

APPLICATION NO.	P17/V0085/FUL
SITE	Kings Lane, Longcot, Faringdon, SN7 7SS
PARISH	Longcot
PROPOSAL	Erection of two semi-detached three bedroom houses
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT OFFICER	Mr Randal Pakeman Hanna Zembrzycka-Kisiel

RECOMMENDATION

To grant planning permission subject to the following conditions:

Compliance

- 1. Commencement of development three years.**
- 2. Approved plans list.**

Details to be submitted prior to commencement:

- 3. Materials.**
- 4. All boundary treatments.**
- 5. Vehicle access (to include details of any gates, which should be recessed from the highway).**
- 6. Sustainable surface water and foul water scheme.**
- 7. Slab level.**
- 8. Landscaping scheme.**

Compliance

- 9. Implementation of landscaping scheme.**
- 10. Visibility splays to be provided.**
- 11. No drainage to highway.**
- 12. Garages to be retained for parking purposes.**
- 13. Removal of permitted development rights for fences and walls.**
- 14. Windows on the north and south elevations to be glazed with obscured glass.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee at the request of the ward members Councillor Elaine Ware and Councillor Simon Howell.
- 1.2** The application site, approximately 0.63 ha in size, is located towards the north-western edge of Longcot. The vehicular access is obtained from Kings Lane to the east of the application site.
- 1.3** The application site is located within the Lowland Vale, a local landscape designation.

1.4 The application seeks planning permission for the erection of two semi-detached three bedroom dwellings with associated access, parking and landscaping. The proposed dwellings would front onto Kings Lane to the east, with a new vehicular access point. The submitted plans are **attached** at Appendix 1.

1.5 A site location plan is below:



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Below is a summary of the responses received to the submission. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Longcot Parish Council	Object for the following reasons: <ul style="list-style-type: none">• There is no information in relation to:<ul style="list-style-type: none">- <i>access to the site</i>- <i>materials</i>- <i>design or architecture details</i>- <i>drainage</i>- <i>transport assessment</i>- <i>archaeological survey</i>- <i>habitat and ecological survey</i>- <i>it is in an unsustainable location</i>• There is no public transport;• There are no sufficient facilities and services;
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	<ul style="list-style-type: none"> • light pollution; • The proposal would affect rural character of the village; • Lack of safe pedestrian and cycle connectivity.
Ward Members (joint statement from Cllr Ware and Cllr Howell)	<p>Object for the following reasons:</p> <ul style="list-style-type: none"> • The proposal will have a harmful impact upon landscape; • The proposed access is not safe; • There is no safe pedestrian connectivity; • Longcot is not a sustainable village.
Thames Water	No objection
Waste Team (Vale)	No objection
Drainage engineer (consultant on behalf of Vale)	No objection, subject to conditions
Health and Housing - Contaminated Land (Vale)	No objection
Health and Housing - Env. Protection Team (Vale)	No objection
OCC Highway Authority	No objection, subject to conditions
Neighbouring residents	<p>3 objections from local residents have been received. The concerns raised are summarised below:</p> <ul style="list-style-type: none"> • Extending the village boundary; • Harm to the rural character of the village; • Increase in traffic; • Sewage system is at its capacity • There is no public transport and sufficient infrastructure in the village, • The site is agricultural land; • Light pollution; • Missing information.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P16/V2726/O](#) - Refused (16/12/2016)

Outline application for a residential development of up to 9 dwellings not exceeding 1000 square metres total gross floorspace, with all matters reserved save for access, together with the change of use of land to public open space, allotments and community woodland

[P14/V2830/FUL](#) - Approved (09/04/2015)

Erection of six semi-detached three bedroom houses.

[P76/V7456/O](#) - Refused (23/07/1976)

Erection of 6 detached houses and garages. (1.60 acres approx). Planning Application History

3.2 **Pre-application History**

N/A

3.3 **Screening Opinion requests**

N/A

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

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

5.0 **MAIN ISSUES**

5.1 The main planning considerations relevant to the assessment of this application are:

1. Current housing policy
2. Design and layout
3. Residential amenity
4. Landscape and visual impact
5. Flood risk and drainage
6. Traffic, parking and highway safety

5.2 **Current housing policy**

Core Policy 4 (CP4) states that "at the smaller villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for limited infill development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities."

5.3 Adopted Local Plan Policies CP37 and CP44 as well as saved policy NE9 in the Local Plan 2011 require high quality development which would take into account local distinctiveness and not have a harmful impact on the landscape. Consideration should be given on issues such as scale, density, mass, height, layout and materials. The council's adopted Design Guide also advises that the proposed development should respond to the scale of the settlement and

positively contribute to the area.

5.4 The proposed development is for two semi-detached three bedroom houses, and is located in close proximity to the village's facilities and other existing residential development, directly to the south and opposite the site to the east with the properties along Wellington Close.

5.5 As the proposal would be situated between the approved development to the south and the existing property Homestead to the north, and would not encroach into the open countryside to the east, it is considered that proposal could be treated as an infill in line with the policy CP4 of the adopted Local Plan 2031, Part 1. Consequently, given the location of the application site and the amount of development proposed, Officers consider the proposed scheme is in line with the development plan, and the National Planning Policy Framework (NPPF).

5.6 **Design and Layout**

The surrounding area of the application site (including the development approved under ref.P14/V2830/FUL) has a relatively uniform appearance. The prevailing layout of the area to the west of Kings Lane is linear in character, with detached and semi-detached dwellings fronting onto the highway.

5.7 The existing dwellings are characterised by hipped roofs, red brick, stone clad facades and render as materials. Other design features present in the area are pitched dormer windows and porch canopies above front entrances.

