

<b>APPLICATION NO.</b>	<a href="#">P18/V2756/FUL</a>
<b>SITE</b>	Jigsaw Coopers Lane Wantage, OX12 8HQ
<b>PARISH</b>	WANTAGE
<b>PROPOSAL</b>	Proposed new dwelling, garage and partial demolition of the existing dwelling with that retained to be used as an outbuilding used for storage (As amended by plan received 18 January 2019).
<b>WARD MEMBER(S)</b>	Charlotte Dickson St John Dickson
<b>APPLICANT OFFICER</b>	Mr & Mrs Brook Alder Alastair Scott

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## **RECOMMENDATION**

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

**Standard:**

- 1. Commencement - 3 years**
- 2. Approved plans**

**Prior to Occupation:**

- 3. HY6 - Access, parking and turning in accordance with plans**
- 4. MC3 - Materials in accordance with the application**
- 5. Appearance and layout of retained part of bungalow to be implemented in accordance with plans**

**Compliance:**

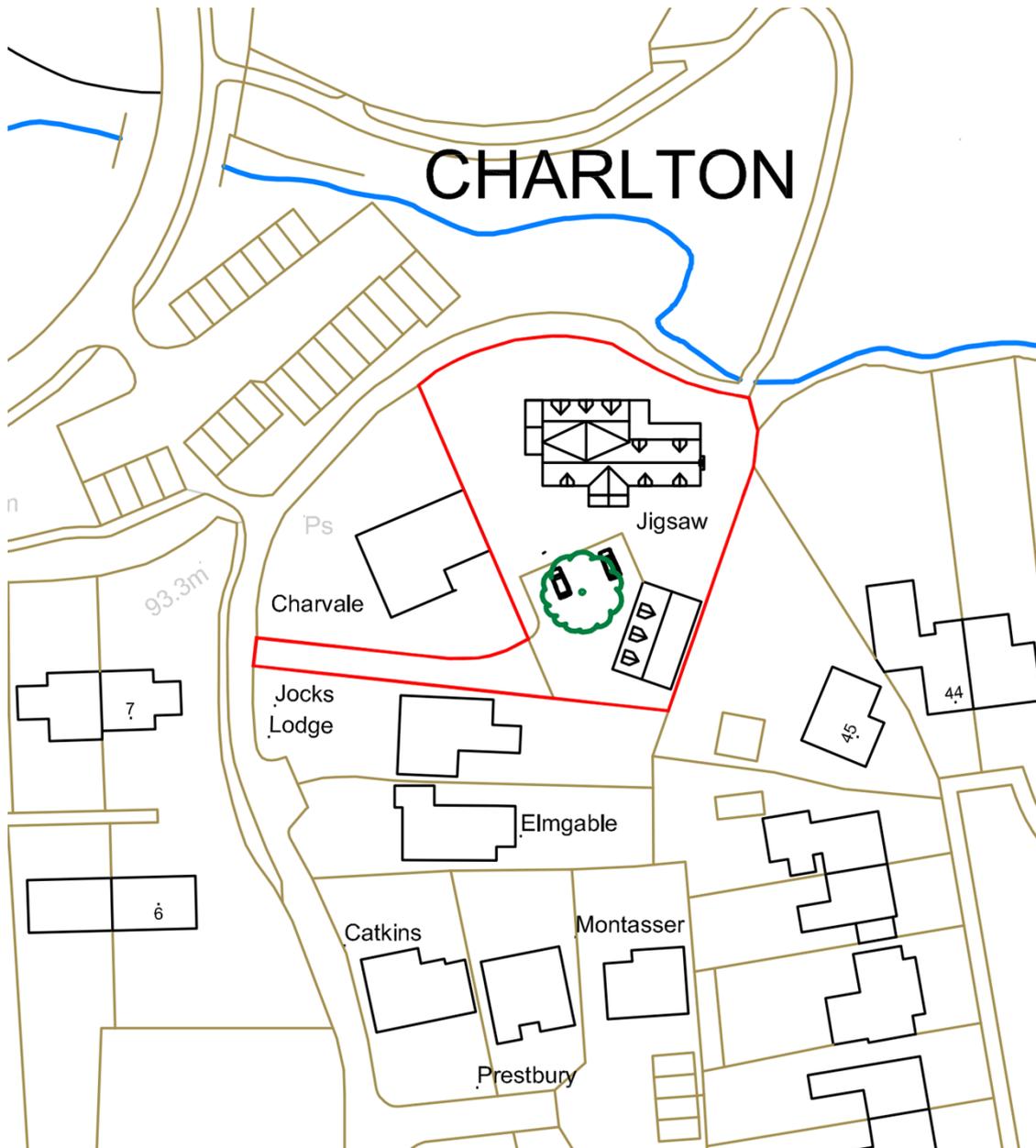
- 6. Remove permitted development rights for garage**

### **1.0 INTRODUCTION AND PROPOSAL**

- 1.1** This application comes to committee at the request of the local member, St John Dickson
- 1.2** The application site is located at the northern end of Coopers Lane, a single-track road, and has an existing semi-detached bungalow within it. The other, attached bungalow, Charvale, is to the west. To the south is a chalet bungalow known as Jocks, or Garden Lodge, while to the east are no.44/44A and no.45 Palmers, all two-storey houses. To the north lies the Humber Ditch which is separated from the proposed development site by hard standing, footpaths and a notable change in ground levels.
- 1.3** The proposal is to demolish the existing semi-detached bungalow and erect a replacement one-and-a-half storey, 4 bedroom dwelling, set further to the east,

and a detached treble garage close to the east boundary. The proposed dwelling has a split level to accommodate a drop in site level of approximately 800mm. The original version of the proposal has been revised to lower the height of the garage from its original 7m to 5.8m and, consequently, the applicant is proposing to retain part of the existing bungalow to use as an outbuilding to be used for storage.

