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| APPLICATION NO. | P18/V0891/FUL |
| SITE | 59 Faringdon Road Stanford In The Vale Faringdon, SN7 8NN |
| PARISH | STANFORD IN THE VALE |
| PROPOSAL | Proposed new dwelling and garage on land adjacent to 59 Faringdon Road. |
| WARD MEMBER(S) | Robert Sharp |
| APPLICANT | Mr & Mrs R. Plumridge |
| OFFICER | Martin Deans |

RECOMMENDATION

To grant planning permission subject to the following conditions:

Standard:

- 1. Commencement three years.**
- 2. Approved plans.**

Prior to commencement:

- 3. Materials for house, garage and wall.**
- 4. Contamination assessment.**
- 5. Details of tree retention and protection.**
- 6. Details of wall foundations.**
- 7. Landscaping scheme and maintenance plan.**

Prior to occupation:

- 8. Access modified as shown on approved plans.**
- 9. Parking and turning provided as plan.**
- 10. Acoustic treatment of house in accordance with details to be submitted.**
- 11. High level rooflights installed as approved.**
- 12. First floor bathroom window to be obscure glazed.**
- 13. New wall and landscaping implemented and maintained.**
- 14. Surface water drainage implemented in accordance with approved details.**

Compliance:

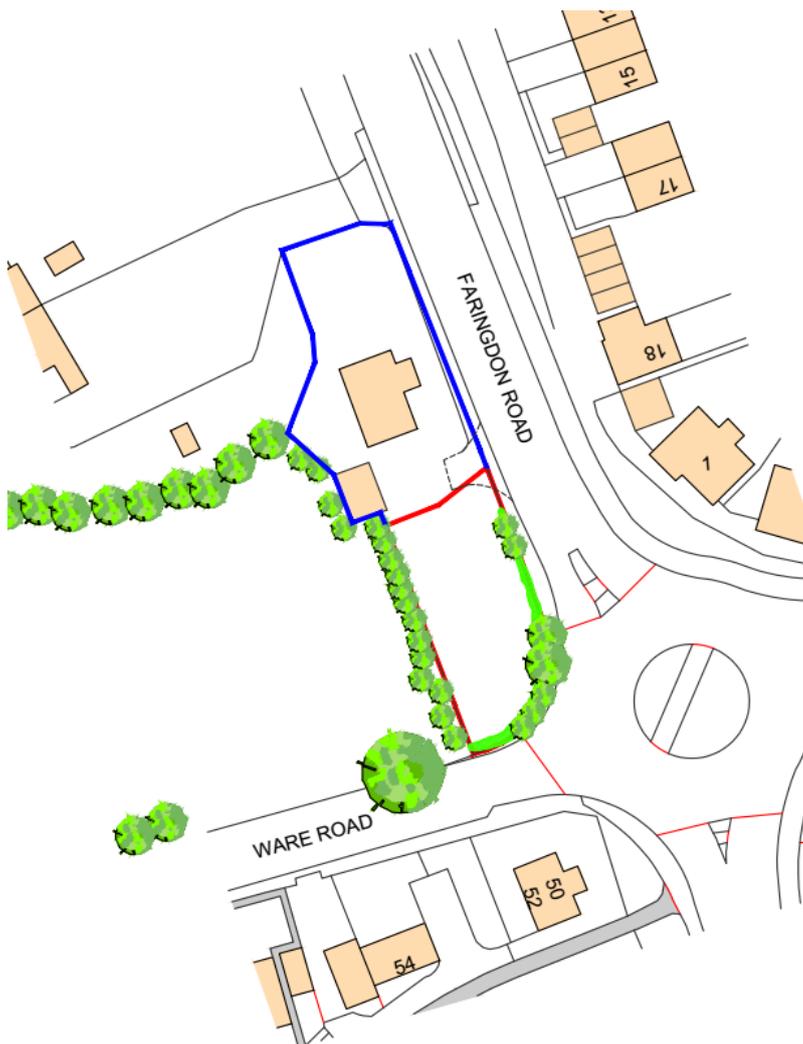
- 15. Permitted development rights removed for rear extensions and upper floor windows and rooflights.**
- 16. Garage retained for parking.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application comes to committee at the request of the local member, Robert Sharp. The application site is the side garden of an existing house, no.59 Faringdon Road. The site lies at the north-west corner of the traffic island at the junction of Faringdon Road, Ware Road, and Farm Piece. Currently the site is laid to lawn, with several semi-mature coniferous and

deciduous trees near to Ware Road, and a 2m high close boarded fence fronting Faringdon Road and Ware Road.

