

APPLICATION NO.	P17/V0332/FUL
SITE	Craven Yard, Fernham Road, Uffington Oxfordshire
PARISH	UFFINGTON
PROPOSAL	Lowering of roof to new house, relocated car port and drive.
WARD MEMBER(S)	Robert Sharp
APPLICANT	Mr Paul Mansbridge
OFFICER	Hanna Zembrzycka-Kisiel

RECOMMENDATION

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

Compliance

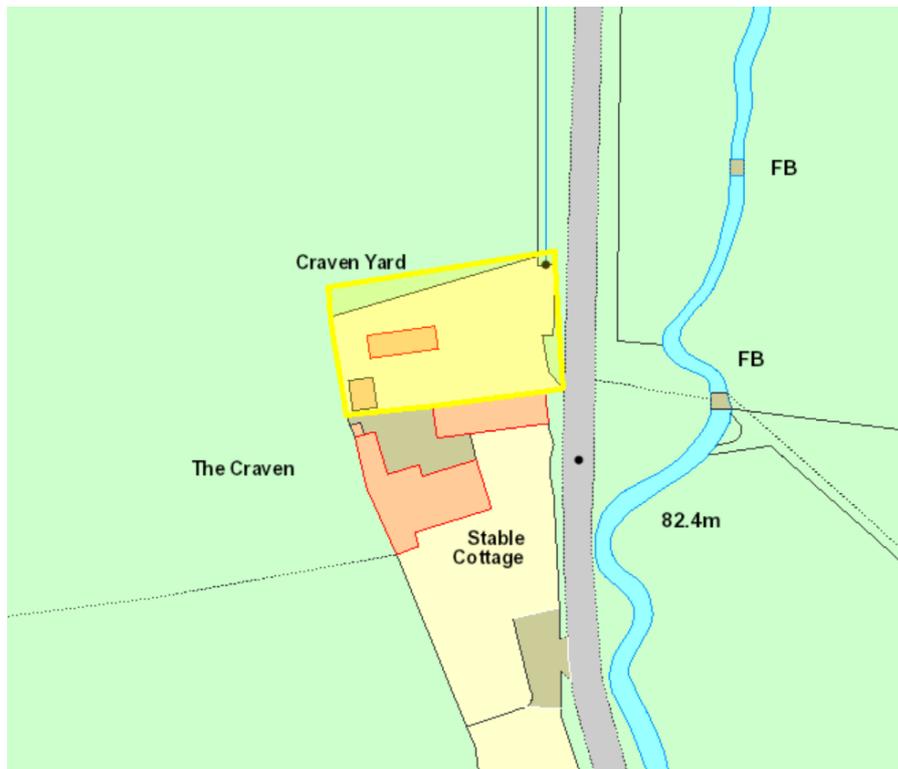
- 1. Approved plans.**
- 2. Access, parking and turning in accordance with the approved plan.**
- 3. Retain existing hedgerow/tree.**
- 4. Permitted development restriction on single dwelling extensions and outbuildings.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to planning committee at the request of the local ward councillor, Robert Sharp.
- 1.2** The site is a former builders' yard off Fernham Road. It lies to the north of The Craven, a grade II listed building, and Brewers Barn. The north wall of Brewers Barn forms the southern boundary of the site and this wall contains ground floor windows to habitable rooms. The site is adjacent to the village conservation area.
- 1.3** In 2014 planning permission was granted for a new house in exchange for the removal of a lawful mobile home. In 2016 the addition of a two storey rear element containing a fourth bedroom was approved (ref. P16/V1433/FUL).
- 1.4** The current scheme is a retrospective application, to rectify the changes which were made to the approved design during construction. Prior to construction an on-site survey was carried out, from which it became apparent that a high water table would prevent the house being set down into the site as approved. Consequently the slab level of the house was set approximately at existing ground level. This represents a relative increase in height of approximately 1 metre. The permitted roof pitch has been lowered to partly off-set the relative increase in height. In addition, at the request of the neighbour at Brewers Barn, the permitted detached garage has been changed to an open car port and moved closer to the road to avoid the existing windows in the north wall of Brewers Barn.

1.5 The plans submitted originally with the application contained a number of inaccuracies regarding the height of the new house relative to Brewers Barn, the position of windows in the wall of Brewers Barn and the location of the access. It has also transpired that there were inaccuracies in the plans of the approved scheme. Several sets of revised plans have been submitted to correct these inaccuracies.

1.6 A site location plan is included below:



1.7 Extracts of the application plans are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

<p>2.1 Uffington Parish Council</p>	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> • The amended plans still do not demonstrate an accurate picture of what has been built; • The building is overbearing the neighbouring property, Brewers Barn; • The latest plans do not show the precise position of the car port in relation to the windows of Brewers Barn; • There will be a precedent created if this building is approved as legal despite not being in accordance with the approved plans; • The Discharge of Conditions under application P16/V2148/DIS following
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	the approval of P16/V1433/FUL have not been completed
Neighbours	3 letters of objection on the following grounds: <ul style="list-style-type: none"> • Excessive height of the house • Inaccurate plans
Highways Liaison Officer	No objections to the amended plans, subject to conditions
Drainage Engineer	Clarification required
Conservation Officer	No objections
Countryside Officer	No objections
Countryside Access	No objections
Waste Management Officer	No objections

3.0 **RELEVANT PLANNING HISTORY**

3.1 [VE16/532](#) - ()

Development undertaken contrary to planning permissions P13/V2555/FUL & P16/V1433/FUL (height not according to approved levels).

