

APPLICATION NO.	<u>P18/V2813/FUL</u>
SITE	23 The Hyde, Abingdon, OX14 5JG
PARISH	ABINGDON
PROPOSAL	Extension and Alterations to provide 2 x 1 bed flats and 1 x 2 bed flat.
WARD MEMBER(S)	Alice Badcock Mike Badcock
APPLICANT	Ms Celine LeLievre
OFFICER	Anthony Hamilton

RECOMMENDATION

Planning Permission subject to the following conditions:

Standard

- 1. Commencement 3 years - Full Planning Permission**
- 2. Approved plans**

Pre-commencement

- 3. MC25 - Drainage Details (Surface Water)**

Occupation

- 4. HY6 - Access, Park. & Turning in accordance with plan.**
- 5. HY20 - Bicycle Parking**
- 6. LS1 - Landscaping Scheme (Submission)**

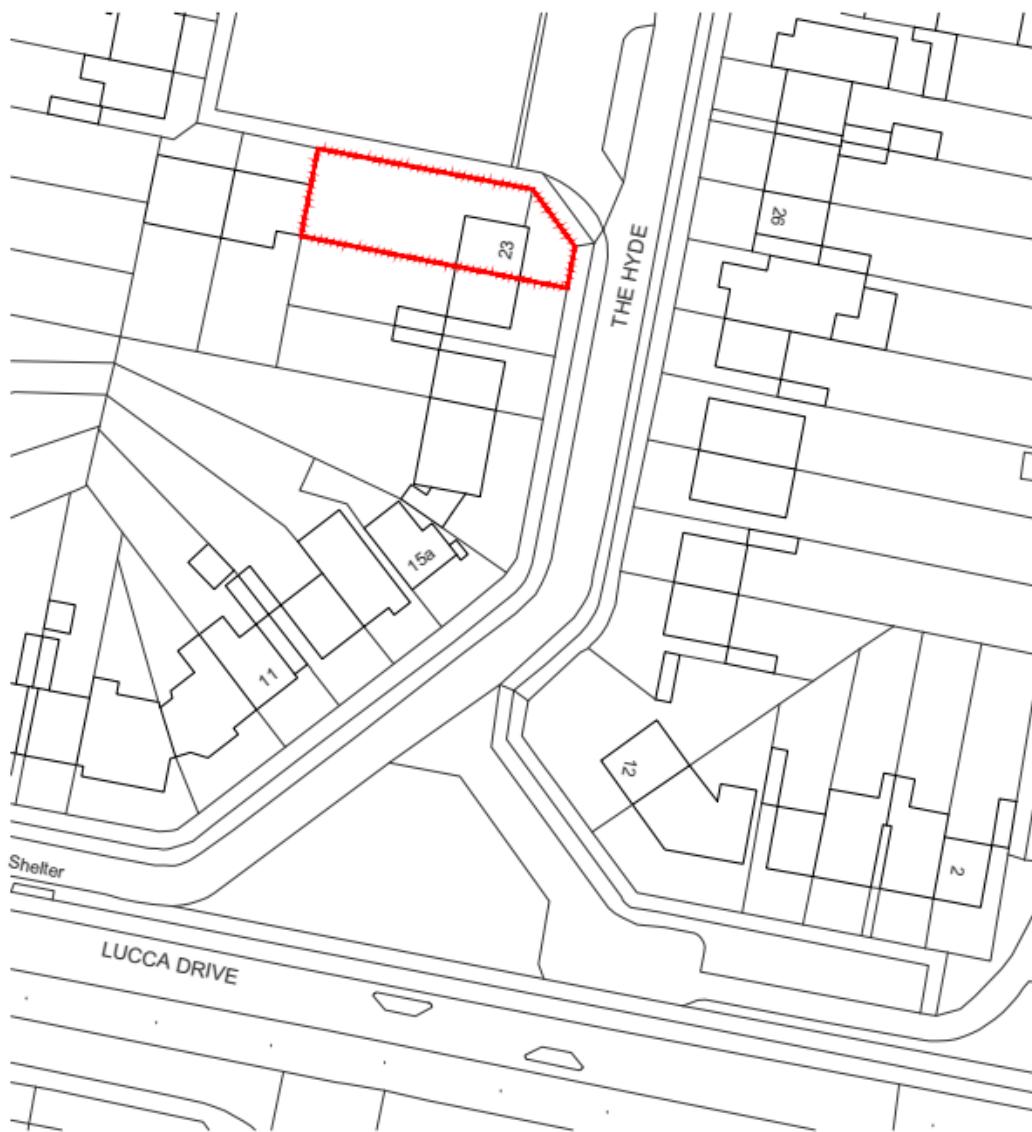
Compliance

- 7. LS2 - Landscaping Scheme (Implement)**
- 8. Matching materials (walls and roof)**
- 9. Vision splay protection**
- 10. Retain wall (whole boundary)**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to committee at the request of Councillor Alice Badcock.
- 1.2 The application site lies in a residential area, in the town of Abingdon. On the site is a two-storey, semi-detached dwelling, which has rendered walls and a tiled roof. Within the curtilage of the dwelling are a gravelled front parking area and a back garden. The side boundaries of the site are defined by high fences. The rear boundary is delineated by a coniferous hedge. A low brick wall runs along part of the front boundary. Dwellings may be found to the south, east and west of the site. To the north is an area of public open space.

