
APPLICATION NO.	P17/V1299/FUL
SITE	Days House 7 Westcot Sparsholt Wantage, OX12 9QB
PARISH	SPARSHOLT
PROPOSAL	Demolition of bungalow/pool house (not Day House. Dividing site and erection of new house
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Louise Hewlett
OFFICER	Hanna Zembrzycka-Kisiel

RECOMMENDATION

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

Standard Condition

1. Time limit
2. Approved plans

Prior to commencement

3. Drainage Details (Surface and Foul) to be submitted
4. Boundary details to be submitted

Prior to occupation

5. Demolish specified buildings within the site prior to occupation of the new dwelling

Compliance

6. Materials in Accordance with the submitted application
7. Access, Parking and Turning in accordance with the approved plan
8. Retain Existing Hedgerow/Trees

Informative

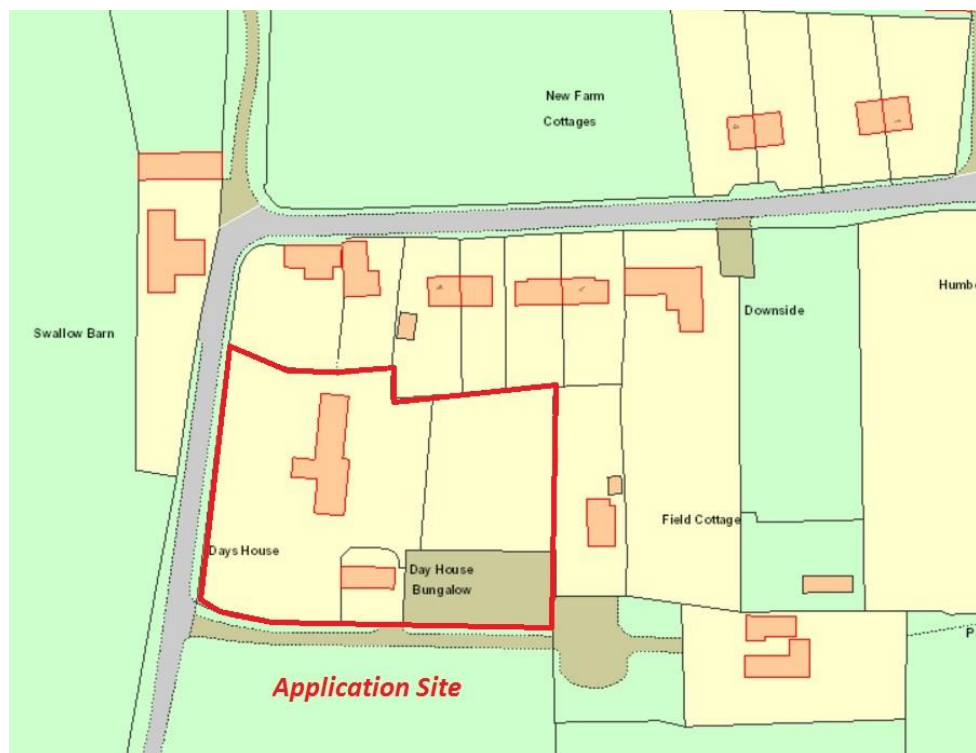
9. Surface Water Drainage

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to planning committee at the request of Councillor Yvonne Constance.
- 1.2 A planning permission (ref. P12/V2514/FUL) has been granted in 2012 to demolish the existing building and to construct a replacement dwelling within the application site in the same location, as the building proposed to be demolished.
- 1.3 A further planning consent (ref. P15/V3041/FUL) was granted in March 2016 for the demolition of the existing building located to the south-east of Days House, and for the construction of a replacement property, however at that

time it was proposed to locate it further to the north-east of the application site, and to attach it to the existing pool house.

- 1.4 The current proposal is an amendment to the previously approved scheme ref. P15/V3041/FUL. The proposed amendments include the provision of a single storey conservatory and the demolition of the existing pool house. The property will be located further to the north, with the additional projection on the north elevation and the additional bedroom.
- 1.5 Planning consent ref. P15/V3041/FUL is an extant planning permission and the applicant is entitled to build the scheme as approved in 2016.
- 1.6 As mentioned above, the principle of construction of a replacement dwelling within the application site has been already established under two planning applications reference P12/V2514/FUL and P15/V3041/FUL. Therefore, the main consideration is given to the amended design of the property, and the proposed amended location upon the neighbouring properties, the surrounding area, existing dwelling, drainage and highway safety.
- 1.7 Local Planning Authority considers the proposal complies with the provision of the adopted Local Development Plan 2011, Local Development Plan 2031, Part 1; the National Planning Policy Framework as well as with the provision in the adopted Council's Design Guide.
- 1.8 A site location plan is included below:



- 1.9 Extracts of the application plans are **attached** at Appendix 1.
- 2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

