

APPLICATION NO.	P17/V0425/HH
SITE	Redruthen, Springfield Road, Wantage, Oxfordshire, OX12 8EX
PARISH	Wantage
PROPOSAL	New summerhouse
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT	Mrs Hanna Dickenson
OFFICER	Lewis Dixey

RECOMMENDATION

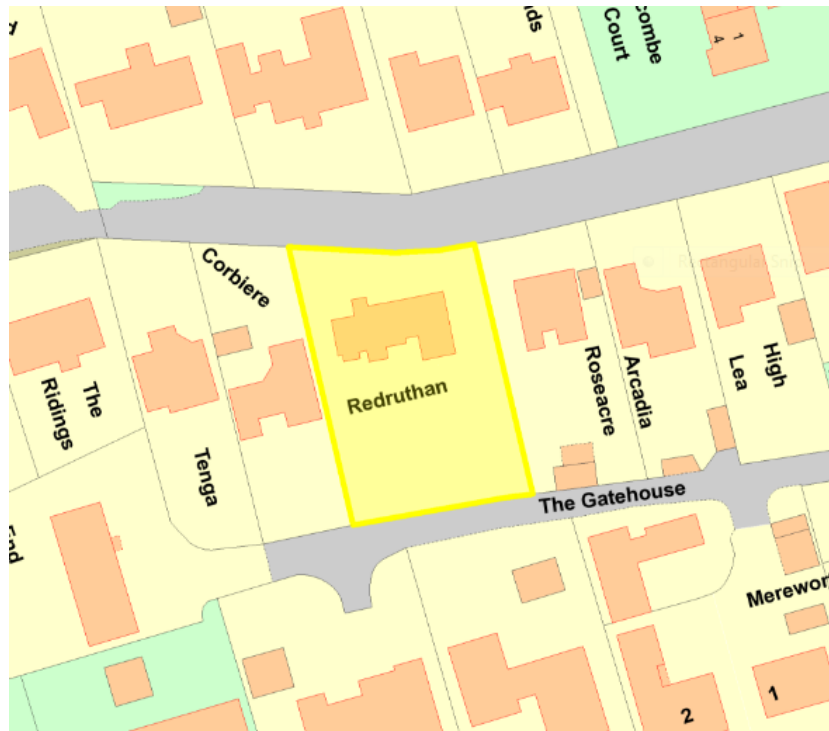
It is recommended that planning permission is granted subject to the following conditions:

Compliance conditions:

- 1. Commencement within three years.**
- 2. Development completed in accordance with approved plans.**
- 3. Materials in accordance with application.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee as the agent is a district councillor.
- 1.2** Redruthen is a detached property located in the south-east area of Wantage. Neighbouring detached properties are found to the west and east along Springfield Road.
- 1.3** This application seeks planning permission for the erection of a new summerhouse in the south-east corner of the site. The proposed summerhouse would measure 2.3 metres x 2.3 metres with maximum height of 2.9 metres.
- 1.4** Planning permission is required for the proposal because the summerhouse would be located within 2 metres of the site boundary and would have a height exceeding 2.5 metres.
- 1.5** There are no site constraints present and a site location plan is provided below:



1.6 Extracts of the application plans can be found **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Wantage Town Council** – No objections

2.2 **Neighbouring properties** – No objections received.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P13/V1243/LDP](#) - Approved (23/08/2013)

Demolish existing rear lean to conservatory and replace with single storey lean to extension.

[P05/V1678](#) - Approved (03/01/2006)

Erection of extensions. (Part Retrospective).

[P05/V0648](#) - Approved (23/06/2005)

Extensions and alterations.

[P99/V1572](#) - Approved (15/02/2000)

Alterations and extension to link existing garage block to main house.

3.2 **Pre-application History**

None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Householder development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 The main relevant planning considerations are the following:

- Character and appearance;
- Residential amenity;
- Access and parking.

5.2 **Character and appearance**

The proposed summerhouse would be a small domestic outbuilding seen within the context of the rear garden of the dwelling. It is of a traditional design with a pitched roof and would be constructed from timber with a felt roof. It would not appear visually prominent or out of place within the residential character of the area. As such, officers do not consider that the proposal would harm the character or appearance of the locality.

5.3 **Residential amenity**

Given the modest scale of the proposal and its location in relation to neighbouring dwellings, officers do not consider that the proposal would harm the amenities of any of the neighbouring properties in terms of dominance, overshadowing or overlooking.

5.4 **Access and parking**

The current access to the highway and parking provision for the dwelling is unaffected by this proposal.

6.0 **CONCLUSION**

6.1 The proposal would not harm the character and appearance of the area or the amenities of neighbours and would not impact highway safety. The proposal therefore complies with the provisions of the development plan, in particular policy CP37 of the adopted Vale of White Horse Plan 2031, Part 1 and saved policies DC5 and DC9 of the adopted Vale of White Horse Plan 2011. The works are considered to comply with the provisions of the National Planning Policy Framework and the council's adopted Design Guide SPD 2015.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 saved policies

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

Vale of White Horse Design Guide 2015

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Neighbourhood Plan

Wantage Town Council are preparing a neighbourhood plan. It has yet to proceed to referendum and as such at this time holds limited weight.

Equality Act 2010

Human Rights Act 1998

Author: Lewis Dixey

Email: lewis.dixey@southandvale.gov.uk

Telephone: 01235 422600