a red plain clay tile and a red brick. The proposed outbuilding will be of a modest size

measuring 3.2 metres to the ridge with a shallow pitched roof. It will be located at the rear of a relatively long garden and constructed using timber cladding.

- 4.2 The design and appearance of the dwelling is in keeping with other dwellings on the street, using similar materials and incorporating similar features such as the dwellings scale, height and dormer windows. It is not considered that the proposed development will harm the visual amenity of the surrounding area

### **Residential Amenity**

- 4.3 The neighbouring side property to the west, no.75, is a detached bungalow. There are no existing side windows in this dwelling. The new dwelling will project a further 2.0 metres beyond the rear of the neighbouring property to the west. The eaves will remain low and the roof will slope away from the side boundaries. To the east the dwelling will project a further 6.0 metres beyond the rear of the neighbouring dwelling, no.71. Due to the low eaves, roof design and orientation it is considered that the amenities of the neighbouring properties would not be harmed. 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**

- 4.4 The county 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 for three cars and turning space is available within the application site, and therefore there is not considered to be any impact upon access or highways safety.

### **Flood Risk and drainage**

- 4.5 It is proposed to link into the existing main drainage system.

## **6. CONCLUSION**

- 6.1 The development does not harm the visual amenity of the area. 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 policies;

DC1 - Design  
DC5 - Access  
DC6 - Landscaping  
DC9 - The Impact of Development on Neighbouring Uses  
GS1 - Developments in Existing Settlements  
H11 - Development in the Larger Villages

Draft Vale of White Horse Local Plan 2031  
Core Policy 1 Presumption in favour of sustainable development  
Core Policy 3 Settlement hierarchy  
Core Policy 4 Meeting our housing needs

## **Vale of White Horse District Council – Committee Report – 9 November 2016**

Core Policy 20 Spatial strategy for Western Vale Sub-Area  
Core Policy 33 Promoting sustainable transport and accessibility  
Core Policy 37 Design and local distinctiveness  
Core Policy 38 Design strategies for strategic and major development sites  
Core Policy 44 Landscape

The following documents have also been taken into account:-

Equality Act 2010  
Human Rights Act 1998  
Vale of White Horse Design Guide 2015  
National Planning Policy Framework, 2012

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