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| APPLICATION NO. | P17/V0134/RM |
| SITE | The Bungalow Townsend Grove WANTAGE, OX12 0AZ |
| PARISH | GROVE |
| PROPOSAL | Reserved matters application following outline planning permission P16/V0527/O |
| WARD MEMBER(S) | Ben Mabbett Chris McCarthy |
| APPLICANT | D Pink Investments Ltd. |
| OFFICER | Martin Deans |

RECOMMENDATION

That reserved matters consent is granted subject to the following conditions:

Standard

1. Approved plans.

Prior to commencement

2. Details of hard and soft landscaping and boundary treatment to be submitted.
3. Arboricultural method statement including tree protection plan to be submitted.
4. External materials details.

Prior to occupation

5. Existing vehicular access to be stopped up.
6. Parking in front of bin store to be prevented – details to be submitted.

Compliance

7. Parking and manoeuvring areas retained in accordance with approved plan.
8. Vision splays retained in accordance with approved plan.
9. Landscaping to be implemented and maintained for five years.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application was presented to committee on 12 June 2017. Following concerns expressed about the design of the proposal, members resolved to defer the application pending a site visit. The previous committee report and minute of the meeting is **attached** at appendix 1.

1.2 Following comments made at committee the applicants made the following changes to the design of the proposal.

- The balconies on the right side of the building removed and those on the left side changed to a glass panel design
- The roof pitch on the three storey gables reduced to 45 degrees
- The roof pitch on the three storey wing reduced to 35 degrees
- The external treatment on the two storey wing changed from brick to render

Officers then presented the application to the architect’s advisory panel on 5 July 2017. The applicants have submitted further revisions to the design of the proposal following the architect’s panel. The revised plans are **attached** as appendix 2.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 A summary of consultations and representations is contained in the previous committee report in appendix 1. The comments of the architects’ advisory panel are given below.

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| Architects’ Panel | “Overall scheme and principles are acceptable. Good potential with the architectural treatment but rear elevations require further embellishment and visual interest (consider Juliet balconies). Concern about extent of amenity space, looks inadequate. Review design of the bin store/cycle store – consider flat roof with green roof covering as part of an enhanced landscape design. Consider projecting bay in south-west corner which appears to clash/crash into the building.” |
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3.0 ENVIRONMENTAL IMPACT ASSESSMENT

3.1 See the previous report in appendix 1.

4.0 MAIN ISSUES

4.1 The assessment of the main issues are as set out in the report in appendix 1. An update on the design issues is presented below.

4.2 Design and Layout

The architects’ panel considered that the scale and massing of the proposal were acceptable in its context. They had concern about some of the details, namely the rear elevations, the design of the cycle/bin store, which they considered could be designed with a green roof, and reducing the height of the corner projecting bay by one storey. They also had concern about the amount of amenity space, which will be considered below. However they had no objection to the use of balconies. In response the applicants have submitted amended plans with Juliet balconies added to the rear elevation, as suggested by the panel. The applicants consider the cycle/bin store to be more suitable with its original pitched roof, and argue that the corner bay should not be

reduced in height because, to either side of it, the eaves of the proposed building intersect at different levels.

- 4.3 In light of the comments of the architects' panel officers consider that the overall scale and mass of the proposed building is acceptable. The changes that have been made to the rear elevations do improve the overall appearance of the building. Although the applicants have not changed the design of the cycle/bin store, officers agree that the original pitched-roof design is more in keeping with the design of the main building. The corner projecting bay does serve to integrate the roof eaves to either side and officers consider that any concerns about the impact of the corner bay in isolation do not warrant the refusal of planning permission.
- 4.4 With regard to amenity space the proposal has approximately 310 sq.m of communal amenity space on site. The council's design guide encourages the use of balconies as an alternative to amenity space and two of the proposed flats have balconies. Taking account of these balconies the on-site requirement for the scheme to meet council standards is 360 sq.m. Although there is a shortfall of 50sq.m in on-site amenity space, officers consider the presence of the large, grass amenity space opposite the site means that refusal of the proposal on this ground is not warranted.

5.0 **CONCLUSION**

- 5.1 Following the changed made to the design of the proposal, and in light of the architects' panel comments, officers consider the proposal to be acceptable.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP05 - Housing Supply Ring-Fence
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP36 - Electronic communications
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2011, policies:

- DC3 - Design against crime
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC9 - The Impact of Development on Neighbouring Uses
- TR5 - The National Cycle Network

Vale of White Horse Design Guide, 2015

National Planning Policy Framework, 2012

Equalities Act 2010

The proposal has been assessed against the Public Sector Equality Duty in section 149 of the Equalities Act. It is considered that no identified group will be disadvantaged by the proposal.

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