- 1.3 Planning permission is sought to extend and alter the dwelling on the application site, in order to provide two one-bedroom flats and one two-bedroom flat.
- 1.4 The proposed works would entail the erection of a single and two-storey side extension and a single storey rear extension, the making of internal alterations, and the provision of amenity and parking areas.
- 1.5 The side extension would have a width of some 3.6 metres, an overall length of 12.7 metres and a length, at first floor level, of 10.1 metres. It would have a hipped roof, with a higher front section and a lower rear projection. The higher and lower sections of the roof would have ridge heights of 8 and 6.9 metres respectively. The extension would be set back by 1.6 metres from the front elevation of the dwelling.
- 1.6 The rear extension would have an L-shaped footprint, a maximum depth of 3.8 metres and a width of 6 metres. Its roof would have an eaves height of 2.4 metres and would have flat, hipped and mono-pitched elements.
- 1.7 Two flats, each with one bedroom, would be provided on the ground floor of the extended dwelling. A single two-bedroom flat would be created at first floor level.
- 1.8 Three car parking spaces would be provided. Part of one of the spaces would sit under a carport formed at the front end of the proposed side extension.
- 1.9 Each of the two ground floor flats would have a private amenity space with an area of approximately 24 square metres.
- 1.10 To the rear of these private amenity spaces there would be a communal garden. This would have an area of some 104 square metres. Bicycle and bin stores would be provided in the communal garden, which would be accessed by means of a pathway that would run along the northern side of the dwelling.
- 1.11 The wall, roof and window materials of the proposed extensions would match those of the existing dwelling.
- 1.12 A site location plan is provided below. The application plans are attached at [Appendix 1](#).



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Abingdon Town Council	Recommends refusal, on the grounds of overdevelopment (holding that the proposal is contrary to Policy DC1 of the Vale of White Horse Local Plan 2011 and Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1) and parking (asserting that the scheme fails to comply with saved Policy DC5 of the Vale of White Horse Local Plan 2011)
Neighbours	The neighbour at 25 The Hyde expresses concerns with regard to parking provision, highway safety and emergency vehicle access

Drainage	Has no objection, subject to the imposition of a pre-commencement surface water drainage condition upon any grant of planning permission
Waste Management Officer	Notes that all properties have space to store a set of bins and access to pronesent them for collection
Highways Liaison Officer	Has no objection, provided that a condition on access, car parking provision and turning space is imposed upon any grant of planning permission. Suggests that an informative note on works within the highway is passed on to the applicant.

3.0 RELEVANT PLANNING HISTORY

3.1 [P18/V1991/PEM](#) - Other Outcome (24/10/2018)

Development to provide 2 x 1 bed flats and 1 x 2 bed flat.

The following changes have been made in response to the pre-application advice that was given:

- The side extension has been set back further from the front elevation of the dwelling;
- Four windows and a door have been added to the north-facing elevation of the side extension, with a view to breaking up the massing of that elevation; and
- The design of the parking space that would partially sit under the front end of the side extension has been altered, to provide better visibility.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 It is considered that the proposal is not ‘Schedule 2 development’ within the meaning of that term set out by Schedule 2 to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5.0 MAIN ISSUES

Officers consider the main issues to be:

- Whether the development proposal is acceptable in principle;
- The sub-division of the dwelling;
- Accommodation and living space;
- The provision of garden and amenity space;
- Car parking provision, access and highway safety;
- The promotion of public transport, cycling and walking;
- Character, appearance and design;
- Impact on neighbours’ living conditions;

- The provision of landscaping; and
- Refuse and recycling.

5.1 The Principle of Development

Policy CP3 of the Vale of White Horse Local Plan 2031 Part 1 defines Abingdon as a ‘Market Town’ and notes that market towns are settlements that have the ability to support the most sustainable patterns of living within the Vale and have the greatest long-term potential for development. Policy CP8 of the same plan observes that development in the Abingdon-on-Thames and Oxford Fringe Sub-Area should be in accordance with the settlement hierarchy set out in Policy CP3.

5.2 Given the position of Abingdon in the district’s settlement hierarchy and the intentions of policies CP3 and CP8, officers consider that a proposal to create additional dwelling units on the site would be acceptable in principle.

5.3 The Sub-division of the Dwelling

Officers note that Saved Policy H14 of the Vale of White Horse Local Plan 2011 states that the subdivision of properties to form additional dwellings will be permitted provided that:

- The accommodation would be self-contained and have adequate living space, garden or private amenity space and car parking provision;
- It would not harm the character or appearance of the building or the surrounding area; and
- There would be no demonstrable harm to the occupiers of neighbouring properties.

The compliance of the proposal with these and other relevant criteria is assessed in the paragraphs that follow.