- 1.2 The context for the site has changed significantly in recent years. To the south, on the other side of Ware Road, lies the recently constructed Nursery End housing development allowed on appeal in 2014. To the west and north lies the strategic housing allocation proposed in the Local Plan 2031 Part 1, part of which has outline planning permission under reference P16/V2134/O. To the east is the housing development of 120 houses completed in the early 2000's served from Farm Piece.
- 1.3 The proposal is to erect a two storey, six-bedroom house on the site with a detached garage. The existing vehicular access to no.59 would be widened to serve both dwellings, and a turning area provided. Following discussions, the applicant has agreed to replace the existing close boarded boundary fence, which is deteriorating, with a new artificial stone wall, 2m high, and set back slightly into the site to allow for new planting in front. With regard to the existing semi-mature trees on Ware Road the conifers will be removed and the deciduous trees retained. The wall foundations would be designed with bridging elements to allow for the trees to be retained. A site location plan is below and the application plans are attached at **appendix 1**.



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

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| 2.1 | Stanford-in-the-Vale Parish Council | Object on the following grounds: <ul style="list-style-type: none"> • Height and scale are inappropriate and overbearing • This is an edge of village site and the proposal will only serve to urbanise the area • Traffic noise, which will increase due to the strategic housing allocation |
| | Neighbours | One household has submitted an objection on the following grounds: <ul style="list-style-type: none"> • The proposal is too big for the site • The access onto Faringdon Road in close proximity to Ware Road will be dangerous |
| | County Highways Officer | No objection subject to conditions |
| | Environmental Protection Team | No objection subject to a scheme of noise insulation for the new house |
| | Contamination Officer | No objection subject to preliminary contamination assessment |
| | Drainage Office | No objection subject to conditions |

3.0 RELEVANT PLANNING HISTORY

3.1 [P18/V0307/PEM](#) (19/03/2018)

Proposed new dwelling on land adjacent to 59 Faringdon Road

[P03/V0559/O](#) - Refused (02/05/2003) - Appeal dismissed (02/03/2004)
Erection of a detached dwelling and garage.

[P82/V0853](#) - Approved (03/03/1982)
Erection of a double garage and new highway access.

[P81/V0917](#) - Approved (21/10/1981)
Modernisation and extension of existing cottages.

3.2 **Pre-application History**

A pre-application submission for one dwelling on the site was considered in March 2018 (ref P18/V0307/PEM). The officer response was that, given the context, the proposal could be acceptable in principle but that the site constraints in terms of road noise, trees and a safe access needed to be addressed.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development is relatively small in scale and does not qualify for an EIA.

5.0 **MAIN ISSUES**

5.1 The main issues with regard to this application are:

- The principle of the proposal
- The impact on the character and appearance of the area
- The quality of amenity for future occupiers
- The impact on neighbours
- Highway safety
- Community Infrastructure Levy

5.2 **The Principle of the Proposal**

The recent changes to the context of the site are directly relevant to how the principle of the proposal is now viewed by officers. The site is effectively surrounded by either recently completed housing or housing that is due to be built. Consequently, officers consider that the site lies within the built-up area of Stanford-in-the-Vale and the principle of development is therefore acceptable in terms of policies CP3 and CP4 of the adopted Local Plan 2031 Part 1.

5.3 **The Impact on the Character and Appearance of the Area**

The proposal is for a two storey house with rooms in the roof served by dormer windows. The eaves of the proposed house are approximately 5m high and the ridge is approximately 9m high. These values are typical of many modern two storey houses across the Vale.

5.4 The site is surrounded by modern housing, much of which is of a similar height and scale. The parish council objections include a concern that the site is “edge of village” and that the proposal is too high. Officers consider that the changes to the context of the site mean it can be no longer considered edge of village, and that the proposal is in keeping with the scale and height of much of the housing around it.