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

Ward Member	<p>Object: The grounds for objections are:</p> <ul style="list-style-type: none"> - It is unsustainable location for a new dwelling; - There will be impact upon the neighbouring properties in terms of overlooking and overbearing - The proposal is too bulky and too high and out of character; - There will be Impact upon drainage; - Other planning application at Humber Barn (ref. P14/V0382/FUL) was refused in the past.
Sparsholt Parish Council	<p>Object: The grounds for objections are:</p> <ul style="list-style-type: none"> - It is unsustainable location for a new dwelling; - The proposal is too bulky and too high and out of character; - Impact upon drainage; - There will be impact upon the neighbouring properties in terms of overlooking and overbearing; - Other planning application at Humber Barn (ref. P14/V0382/FUL) was refused in the past
Drainage Officer	No objections, subject to conditions
Waste Management Officer (District Council)	No objections
Countryside Officer	No objections
Neighbour comments	<p>5 letters of objections have been received. The grounds for objections are:</p> <ul style="list-style-type: none"> - Impact upon drainage; - Overlooking and overbearing; - Noise and light pollution; - Unsustainable location; - Loss of view; - It is too close to the boundary; - Other planning application, Humber Barn (ref. P14/V0382/FUL) was refused in the past - There was no proper consultation on this proposal;

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P15/V3041/FUL](#) - Approved (04/03/2016)

Demolition of existing house on site, not Day House, dividing site and erection of new house attached to existing pool house.

[P15/V1929/PEO](#) - Other Outcome (02/10/2015)

Please see the application form.

Meeting (on Site) and Letter.

[P13/V2117/HH](#) - Approved (14/11/2013)

Proposed car port.

[P12/V2514/FUL](#) - Approved (06/02/2013)

Demolish existing 1-bed dwelling and replace with a single storey 2-bed dwelling.

[P12/V0930](#) - Approved (20/06/2012)

Certificate of lawfulness for existing use as a single dwelling with garden and access.

3.2 **Pre-application History**

P15/V1929/PEO - Construction of a replacement dwelling

3.3 **Screening Opinion requests**

N/A

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 This proposal is for the construction of a replacement dwelling and 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**

The principle of construction of a replacement dwelling within the application site has been already established under two planning applications reference P12/V2514/FUL and P15/V3041/FUL. Planning consent ref.P15/V3041/FUL is an extant planning permission, and the applicant is entitled to build the approved scheme.

5.2 The current proposal is an amendment to the scheme approved in 2016 ref. P15/V3041/FUL. The proposed amendments include the provision of a single storey conservatory and the demolition of the existing pool house. The property will be located further to the north, with the additional projection on the north elevation of the property and the additional bedroom.

- 5.3 Therefore, the main consideration is given to the amended design of the property, and the proposed amended location upon the neighbouring properties, the surrounding area, existing dwelling, drainage and highway safety.

5.4 **Design, Layout and Visual Impact**

Policies CP37 and NE9 require that development should be at a scale, layout and design that would not materially harm the form, structure or character of the settlement, and the Lowland Vale, a local landscape designation. The design guide at DG51 seeks that new development should generally reflect the scale of existing settlement

- 5.5 The site is located on the very edge of the village in the Lowland Vale, and with views across open fields to the AONB. The proposal would be set against the existing built up area of the village.

- 5.6 The proposed design of the dwelling would utilise traditional materials to complement the local vernacular. The proposal will have a pitched roof with the maximum height not exceeding 6.0 metres measured from the ground level. The eaves will be relatively low with the available roof space to be used as first floor living accommodation. The proposal is significantly lower than a normal two storey house, with an eaves height that largely equates to that of a single storey dwelling. The scale and design of the proposed conservatory is subservient to the scale of the proposed replacement dwelling.

- 5.7 It is also considered in the Officers' opinion that the proposal would sit comfortably within the plot and would have sufficient outdoor amenity space and on-site parking. Furthermore the proposal would follow the existing grain of the settlement, which would result in a lesser impact upon the character of the surrounding area and the long open views in the Lowland Vale.

- 5.8 The proposed dwelling is lower in profile than Days House. Although slightly larger in footprint than the dwelling approved under planning permission ref. P15/V3041/FUL, given its set back position, and the fact that the proposed projection would be constructed on the north elevation of the building, its appearance will be similar to the appearance of the property approved under P15/V3041/FUL. A condition is recommended requiring the demolition of the existing dwelling prior to occupation of the new dwelling.

- 5.9 Therefore, the amended design and layout of the proposed replacement dwelling is in line with the relevant local and national planning policies.

5.10 **Residential Amenity**

- 5.11 Saved Policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment.

