

**GFA/10178/2 – Cotswold Homes Ltd.
Demolition of existing bungalow. Erection of 9 no. 2 and 3 bed dwellings with
associated car parking.
49A Bromsgrove, Faringdon, SN7 7JG**

1.0 The Proposal

- 1.1 This application seeks permission for the demolition of the existing bungalow at 49A Bromsgrove, Faringdon, and its replacement with 9 dwellings arranged in 2 terraces of 6 and 3 dwellings.
- 1.2 The proposed development would be accessed via the existing site access through a parking area which links into Walnut Court and then Bromsgrove beyond.
- 1.3 The site is bounded on all but the south west boundary by existing residential properties and their curtilages. The south west boundary adjoins a residential access lane to housing behind the site, and commercial premises beyond the lane.
- 1.4 The existing property is a bungalow with rooms in the roof space, which sits in the centre of a large plot.
- 1.5 The application plans have been amended during the process to re-arrange the windows in plot 3 to limit any impact on the flats to the rear of the site.
- 1.6 The application includes parking provision of 1 space for the 2 bed properties and 2 spaces for the 3 bed dwellings, with 2 visitor spaces. The site is within easy walking distance of the town centre.
- 1.7 Extract from the application drawings are at **Appendix 1.**
- 1.8 The application comes to committee as the Town Council objects and more than 4 letters of objection have been received.

2.0 Planning History

- 2.1 There have been various applications over the years for extensions and alterations to the existing bungalow.
- 2.2 A previous application for the re-development of the site was withdrawn in December 2006 pending further discussion with the County Highway Authority.

3.0 Planning Policies

- 3.1 Policy H10 of the adopted Local Plan refers to new development within the built up area of the five main settlements including Faringdon stating that new housing will be permitted providing the development would not result in the loss of any community facilities including areas of public open space, that the development makes efficient use of the land, and the layout mass and design would not have a harmful impact on the character of the area.
- 3.2 Policies DC1, DC5 and DC9 refer to the design of new development, access and parking considerations, and impact on neighbouring properties.

3.3 PPS 3 “Housing” is also relevant and re-iterates the key objective of developing previously developed sites within urban areas, where suitable, ahead of greenfield sites and making the most effective and efficient use of land.

4.0 **Consultations**

4.1 Faringdon Town Council objected to the original plans stating that “it was felt that the provision for car parking was still inadequate. The car parking area designated in the plans for this development is already used and owned by the existing residents in Walnut Court. As parking is already over subscribed in that area, provision should be made for a) sufficient parking on site for the proposed development and b) adequate access and egress for emergency and other services.”

4.2 Any comments received from the Town Council on the amended plans will be reported at the meeting.

4.3 The County Engineer has raised a holding objection in relation to a concern that the site cannot be accessed by waste collection vehicles, and that the bin store is not large enough to accommodate bins from all of the properties. No objection is raised, however, to the site access and the proposed parking provision.

4.4 14 letters of objection have been received from local residents in relation to the original plans raising the following concerns:

- Walnut Court is narrow with no footways and cannot take additional traffic.
- Refuse collection vehicles and emergency vehicles will not be able to access the site.
- There is not enough parking within the site.
- The proposed dwellings will overlook the neighbouring properties.
- The site would be accessed via a private parking court.
- The development will disrupt the peace and quite of the area.
- The proposal is over development of the site.

4.5 4 letters of objection have been received from local residents in relation to the amended plans raising the same concerns

5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are: i) the principle of further residential development in this location; ii) the design of the proposed development and its impact on the character of the area; iii) impact on neighbouring properties; and iv) parking and access considerations.

5.2 The site is currently occupied by an existing bungalow, and is located close to Faringdon town centre. The site is bounded by existing development on all sides consisting of residential properties and commercial premises. Officers consider, therefore, that the principle of residential development in this location is acceptable.

5.3 The properties are proposed in 2 terraces at right angles to each other with a central courtyard and parking area separating the two blocks. The proposed design of the properties is simple with variations in the roof to avoid a continuous and bulky form. Your Officers consider that the proposed dwellings would not appear out of keeping with

the varied character of the immediate surrounding area. Due to the physical containment of the site, there would only be limited public views of the development.

- 5.4 In terms of the relationship of the development to neighbouring properties, most of the site is bounded by existing gardens. The distances between the proposed dwellings and the neighbouring properties meet the minimum requirements set out in the Council's Design Guidance in most cases. These requirements are not met in relation to plot 3 and the flats in Westbrook, however the plans have been amended to remove any main windows in the rear elevation at first floor level. A bathroom window remains, however this can be conditioned to be obscure glazed.
- 5.5 The site is proposed to be accessed via the existing site access through the parking area owned and used by residents of Walnut Court. Officers acknowledge the concerns of residents on the proposed use of this access, however, the County Engineer does not consider that this would be detrimental to highway safety. There is considered to be sufficient parking proposed within the site and the site is within easy walking distance of Faringdon town centre.
- 5.6 Concern has been expressed by the County Engineer in relation to waste collection and emergency vehicles accessing the site. However both the Council's Waste Management Services and Building Control Services have raised no objections to the scheme. Waste Management have confirmed that they would expect residents to leave their waste for collection at the site's access onto Walnut Court and are satisfied that this is a satisfactory arrangement. Officers consider that this could result in issues of amenity and possible obstruction to the highway but refusal on these grounds could not be justified in the absence of any substantive objections from the relevant consultees. A further update from the County Engineer is expected in relation to highway safety issues and will be reported at the Meeting.

6.0 **Recommendation**

- 6.1 *It is recommended that planning permission is granted subject to the following conditions:*
1. *TL1 – Time Limit*
 2. *MC2 – Submission of Material Samples*
 3. *RE7 – Submission of Boundary Details*
 4. *RE8 – Submission of Drainage Details (Foul and Surface)*
 5. *LS4 – Landscaping Scheme (incorporating existing trees) to be submitted.*
 6. *RE22 – Floor/Slab Levels*
 7. *MC9 – Obscure Glazing (north east elevation of plot 3)*
 8. *Prior to the commencement of the development hereby approved full details of the proposed bin storage shall be submitted to, and approved in writing by, the District Planning Authority. The development shall only be carried out in accordance with the approved details.*

9. *MC20 – Amended Plans*
10. *HY24 – Car Park Layout*
11. *HY16 – Turning Space*
12. *No development shall take place on site until such time as means of vehicular access to the site from Walnut Court has been provided in accordance with the details shown on the approved drawing number 215 02.*