5.8 Officers consider that given the location of the application site, between the existing property to the north and the approved properties to the south, as well as by not encroaching into the open countryside to the west, the proposed development is in-keeping with this identified prevailing character. The proposed garages would have hipped roofs to reduce their visual impact, and would not be encroaching the front elevations of the proposed properties.

5.9 The proposed dwellings would follow the established linear urban grain of the area to the west of Kings Lane would utilise the design features characteristic of the surrounding area.

5.10 **Residential Amenity**

Saved local plan policy DC9 requires that developments do not cause harm to the amenity of neighbouring properties in terms of issues such as loss of privacy, dominance, overshadowing and noise. The council's adopted design guide 2015 (SPD) also provides guidance on standards to avoid harmful impacts, such as the requirement that directly facing upper floor habitable room windows should be more than 21 metres apart to avoid any harmful overlooking or loss of privacy.

5.11 The closest property to the south of the proposed development would be located approximately 11 metres away. The property to the north (The Homestead) would be located approximately 18 metres of the proposed dwellings. The only first floor window on the south and north elevations of the

proposed dwellings would serve bathrooms. It is recommended that these windows are conditioned to be glazed with obscure glass, to prevent any potential overlooking into the neighbouring properties to the north and south of the application.

5.12 The distance to the existing dwellings to the east of the application site (on the other side of Kings Lane) measures approximately 30 metres.

5.13 Therefore, these distances, and the proposed dwellings' positioning and orientation on the plot is not considered to harm the amenities of any of the neighbouring properties. As such the proposal is considered to comply with the requirements of local plan policy DC9, and the provisions of the NPPF, NPPG and council's Design Guide 2015 (SPD).

5.14 **Landscape and Visual Impact**

The proposed development would be located between the Homestead (to the north) and the residential development to the south (approved under ref.P14/V2830/FUL). It is acknowledged that the views westwards into the open fields would be restricted by the proposed development however, views from the footpath network to the west looking back to the site (which forms part of the d'Arcy Dalton Way), the houses along the eastern side of King's Lane can be seen in the context of the western side of Longcot and also horse stables in adjacent fields.

5.15 It is considered in your Officers opinion that with use of suitable conditions, in relation to a comprehensive landscaping scheme and boundary treatments, the proposal would not have an adverse impact on the landscape of the Lowland Vale, and the loss of views into the open fields to the west of the application site could not form reasons for refusal in their own right.

5.16 The proposal is therefore considered to reflect the prevailing character of the area in terms of layout, built form and architectural approach and would not appear prominent or out of place within this specific character context. Any adverse impacts would not significantly or demonstrably outweigh the benefits of the proposal. As such the proposal is considered to comply with the requirements of local plan policies CP37, CP44, DC6, H11 and NE9, and the provisions of the NPPF, NPPG and council's Design Guide 2015 (SPD).

5.17 **Flood risk and drainage**

The concerns raised by the Parish Council and residents with regards to both surface water drainage and foul water drainage are fully acknowledged. The council's drainage engineer has no objections to the application, subject to a condition requiring a detailed sustainable surface and foul water scheme to be submitted.

5.18 Thames Water have confirmed that they have no objections with regards to both water infrastructure capacity and sewerage infrastructure capacity.

5.19 **Traffic, parking and highway safety**

Oxfordshire County Council's highways liaison officer has raised no objections to the proposal, subject to appropriate conditions being implemented if planning permission is granted.

- 5.20 The highways officer requested more information with regards to visibility splays, drainage details and has advised that there may be a possible need for the signs/utility poles relocation. Officers consider that all this information can be conditioned, as suggested by the highway liaison officer, and as such recommended conditions to reflect these details are included here.

6.0 CONCLUSION

- 6.1 The proposal will not harm the visual amenity of the area and will not harm the amenities of neighbouring properties. It is acknowledged that the proposal would block the existing gap between the Homestead and the residential development approved under planning permission ref. P14/V2830/FUL, however as the proposed scheme would follow the prevailing character of the surrounding area, and given that the proposed development is considered to be an infill in line with the provisions of the adopted policy CP4, on balance the proposal is acceptable. Further to that adequate parking for the dwelling is available within the application site. The proposal therefore complies with the relevant Local Plan 2031, Part 1 policies, Local Plan 2011 saved policies, the National Planning Policy Framework and the council's Design Guide SPD 2015.

POLICY & GUIDANCE

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2011

DC5 – Access
DC6 – Landscaping
DC7 – Waste Collection and Recycling
DC9 – The Impact of Development on Neighbouring Uses
HE10 – Archaeology
NE9 – The Lowland Vale

Vale of White Horse Local Plan 2031 Part 1

The local plan 2031 part 1 was adopted on 14 December 2016. Its policies have full weight. The relevant policies are as follows:-

CP01 - Presumption in Favour of Sustainable Development
CP03 - Settlement Hierarchy
CP04 - Meeting Our Housing Needs
CP20 - Spatial Strategy for Western Vale Sub-Area
CP33 - Promoting Sustainable Transport and Accessibility
CP35 - Promoting Public Transport, Cycling and Walking
CP42 - Flood Risk
CP44 - Landscape
CP46 - Conservation and Improvement of Biodiversity

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Vale of White Horse adopted Design Guide 2015 SPD

Neighbourhood Plan

There is no neighbourhood plan for Longcot at this time.

Humans Rights Act 1998

Equalities Act 2010

Case Officer: Hanna Zembrzycka-Kisiel
Email: planning@whitehorse.gov.uk
Tel: 01235 422600