- 5.12 In the received letters it has been raised that the proposal would cause overlooking, will be overbearing and it is to be constructed too close to the boundary.
- 5.13 Window to window distances
An adequate distance between facing habitable rooms is recommended in the adopted Council's Design Guide (Principle DG64). When assessing proposals, a distance of 21 metres is recommended between directly facing first floor habitable windows.
- 5.14 Although the proposal has been moved closer to the north boundary of the application site, the existing neighbouring properties to the north are still located approximately 25.0 metres away from the proposed development. This distance complies with the adopted Council's Design Guide.
- 5.15 Further to that there is an existing mature hedgerow on the northern boundary of the application site, which provides sufficient screening between the proposed development and the properties located to the north.
- 5.16 In order to protect the hedgerow, which is considered to be a valuable asset, it is considered in the Officers' opinion justifiable to impose a condition to retain and properly maintain the existing hedgerow, and replace it subsequently in case it was damaged during construction. There are no first floor windows proposed on the east elevation of the proposed dwelling therefore, it is not considered in the Officers' opinion there would be any harmful impact upon the residential amenities of the property located to the east in terms of overlooking.
- 5.17 The existing property, Days House, placed to the west of the proposal is also located at a distance measuring more than 25.0 metres which is considered sufficient, and acceptable.
- 5.18 Overbearing and proximity to the boundary
- 5.19 The proposed replacement dwelling house will measure no more than 6.0 metres in height measured from the ground level with the relatively low eaves. The available roof space is to be used as first floor living accommodation. The proposal is therefore significantly lower than a normal two storey house, with an eaves height that largely equates to that of a single storey dwelling.
- 5.20 Under planning regulations the property could be built right up to the application site's boundary. The proposal is to be set back from the northern boundary by approximately 4.1 metres.
- 5.21 Given the location, height and design of the proposal Officers are of the opinion that the proposal complies with the requirements of local plan policy DC9, and the provisions of the NPPF, NPPG and Council's Design Guide.
- 5.22 **Flood Risk and drainage**
- 5.23 Concerns have been raised by Parish Council, and local residents that the proposal would have a harmful impact upon drainage. The Council's Drainage Engineer has been consulted on the application and raised no objections to the

proposal, subject to conditions. It has also been confirmed that the submitted drainage documentation is sufficient for the assessment, despite it has been raised by the local residents that the information provided by the applicant is insufficient.

- 5.24 In the provided comments the Council's Drainage Engineer advised that he is aware of the method of foul drainage, given the absence of mains drainage in Westcot (and Sparsholt), and confirmed that on-site drainage (usually by septic tank and drainage field, as described by one of the local residents) is the common means of drainage in this location.
- 5.25 It has also been mentioned in the submitted Drainage Officer's comments that "the drainage systems serving the existing properties have apparently not been a problem for 60 years, and therefore any problems arising with these would be the responsibility of the house owners to address".
- 5.26 In the received objection it has also been raised that "the land subject to the development proposal should remain undeveloped in order to ensure the proper functioning of the drainage systems serving neighboring properties". The consulted Council's Drainage Officer has advised that "these drainage systems would have been designed to function within the plot areas concerned and not to rely on percolation/ flows on to other's land", therefore there is no drainage grounds to prevent the application site to be developed.
- 5.27 The Drainage Officer assessed the submitted documents and has no objections to the proposal, subject to an appropriate conditions being imposed with any planning permission being granted. The Local Planning Authority considers the requested conditions are reasonable and justifiable, therefore it is recommended to be imposed with the planning permission.
- 5.28 **Traffic, parking and highway safety**
- 5.29 Saved policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. Paragraph 32 of the NPPF states: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."
- 5.30 Vehicular access to the site would be gained from the south, as per previously approved scheme ref. P15/V3041/FUL. Sufficient off-street parking provision is proposed for the new dwelling, therefore the proposal is considered acceptable in terms of its impact on highways safety.
- 5.31 As such the proposal is considered to comply with the requirements of local plan policy DC5, and the provisions of the NPPF, NPPG and Residential Design Guide.
- 5.32 **Other**
- 5.33 Demolition

It is also considered reasonable to condition the existing building located to the south-east of Days House to be demolished, and any demolished material which is not to be utilised in the new development to be removed from the land.

5.34 Consultation Process

It has been raised that there wasn't a proper consultation on the current and the past application. The Vale carries out consultations by letter to neighbours who adjoin the site, this is the council's procedure and working practice. The records for both applications confirm that notification letters were sent out to all properties adjoining the application site on both occasions (on 11 January 2016 for application ref. P15/V3041/FUL and on 23 May 2017 for application ref. P17/V1299/FUL). As such a correct notification procedure has been adhered to in terms of the requirements placed on the local planning authority.

5.35 Other planning applications land adjacent to Humber Barn, Westcot

In the received comments from the Parish Council and the local residents, it was also stated that the current proposal at Days House should be refused as two other applications (P13/V0337/FUL and P14/V0382/FUL) in the same settlement (adjacent to Humber Barn) were refused. It was also raised that there is an inconsistency in the decision making process.

5.36 Both referenced applications at Humber Barn were for the construction of a new house, not for a conversion or a replacement dwelling- as the current proposal.

5.37 The policy context for assessing a new house in the open countryside as opposed to a replacement dwelling is different.

5.38 Both mentioned applications were refused, and the later proposal ref. P14/V0382/FUL was also dismissed at appeal (ref. APP/V3120/A/14/2221707). The NPPF states that isolated new homes in the countryside should be avoided. This policy position has been confirmed in the appeal decision ref. APP/V3120/A/14/2221707, and remains the same with the newly adopted Local Plan 2031, Part 1.

5.39 It is on this policy basis that different decisions were taken, not because there has been any inconsistency in the decision making process.

6.0 **CONCLUSION**

6.1 The development complies with the relevant development plan policies and the National Planning Policy Framework. The principle of the proposed development has been already established, and the planning consent ref. P15/V3041/FUL is an extant planning permission.

