

<b>APPLICATION NO.</b>	<a href="#">P17/V0205/FUL</a>
<b>SITE</b>	Land adjoining no 16 Yarnells Road North Hinksey Oxford Oxfordshire, OX2 0JY
<b>PARISH</b>	NORTH HINKSEY
<b>PROPOSAL</b>	Erection of a 3 bedroom bungalow and access drive (as per amended plans received 08 June 2017 and additional information received 29 January 2018)
<b>WARD MEMBER(S)</b>	Debby Hallett Emily Smith
<b>APPLICANT</b>	Mr Derek Thomas
<b>OFFICER</b>	Martin Deans

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## **RECOMMENDATION**

**Planning Permission subject to the following conditions:**

### **Standard**

**1 : Commencement 3 years - Full Planning Permission**

**2 : Approved plans**

### **Pre-Commencement**

**3 : HY2 - Access in Accordance with Plan**

**4 : HY7 - Car Parking**

**5 : LS4 – Arboricultural Method Statement and Tree Protection**

**6 : MC1 - Materials (Details)**

**7 : RE6 – Boundary Details**

### **Compliance:**

**8 : RE3 - PD Restriction extensions and loft conversion alterations**

**9 : RE18 - Slab Levels**

## **1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This application was considered by committee on 15 November 2017. Committee resolved to defer consideration of the application to request a daylight assessment to determine the impact of the proposal on neighbours. The previous committee report and addendum report are **attached** at Appendix 1.
- 1.2 The applicant has submitted a daylight and sunlight assessment for the proposal. This involved a detailed laser-scan of the site and surroundings to compile a three-dimensional model of the proposed building and all neighbouring properties. Software to simulate daylight and sunlight was then applied to the model to assess the impact on neighbours' property, including

the impact on principal windows. The report is available to view on the council's website [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk) on the planning application page in the "Additional Information" folder.

## 2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 See previous committee report and addendum report

## 3.0 **RELEVANT PLANNING HISTORY**

3.1 See previous committee report and addendum report

## 4.0 **MAIN ISSUES**

### 4.1 **Daylight and Sunlight Assessment**

The daylight and sunlight report has assessed the impact of the proposal on neighbours in terms of a national assessment standard, "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2011) published by the Building Research Establishment (BRE). It measures the impact on neighbours' windows in terms of two aspects, the Vertical Sky Component, and the Annual Probable Sunlight Hours. For both the report concludes that the impact of the proposal on light for all adjoining neighbours meets national standards.

4.2 Officers therefore conclude that the impact of the proposal on both daylight and sunlight to neighbours is acceptable.

## 5.0 **CONCLUSION**

5.1 The proposal is considered to be acceptable in terms of the impact on the area, the impact on neighbours, and in terms of parking and highway safety. It is considered to meet relative policies in the development plan and the NPPF.

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  
CP04 - Meeting Our Housing Needs  
CP37 - Design and Local Distinctiveness

### **Vale of White Horse Local Plan 2011** policies:

DC5 - Access  
DC7 - Waste Collection and Recycling  
DC9 - The Impact of Development on Neighbouring Uses

### **Vale of White Horse Design Guide (SPD 2015)**

### **National Planning Policy Framework, 2012**

### **Planning Practise Guidance, 2014**

**Equalities Act 2010**

The application has been assessed against section 149 of the Equalities Act 2010. It is considered that no identified group will be suffer discrimination as a result of the proposal.

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