

APPLICATION NO.	P17/V3341/FUL
SITE	Willows Stream Road Upton DIDCOT, OX11 9JG
PARISH	UPTON
PROPOSAL	Change of use of land to residential curtilage to willows and the erection of a garage / workshop including the erection of a 1.8m high boundary fence.
WARD MEMBER(S)	Janet Shelley Reg Waite
APPLICANT OFFICER	Mr & Mrs Gould Hannah Wiseman

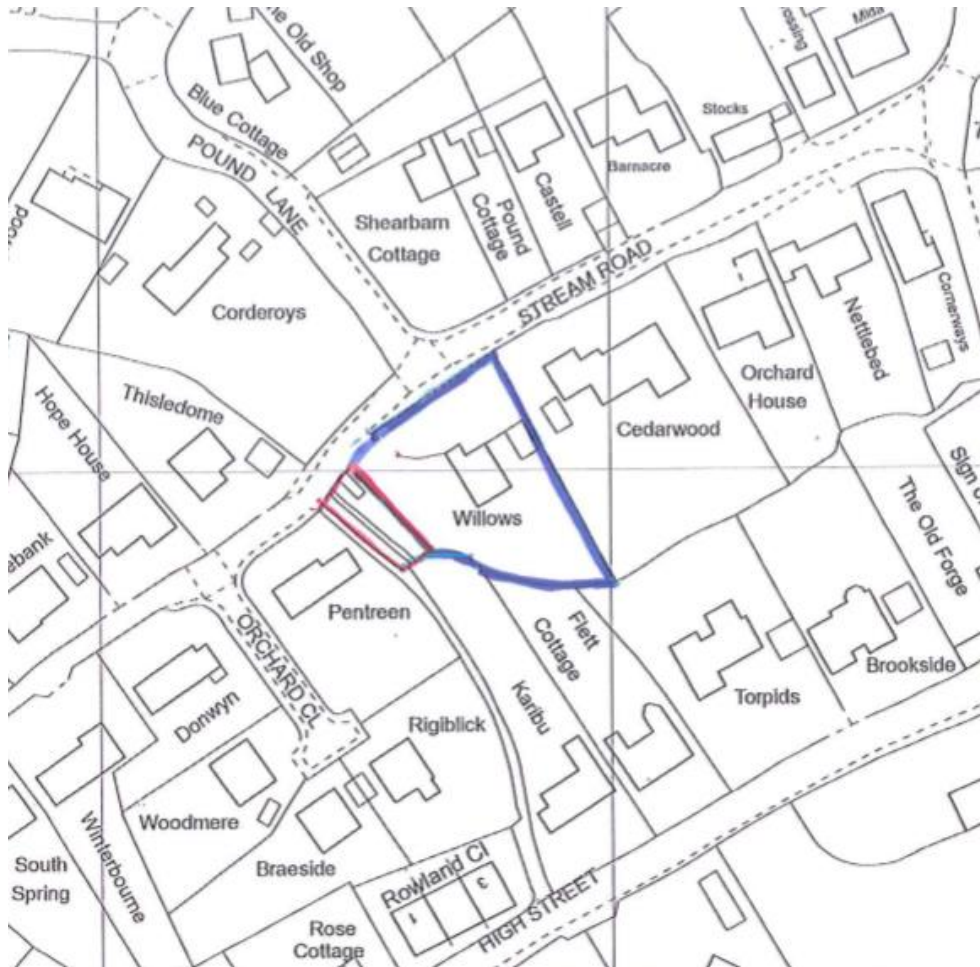
RECOMMENDATION

Planning Permission subject to the following conditions:

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans ***
- 3 : Materials as on plan**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is seeking planning permission for the change of use of a parcel of land adjacent to the Willows, as well as the erection of a single storey, timber clad garage building. The site is not within any areas of designated control and there are no relevant constraints on site.
- 1.2 The application is before committee as the applicant is a member of staff.
- 1.3 The proposal is for the change of use of a parcel of land to the west of the garden area for the property, 'Willows'. The area is currently well covered in mature vegetation with the remains of a derelict utility building, which would be incorporated in the main garden area and a single storey timber garage building is proposed to be constructed, set back from the road. The extended garden area would be enclosed to the west and south by a new 1.2m post and rail fence for the most northern section and a 1.8m closed boarded boundary fence toward the rear of the site.
- 1.4 The garage building would be 3.6m by 8m with an eaves height of 2.25m with a pitch height of 3.25m. The front elevation would feature a double outward opening garage door and the east elevation would have a single door and two sets of windows.
- 1.5 A site plan is below and extracts from the application drawings are **attached** at Appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 County Archaeologist (VWHDC) - No strong views
- Countryside Access - No strong views
- Vale - Highways Liaison Officer (Oxfordshire County Council) – Initial objection as access to the proposed building was not shown onto the highway. Amended plans were submitted to address this and the objection has been withdrawn.
- Upton Parish Council - No objections
- Neighbour – No objections

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The proposal is under the threshold and does not constitute EIA development.

5.0 **MAIN ISSUES**

5.1 **Design and Layout**

The proposal is considered to be of a relatively modest form and of a scale and design which would be appropriate to the context of the setting and would

clearly read as a domestic outbuilding of an acceptable scale given the size of the extended plot. The use of the materials proposed is considered acceptable and will help to form an appropriate visual appearance within this part of the street scene.

5.2 Residential Amenity

The blank flank side elevation of the garage building is 6.8m from the side elevation of the nearest neighbouring property, Pentreen. This is also separated by the proposed fence, existing landscaping and the public footpath. Due to the separation distance and the relatively modest height of the building, it is not considered that proposal would result in any harmful impacts on the residential amenity currently enjoyed by the neighbouring property in terms of loss of light, privacy or outlook.

5.3 Landscape and Visual Impact

Details have been provided regarding the access to the garage which is shown as a timber double opening gate 2.44m wide and 2.2m high enclosed on either side by a 1.2m high post and rail timber fence. The area is currently enclosed by mature vegetation which has not been maintained for some years and has visibly become overgrown. The proposal to enclose the site with a timber post and rail fence and the timber gates will alter the visual appearance of the site and a significant amount of vegetation will have to be removed to allow for this. However officers consider that the removal of the overgrown vegetation would lead to a visual improvement to this part of the street scene. The site is viewed within the context of a residential area and is not considered to overly urbanise that setting to any harmful extent.

5.4 Traffic, parking and highway safety

Amended Plans have been received during the course of the application in response to initial concerns submitted from the Highways Liaison Officer. The proposal has been set back from the edge of the highway so that there is now sufficient room between the outward opening garage doors and the inwards opening gates. This also allows for better visibility splays to be achieved on this part of the road. As a result, the Highways Liaison officer has confirmed he has no objections to the amended plans.

The indicated position of the new boundary fence has also been clarified with respect to the adjacent public right of way. It will be set east of the ditch and the footpath and will not impede on the access to the right of way.

6.0 CONCLUSION

- 6.1 Taking in to account all the above matters assessed, the proposal is considered to form sustainable development and is acceptable on its merits and is therefore recommended for approval subject to the suggested conditions.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2011 policies;

CP37 - Design and Local Distinctiveness

DC5 - Access

H25 - Garden Extensions

HE10 - Archaeology

HE11 - Archaeology

VALE OF WHITE HORSE DESIGN GUIDE 2015

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