6.2 The proposed changes to the approved scheme are acceptable. The amended proposal would not harm the visual amenity and character of the Lowland Vale or the surrounding area.

- 6.3 The distances between the properties are line with the adopted Council's Design Guide, therefore the proposal is acceptable in terms of the impact upon the residential amenities of neighbouring properties.
- 6.4 There is an adequate and safe access and parking provision for the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC5, DC6, DC9, NE9 of the Local Plan 2011, and policies CP01, CP03, CP04, CP05, CP15, CP37, CP42 and CP44 of the adopted Local Plan 2031, Part 1.

The development is also considered to comply with the provisions of the National Planning Policy Framework and the provision of the adopted Council's Design Guide.

7.0 **POLICY & GUIDANCE**

7.1 **Vale of White Horse District Council Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

NE9 - The Lowland Vale

7.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Core Policy 1	Presumption in favour of sustainable development
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs
Core Policy 5	Housing supply ring-fence
Core Policy 15	Spatial strategy for South East Vale sub-area
Core Policy 37	Design and local distinctiveness
Core Policy 39	The historic environment
Core Policy 44	Landscape

7.3 **Supplementary Planning Guidance**

- Design Guide – March 2015

7.4 **National Planning Policy Framework (NPPF) – March 2012**

7.5 **National Planning Practice Guidance 2014 (NPPG)**

7.6 **Neighbourhood Plan**

Westcot does not have a neighbourhood plan currently

7.7 Environmental Impact

This proposal does not exceed 150 dwellings and the site area is under 5ha. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

7.8 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

7.9 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

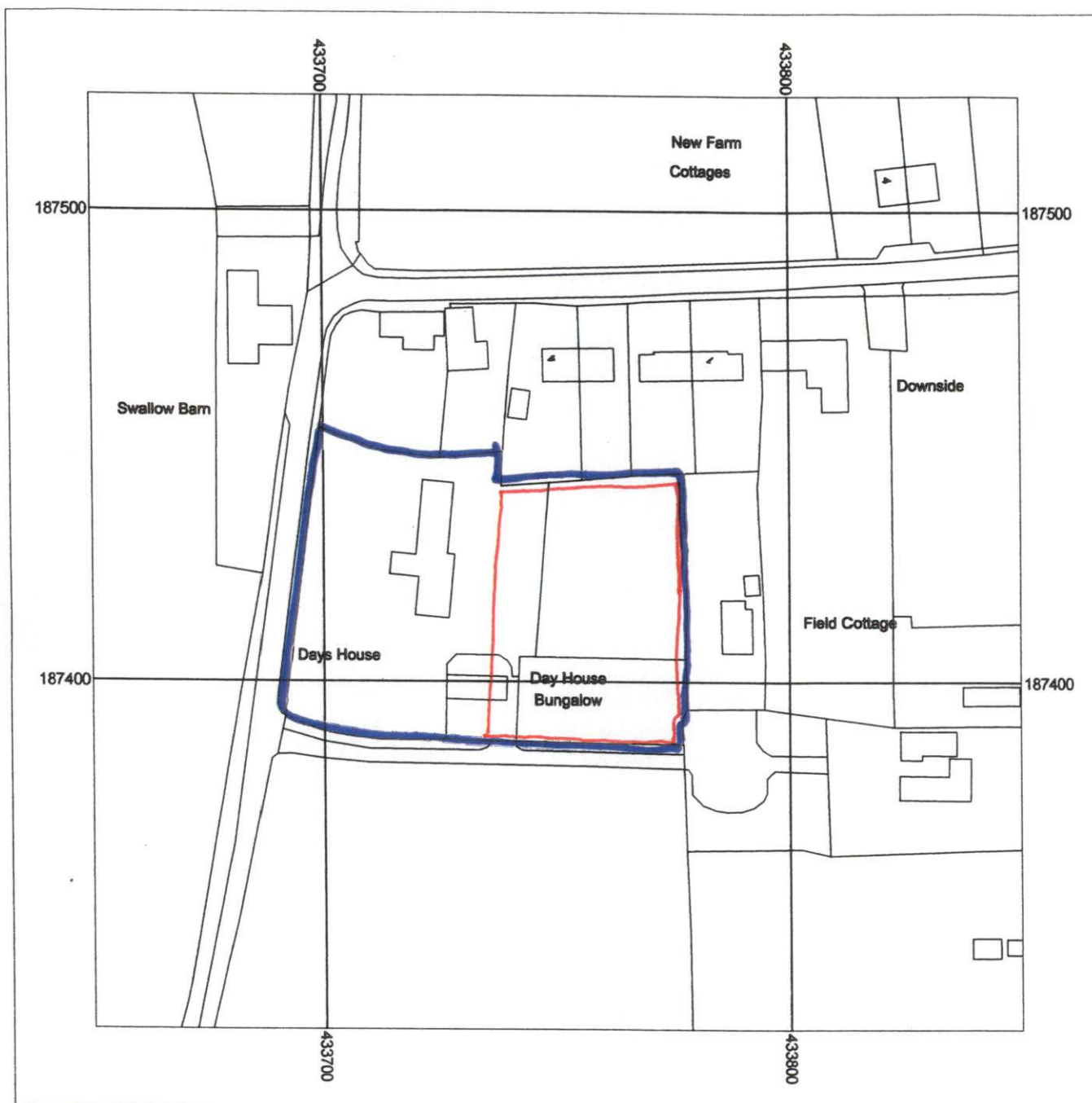
7.10 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

