

APPLICATION NO.	P17/V0856/HH
SITE	2 Old Bakery Cottages, Bakery Lane, Letcombe Regis Wantage, OX12 9JN
PARISH	LETCOMBE REGIS
PROPOSAL	Construction of a single storey side extension, replacement of porch and demolition of existing detached garage. Erection of a garden shed.
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Mr D Lamb
OFFICER	Katie Cook

RECOMMENDATION

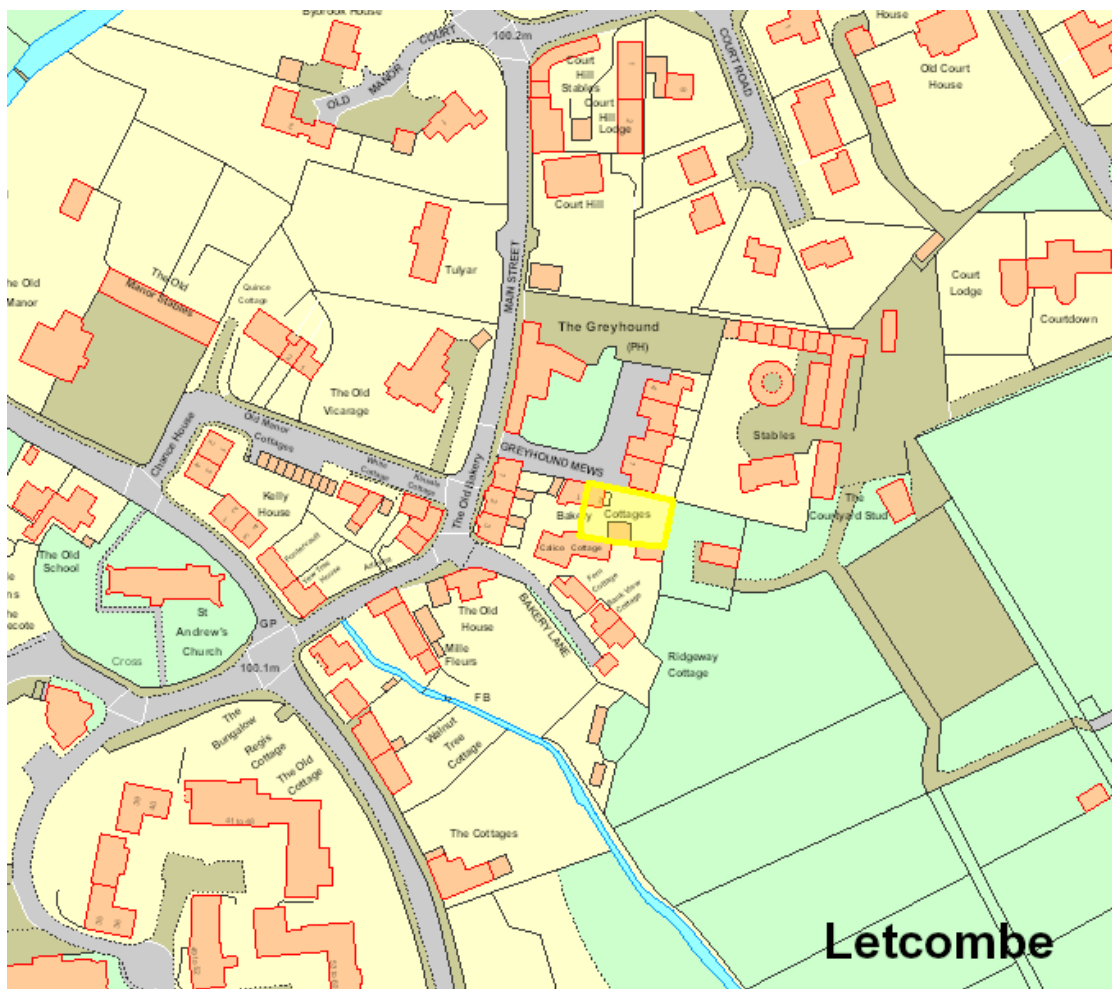
To grant planning permission subject to the following conditions:-

Compliance conditions:

- 1 : Comencement three years – full planning permission.**
- 2 : Approved plans.**
- 3 : Materials in accordance with application (full).**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application comes to committee due to the applicant being an employee of the Council.
- 1.2 The property, a semi-detached dwelling, is located within Letcombe Bassett and Regis Conservation Area towards the centre of the village. The site is within the North Wessex Downs Area of Outstanding Natural Beauty. Vehicular access to the site is taken from a shared drive which forks off in a northerly direction from Bakery Lane.
- 1.3 The application seeks planning permission for the erection of a single storey side extension on the east elevation of the property and a replacement porch on the front (south) elevation. The proposal also includes the demolition of an existing detached garage and the erection of a garden shed adjacent to the southern boundary of the site.
- 1.4 A site location plan is shown below. The application plans are **attached** at Appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of comments is provided below. The comments are provided in full at www.whitehorsedc.gov.uk.

Letcombe Regis Parish Council	No objection.
SGN Plant Protection Team	Details provided regarding position of gas pipelines.
County Archaeologist	No objection.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P84/V1040](#) - Approved (05/10/1984)
Erection of a garage, 2 Old Bakery Cottages, Letcombe Regis

[P84/V5123](#) - Refused (13/09/1984)
Erection of a garage. For: J Blair

[P74/V0655](#) - Approved (29/11/1974)

Extension and alterations to provide bathroom, kitchen, bedroom and garage. 2
Old Bakery Cottages, Letcombe Regis

3.2 **Pre-application History**

None.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is not a type of development that qualifies as EIA development.

5.0 **MAIN ISSUES**

5.1 The main issues in the determination of this application are

- Design and impact on visual amenity.
- Impact on neighbours.

5.2 **Design and impact on visual amenity**

The proposed extension, which is subordinate to the main house, incorporates a single pitch roof with the rear (north) elevation replacing part of the existing garden wall. The extension and replacement porch, which are to be constructed using matching brick and slate together with render to provide a contrast, will not appear out of place within the street scene and will not harm the visual amenity of the area.

5.3 There is no objection to the demolition of the existing garage which is of little architectural merit. The proposed shed, which is of an appropriate size and scale for a domestic garden, will not appear visually intrusive.

5.4 The development will preserve the character and appearance of the conservation area.

5.5 **Impact on neighbours**

Given the position and orientation of neighbouring properties the amenities of these dwellings will not be harmed by the proposal in terms of overshadowing, dominance or overlooking.

6.0 **CONCLUSION**

6.1 The proposed development will not harm the visual amenity of the area, with the character and appearance of the conservation area preserved, and will not harm the amenities of neighbouring properties. The proposal therefore complies with the relevant development plan policies and the provisions of the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies;

CP37 - Design and Local Distinctiveness

CP39 - The Historic Environment

Vale of White Horse Local Plan 2011 policies;

DC9 - The Impact of Development on Neighbouring Uses

HE1 - Preservation and Enhancement: Implications for Development

NE6 - The North Wessex Downs Area of Outstanding Natural Beauty

National Planning Policy Framework 2012

Planning Practice Guidance 2014

Vale of White Horse Design Guide 2015

Equalities Act 2010

The application has been assessed against the public sector duty in section 149 of the Equalities Act. It is considered that none of the groups identified in the Act will be disadvantaged by the proposal.

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