5.4 Accommodation and Living Space

Officers note that:

- The flats would have adequate internal space;
- Each unit would be self-contained, with its own hallway, bathroom, bedroom(s), kitchen, and dining and living areas; and
- Each bedroom would have an area of more than 11 square metres.

In view of these factors, officers conclude that each flat would provide an adequate amount of living space.

5.5 Provision of Garden and Amenity Space

Officers consider that:

- The area of the communal garden, at approximately 70 sq.m., would be adequate for the three units proposed;
- A suitable condition should require the submission of details of communal facilities, in the form of outdoor seating, eating, drying or

- growing spaces, as well as landscaping (please see below); and
- The private amenity areas allocated to the ground floor flats should provide defensible space between those flats and the communal garden.

Subject to the provision of suitable communal facilities, it is considered that the garden and amenity spaces proposed would be acceptable.

5.6 Car Parking Provision, Access and Highway Safety

Officers note the concerns expressed by the town council and the neighbour with regard to highway matters. However, given the consultation response of the local highway authority, officers consider that adequate access and parking facilities would be provided and, in consequence, that the proposal could not be refused on highway safety grounds.

5.7 Promotion of Public Transport, Cycling and Walking

To ensure that adequate cycle parking facilities would be provided, officers consider that a condition requiring the submission of cycle parking details should be imposed upon the grant of planning permission. Because the site is located in a relatively sustainable area, officers believe that the provision of suitable cycle parking facilities should encourage the use of a sustainable mode of transport.

5.8 Character, Appearance and Design

Officers consider that:

- In its materials, eaves heights and roof pitches, the proposal would respond positively to the dwelling on the site and its surroundings;
- Because of its location and layout, the proposal would provide safe and convenient ease of movement for all users;
- The proposed layout would function well if attention is now given to the provision of communal facilities (please see above);
- The window openings that would now be inserted into the north-facing elevation of the side extension would break up the massing of that elevation;
- Given the setback and ridge heights of the side extension, the proposal would be subordinate to the existing building;
- The front-facing habitable room windows of the development would allow for the passive surveillance of the street;
- The entrances to the building would be appropriately located;
- For the reasons given in the above bullet points, the proposal would comply with Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1 (please note that Policy DC1 of the Vale of White Horse Local Plan 2011 was not ‘saved’ and is, therefore, no longer in force; and
- Bearing in mind the extent of the application site, the size of the current dwelling, the scales of the proposed extensions, and the amount of amenity space that would be provided, the scheme would not constitute overdevelopment.

5.9 Impact on Neighbours' Living Conditions

Officers hold that:

- Neither of the proposed extensions would overshadow or have an overbearing impact upon a neighbouring residence;
- No neighbouring dwelling would be overlooked; and
- The rear-facing windows of the first floor flat will have no worse relationship with neighbouring gardens than is typical of upper floor windows in suburban housing areas across the District.

Officers conclude that the proposal is acceptable in residential amenity terms.

5.10 The Provision of Landscaping

Officers consider that, to meet the relevant planning policy requirements, a suitable condition should require the submission and written approval of landscaping details.

5.11 Refuse and Recycling

Officers note the comments of the council's waste management officer and consider that the proposal complies with the relevant policy on waste collection and recycling.

5.12 Community Infrastructure Levy (CIL)

Because the proposal would increase the internal floor area of the dwelling by less than 100 square metres, a CIL charge would not be payable.

6.0 CONCLUSION

6.1 Officers conclude that:

- The development proposal is acceptable in principle;
- Adequate accommodation and amenity space would be provided;
- The development would not be detrimental to highway safety, visual amenity or neighbours' living conditions;
- The provision of suitable cycle parking, communal facilities and landscaping could be secured by condition; and
- Acceptable refuse and recycling facilities would be provided.

Accordingly, officers hold that the proposal complies with the relevant policies of the development plan, the pertinent guidance and the National Planning Policy Framework. The following planning policies, planning guidance and other legislation have been taken into account:

Vale of White Horse Local Plan 2011 - Saved Policies:

DC5 - Access

DC6 - Landscaping

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses
H14 - The Sub-division of Dwellings

Vale of White Horse Local Plan 2031 Part 1 - Policies:

CP03 - Settlement Hierarchy
CP08 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
CP35 - Promoting Public Transport, Cycling and Walking
CP37 - Design and Local Distinctiveness
CP42 - Flood Risk
CP44 - Landscape

Vale of White Horse Design Guide supplementary planning document, 2015.

National Planning Policy Framework, 2018.

Planning Practice Guidance.

The Equality Act 2010. The application has been assessed under Section 149 of the Act, the public sector equality duty. Officers consider that no identified group will suffer disadvantage as a result of this proposal.

The Human Rights Act 1998. The application has been assessed against Articles 1 and 8 of the Human Rights Act 1998. The impact on individuals has been weighed against the public interest and officers consider they have acted proportionately in arriving at the recommendation to grant planning permission.

Author: Anthony Hamilton
Contact No: 01235 422600
Email: planning@whitehorsedc.gov.uk