Contact Officer: Hanna Zembrzycka-Kisiel
Email: planning@southoxon.gov.uk

**NATIONAL
MAP CENTRE**

OS Plan B&W



Metres
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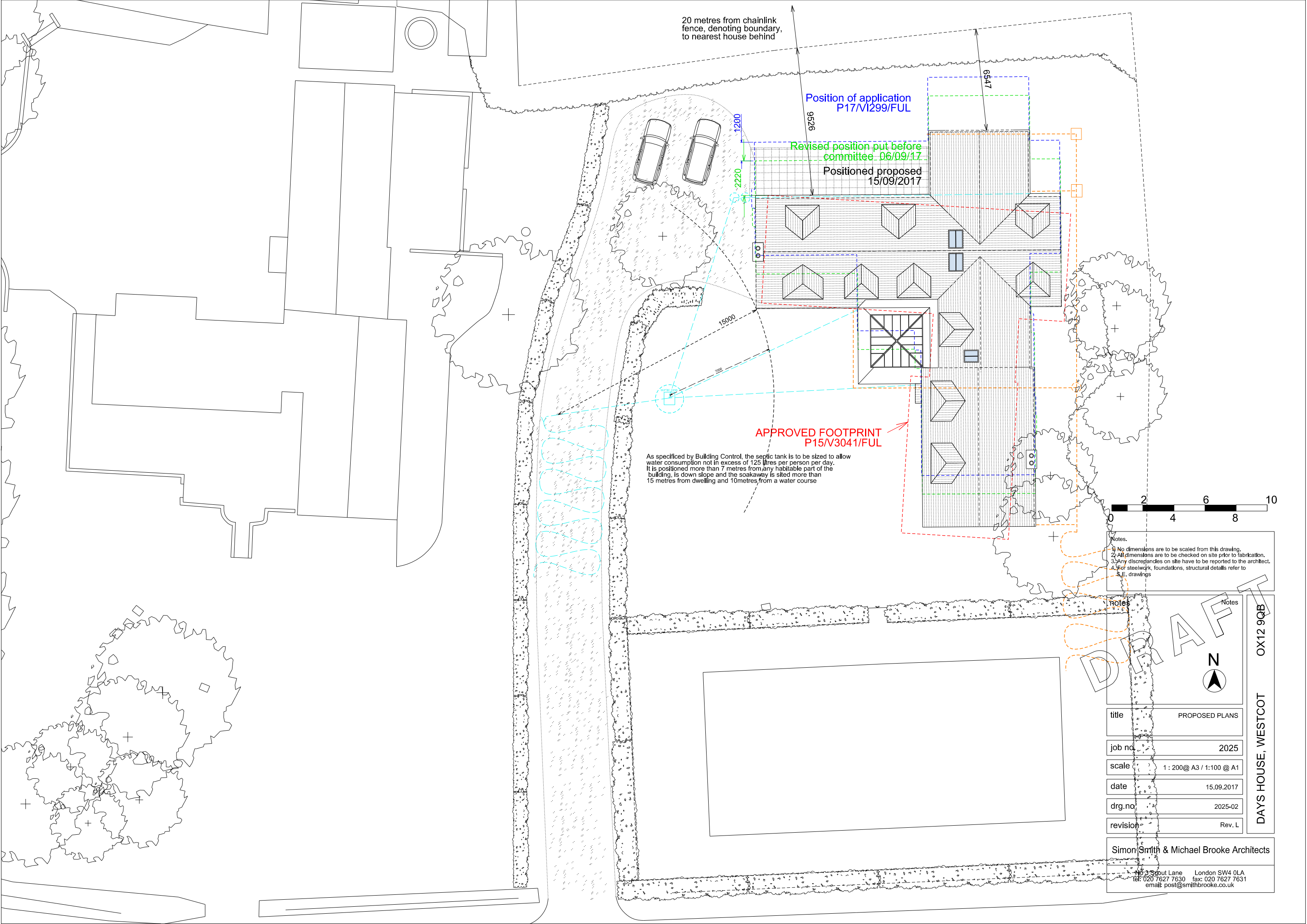
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Produced: 15/05/2017
Serial number: 1837516

**7 Westcot
Sparsholt
Wantage
OX12 9QB**

Plot centre co-ordinates: 433750, 187425
Download file: smithbrooke_7westcot.
Project name: smithbrooke_7westcot



Notes.
1. No dimensions are to be scaled from this drawing.
2. All dimensions are to be checked on site prior to fabrication.
3. Any discrepancies on site have to be reported to the architect.
4. For steelwork, foundations, structural details refer to S.E. drawings

Notes
N

title	PROPOSED PLANS
job no.	2025
scale	1: 200@ A3 / 1:100 @ A1
date	15.09.2017
drg.no.	2025-02
revision	Rev. L