[P16/V1433/FUL](#) - Approved (16/08/2016)

Proposed 2 storey rear extension to previously approved permission for one dwelling.

[P13/V2555/FUL](#) - Approved (22/01/2014)

Removal of existing mobile home, caravans and storage units. Erection of new 3-bedroom dwelling and timber car port. (Re-submission of withdrawn application P13/V1884/FUL)

[P13/V1884/FUL](#) - Other Outcome (24/10/2013)

Erection of a three bedroom house with car port and new access to highway.

[P11/V2932/LDE](#) - Approved (04/07/2013) - Appeal allowed (04/07/2013)

Application for a Lawful Development Certificate for an Existing Use of site from business use to residential use

[P11/V1538/O](#) - Other Outcome (22/09/2011)

Removal of mobile home/office/caravans and storage sheds. Erection of 1 x 4 bedroom dwelling and garaging

3.2 **Pre-application History**

N/A

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 This is a retrospective application for the construction of a detached dwelling. The site area does not exceed 5ha in size and is therefore, below the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015.

5.0 **MAIN ISSUES**

5.1 **Principle of development**

As the principle of construction of a dwelling within the application site has been already established, the main consideration under the current proposal is the differences between the approved and constructed scheme, and whether these changes are considered to cause a degree of harm sufficient to warrant refusal. Members are aware that the fact that an application is retrospective is no reason in itself to refuse planning permission. The proposal should be assessed on its individual planning merits.

5.2 **Design, Layout and Heritage Impact**

The main change between the approved scheme and the current proposal concerns the relative height of the house. The slab level has been raised by approximately 1 metre from that shown on the approved scheme. The reduction on the roof pitch has lowered the absolute ridge height by approximately 200mm. Therefore the headline change in height is approximately 800mm. However, the plans of the approved scheme exaggerated the absolute height of the eaves and roof of Brewers Barn by approximately 800mm. Taking into account these inaccuracies, officers consider the change in height as represented on plan is approximately 1.7 metres.

- 5.3 The boundary of the village conservation area lies on the opposite side of the road. The Craven is a listed building. The council has a statutory duty to give special consideration to the preservation and enhancement of the character and appearance of the conservation area, and to the preservation of the setting of a listed building. The amended plans have been assessed by the conservation officer who has no objections. The relationship of the house to its surroundings, and the materials used for construction, are considered to be acceptable. Therefore it is considered the proposal complies with policies CP37 and CP39 of the Local Plan 2031 Part 1 and saved policies HE1 and HE4 of the Local Plan 2011.

5.4 **Residential Amenity**

The main neighbouring property potentially affected by the proposal is Brewers Barn to the south. There are three windows in the north wall of the barn. The approved scheme included a detached garage which would have blocked some of these windows. At the request of the neighbour this aspect has been changed so that the proposal is now for an open car port moved towards the road so that none of the windows will be blocked. This represents a significant improvement in terms of the impact of the proposal on the neighbour.

5.5 With regard to the new house there are no windows on the south elevation that would look towards Brewers Barn or The Craven. Officers have assessed the impact of the relative change in height of the house on the neighbours. The site lies to the north of Brewers Barn, so there is no overshadowing. Officers do not consider that the increase in height is so great as to cause harm through loss of outlook or dominance.

5.6 Consequently the proposal is considered to be acceptable in relation to saved policy DC9 of the Local Plan 2011.

5.7 **Drainage**

The council's drainage engineer had originally sought clarification as to whether it was proposed to connect the foul drainage for the house to the mains sewer, which is approximately 50 metres from the site. In fact the foul drainage has been provided by an on-site bio-disc treatment system. Officers are aware that these systems have been used satisfactorily across the Vale where access to public sewers is not practical. Thus there is no objection to this aspect.

5.8 With regard to surface water drainage this has been provided by soakaways. The increase in the height of the slab level of the house has allowed soakaways to be used. The parking area in front of the house is to be surfaced in gravel. This is permeable and so will minimise the likelihood of surface water draining onto the road.

5.9 **Parking and highway safety**

The county highways officer initially objected to the proposal as the plans did not accurately show the location of the vehicular access. There were also no information provided in relation to the available manoeuvring space and vision splays.

5.10 The amended plans illustrate the accurate position of the vehicular access, turning space and vision splays. These have been re-assessed by the highways officer who has no objections subject to conditions. It is considered that the proposal complies with saved policy DC5 of the Local Plan 2011.

6.0 **CONCLUSION**

6.1 It is not considered that the difference in the relative height of the house has such an impact on its surroundings, including the setting of designated heritage assets, to warrant refusal of the application. The proposal does not harm the amenities of neighbouring properties and adequate parking remains within the site for the property. The proposal therefore complies with the relevant policies of the development plan in particular policies CP01, CP03, CP37, CP39, CP42, CP44 of the adopted Local Plan 2031 Part1, and policies DC5, DC9, DC6 of the Vale of White Horse Local Plan 2011. The development is also considered to comply with 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:

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP37 - Design and Local Distinctiveness
- CP39 - The Historic Environment
- CP42 - Flood Risk

Vale of White Horse Local Plan 2011 policies;

- DC5 - Access
- DC9 - The Impact of Development on Neighbouring Uses

Supplementary Planning Guidance

- Design Guide – March 2015

National Planning Policy Framework (NPPF) – March 2012

National Planning Practice Guidance 2014 (NPPG)

Neighbourhood Plan

The neighbourhood plan area has been formally designated. Uffington Parish Council, with the agreement of Baulking Parish Meeting, are now working on the draft version of the neighbourhood plan. Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

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