5.5 The proposal includes a new artificial stone wall with planting in front of it. Over time this will mirror the boundary treatment on Farm Piece development opposite, which is visually attractive. For these reasons, officers consider the impact on the character and appearance of the area to be acceptable and the proposal complies with policy CP37 of the adopted Local Plan 2031 Part 1.

5.6 **The Quality of Amenity for Future Occupants**

The site lies at the junction of Faringdon Road and Ware Road, and the issue of road traffic noise was raised at pre-application stage. Objectors are also concerned about the noise environment. The council’s environmental health officer has carefully assessed the proposal. He considers the new house can be acoustically treated to provide a satisfactory environment within, and the proposal includes a new 2m high artificial stone wall which will, as with the Farm Piece houses opposite, provide protection for the garden. Given the presence of the traffic island, vehicle speeds in the vicinity are likely to be low, which means road noise will be relatively lower than on faster sections of road. Taken all together officers consider the proposed arrangements, with suitable conditions, will provide a satisfactory noise environment for future occupiers.

5.7 There is a total of approximately 200sq.m of garden for the new house which meets the suggested standard in the design guide. The principal garden area will be to the side of the new house. To safeguard the garden area to the rear of the house officers recommend that permitted development rights for rear extensions are removed so that any future proposal for a rear extension can be assessed.

5.8 **The Impact on Neighbours**

The neighbours who are potentially most affected are the residents of the existing dwelling at no.59, and those in the proposed dwellings to the rear on the allocated housing site. With regard to the former the proposed dwelling has been sited approximately 10m from the boundary with no.59, and 20m from the side wall of no.59. These distances will prevent any harm arising to the occupants of no.59.

5.9 With regard to the houses to be built to the rear, the proposal has been carefully designed so there will be no principal windows at first floor level facing towards the rear, and only high-level rooflights in the roof. This will avoid any potential for harm from overlooking and can be secured for the future by the removal of permitted development rights for new upper floor windows or rooflights on the rear elevation. Overall, therefore, officers are satisfied there will be no harm to neighbours and that the application complies with policy DC9 of the adopted Local Plan 2011.

5.10 **Highway Safety**

The existing vehicular access is to be widened to allow for use by both the existing and proposed dwelling. The county highways officer has carefully assessed the proposal in light its proximity to the traffic island and considers that, provided suitable visibility and turning space is provided, the access will be sufficiently far from the island to be safe. There will be adequate on-site parking for the proposal and it is suggested that the garage is secured for parking by way of condition. Consequently, officers consider the proposal is in accord with policy DC5 of the adopted Local Plan 2011.

5.11 **Community Infrastructure Levy**

The proposal for a new dwelling is CIL liable and a charge of £28,104.34 has been calculated at 2018 rates.

6.0 **CONCLUSION**

6.1 The proposal is considered to be acceptable in terms of its impact on the wider area and its impact on neighbours. A satisfactory environment for future occupiers can be provided and the proposed access arrangements are considered to be safe. The proposal accords with relevant policies of the development plan and with the NPPF.

The following planning policies and national guidance have been taken into account:

Vale of White Horse Local Plan 2031 Part 1, policies:
CP3, CP4, CP37

Vale of White Horse Local Plan 2011, saved policies:

DC5, DC6, DC7, DC9, DC10

Draft Vale of White Horse Local Plan 2031 Part 2, policies

DP16, DP23, DP25, DP28

(Little weight can be attached to these policies at this time due to the relatively early stage the plan has reached so far in the adoption process)

Stanford-in-the-Vale Neighbourhood Plan

A draft version of the neighbourhood plan is under way and, in consequence, no weight can be attached to the neighbourhood plan at this time.

Design Guide, 2015

National Planning Policy Framework, 2018

Planning Practise Guidance, 2014

Equalities Act 2010

The application has been assessed in relation to section 149 of the Equalities Act 2010. Officers consider no identified group will suffer discrimination as a result of the proposal.

Human Rights Act 1998

The application has been assessed against Articles 1 and 8 of the Human Rights Convention. The impact on individuals has been balanced against the public interest and officers consider the recommendation to be proportionate.

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