Simon Smith & Michael Brooke Architects
No. 3 Scout Lane London SW4 0LA
tel: 020 7627 7630 fax: 020 7627 7631
email: post@smithbrooke.co.uk

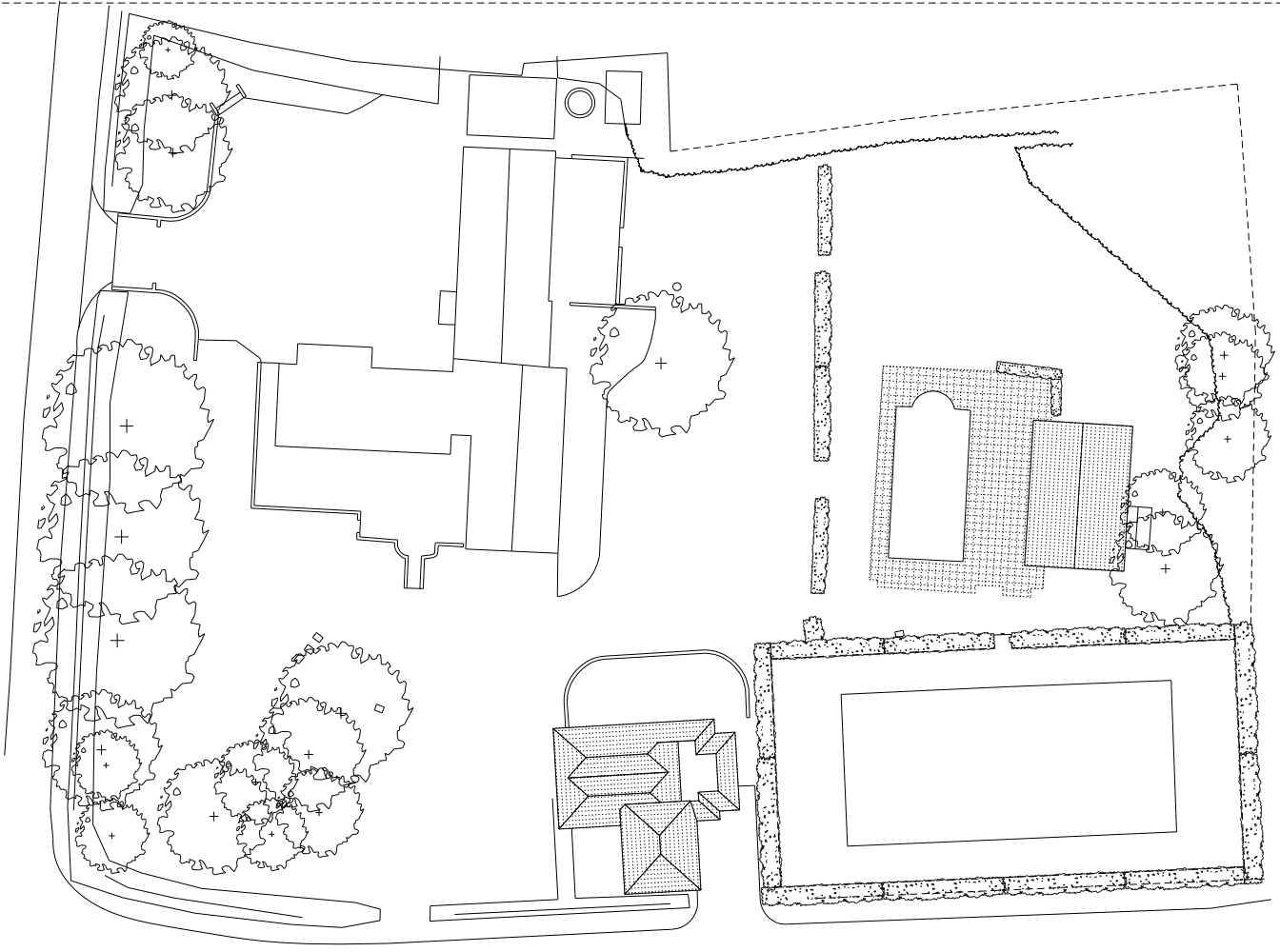
DAYS HOUSE, WESTCOT OX12 9QB



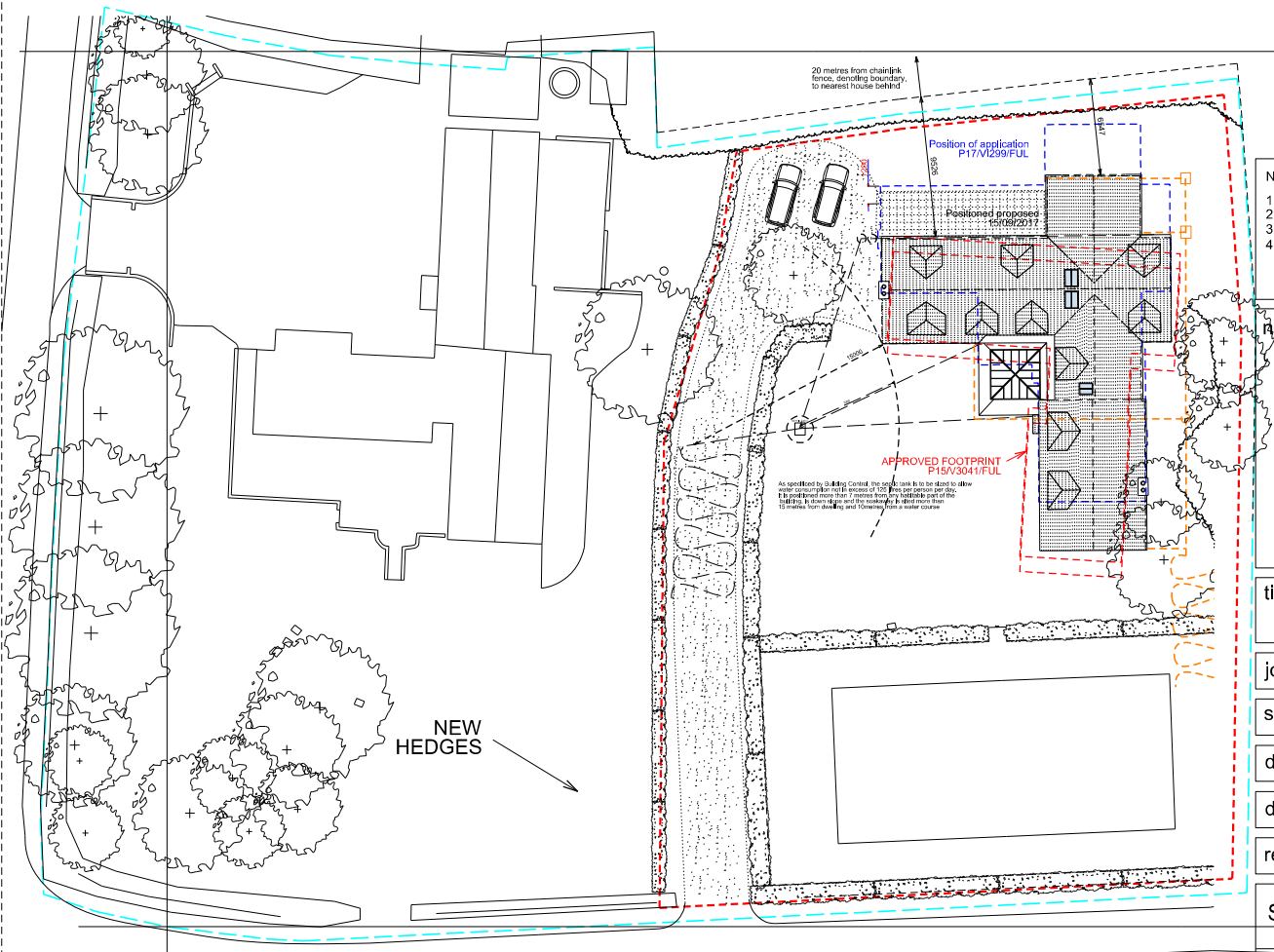
SITE PLAN SHOWING EXISTING



SITE PLAN AS APPROVED
P15/V3041/FUL



SITE PLAN OF APPROVED LAYOUT
P12/V2514/FUL



SITE PLAN AS PROPOSED

Notes.

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Notes

Notes

title EXISTING, PERMITTED AND PROPOSED SITE PLANS

job no. 2025

scale 1 : 500 @ A3 / 1:250 @ A1

date 29.09.2017

drg.no 2025-06

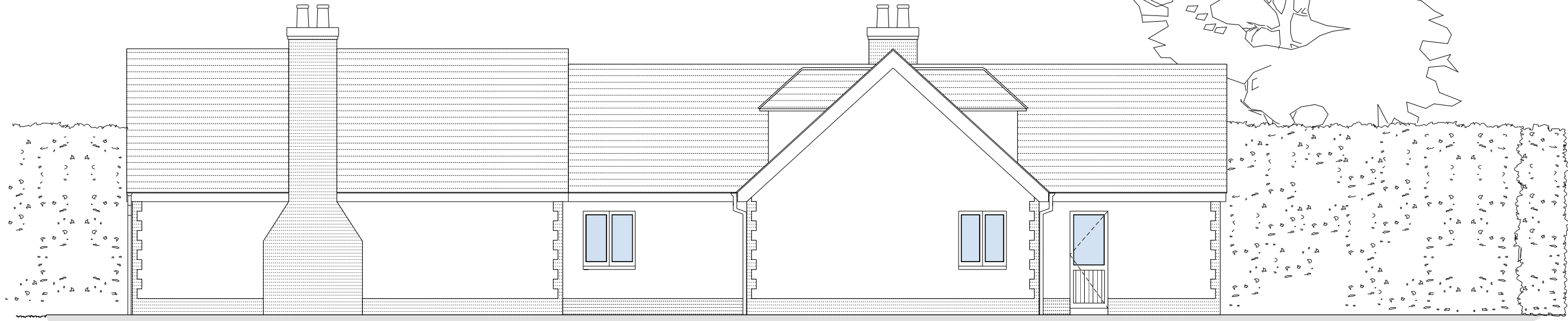
revision Rev. L

Simon Smith & Michael Brooke Architects

No 3 Scout Lane London SW4 0LA
tel: 020 7627 7630 fax: 020 7627 7631
email: post@smithbrooke.co.uk

OX12 9QB

DAYS HOUSE, WESTCOT



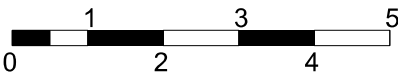
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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notes

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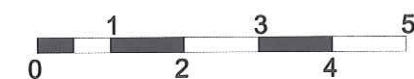
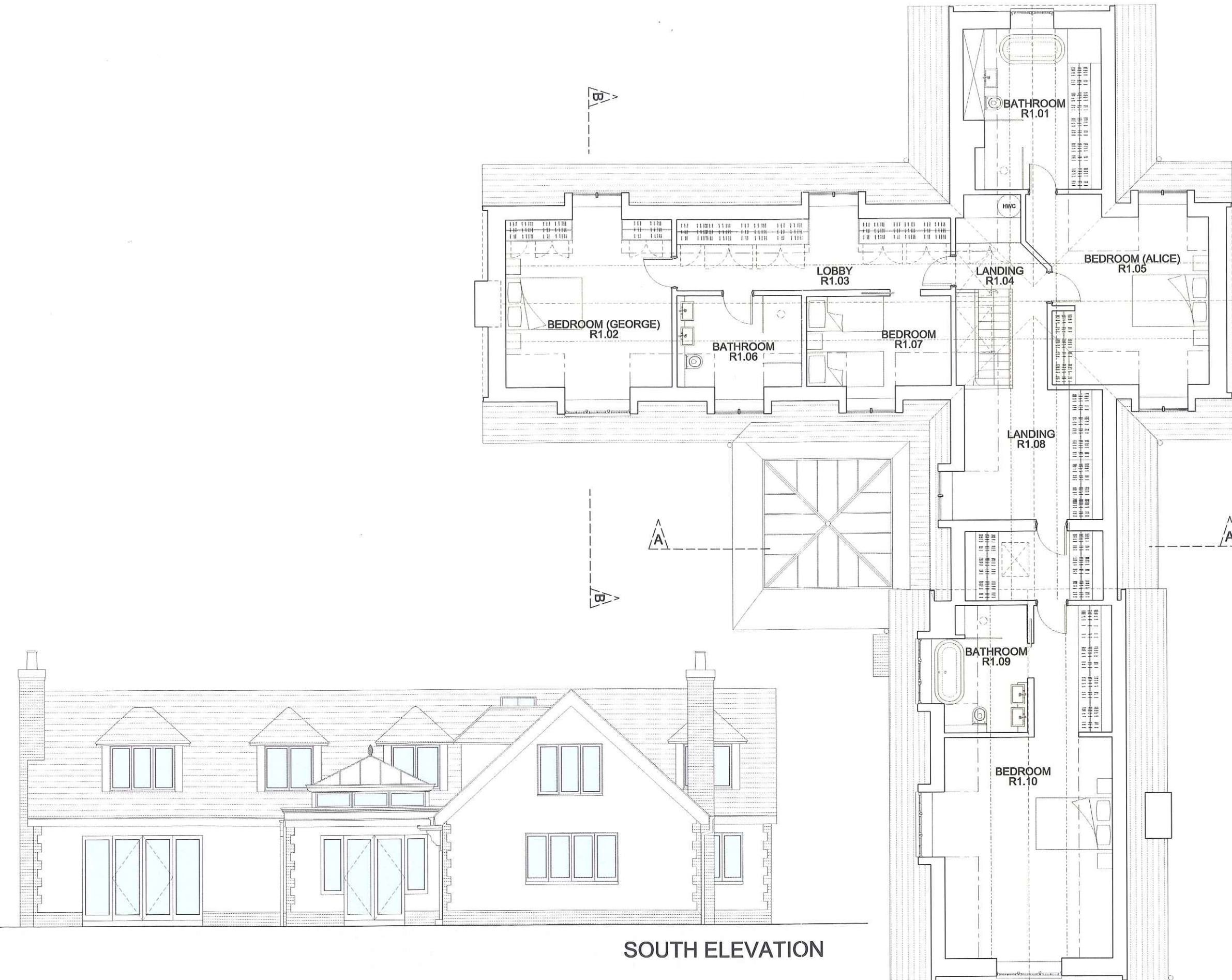
OX12 9QB

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date	29.09.2017
drg.no	2025-08
revision	REV G

Simon Smith & Michael Brooke Architects

No 3 Scout Lane London SW4 0LA
tel: 020 7627 7630 fax: 020 7627 7631
email: post@smithbrooke.co.uk



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notes

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OX12 9QB

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title	PROPOSED PLANS & ELEVATION
job no.	2025
scale	1 : 100 @ A3 / 1:50 @ A1
date	05.05.2017
drg.no	2025-07E
revision	

Simon Smith & Michael Brooke Architects

No 3 Scout Lane London SW4 0LA
tel: 020 7627 7630 fax: 020 7627 7631
email: post@smithbrooke.co.uk

DAYS HOUSE, WESTCOT