- 1.4 A site location plan is below and the application plans are **attached** in Appendix 1.



## SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.0

2.1

Wantage Town Council	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> <li>• Overdevelopment of the site</li> <li>• Size and position of garage being overbearing on neighbouring properties</li> <li>• Garage not be used for accommodation</li> </ul>
Neighbours	<p>5 households have raised objections and 1 household has supported the application. The grounds for objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Height, scale, mass and position of garage overbearing on neighbours, impacting on their amenity</li> <li>• Over-development of the site</li> <li>• Visual impact of large garage</li> <li>• Object to garage being used for accommodation</li> <li>• New dwelling too large and out of character</li> <li>• Balcony on new dwelling would compromise privacy</li> <li>• Noise of activities from games room</li> <li>• Structural damage to neighbouring property</li> <li>• Inadequate turning area within curtilage</li> </ul>
County Highways Officer	No objection subject to conditions
Countryside Officer	No objection
Contaminated land	No objection

3.0

## RELEVANT PLANNING HISTORY

3.1

[P02/V1421](#) - Approved (03/10/2002)

Two storey side extension, loft conversion and internal alterations to form chalet bungalow.

4.0 **MAIN ISSUES**

4.1 **Design and Layout**

*New dwelling*

The locality is one with a variety of types and design of dwelling. The proposed dwelling is of a traditional design which is considered to be in sympathy with the wider character and appearance of the area. There is a drop in level across the site and the proposed dwelling has been designed with a split level, with the floor level reduced by approximately 800mm between the front and back of the dwelling. The ridge height at the front is approximately 6.8m and at the rear is approximately 7.5m. The eaves height is approximately 3.7m. There will be a balcony in the north-east corner of the dwelling, facing the rear garden. Overall, it is considered that the height, scale and mass of the proposed dwelling is acceptable and therefore satisfies policy CP37 of the Local Plan 2031 Part 1 and the design principles contained within the Council's Design Guide SPD.

4.2 *New Garage*

Objections have been received concerning the garage that it does not conform with design principle DG104 of the Council's Design Guide 2015. DG104 states that any outbuilding should not compete with the main dwelling and the original building should remain the dominant element of the property and that the effect of any outbuilding should not overwhelm the house from any given view point.

4.3 Concerns were also raised that the original garage design included dormer windows for the proposed first floor games room and could be used for additional accommodation. A revised drawing was submitted by the applicant to reduce its height by 1.2m to 5.8m in height and therefore reduce its visual impact in terms of its scale and mass. As a result of the revised design, the proposed upper floor dormer windows have been replaced by sky lights. Consequently, it is considered that the design, scale and mass of the garage are acceptable and satisfy the design principles contained within the Council's Design Guidance SPD.

4.4 *Retention of part of the existing dwelling*

As result of the reduction in the height of the garage which is considered by the applicant to reduce its capacity for storage and to accommodate a games room, the applicant has decided to retain that part of the existing bungalow next to the attached neighbour, approximately 40sq.m in floor area, and use that for storage and a games room. Subject to receipt of details of external appearance and internal layout, which can be secured by condition, officers consider this to be acceptable.

4.5 *Over-development of the site*

Several representations, including that of Wantage Town Council, have raised the issue that the proposal constitutes over-development of the site. It is considered that the curtilage of the site is relatively extensive and, when the proposals have been completed, there would be at least 250sq.m of usable private amenity space, a more than sufficient amount. Consequently, the proposal is not considered to constitute over-development of the site.

#### 4.6 **Residential Amenity**

Several representations have been received from the residents of neighbouring properties in relation to the new dwelling and garage having an unacceptable impact upon their amenity. They have raised concerns about the height, scale and mass of the buildings which they consider would have an overbearing nature, significant visual impact and overshadow their properties. They consider that the proposals would not comply with policy DC9 of the Local Plan 2011 which relates to the impact of new development on the amenity of neighbours.

#### 4.7 *New dwelling*

The residents of the properties located to the east of the site, no.44 and 44A Palmers, have expressed concern about the height of the new dwelling and the proposed rear balcony which would, they argue, compromise their privacy by allowing views across into their garden. The proposed balcony would be to the rear of the new dwelling and would lie approximately 5m from the boundary. Therefore, although it would be approximately 24m from the nearest part of the neighbouring house, its proximity to the boundary means officers consider a privacy screen should be installed at the east end of the balcony. This can be secured via condition. With this screen in place there will be no harm to the amenity of neighbours. Given the distance of the proposed dwelling to the neighbours' houses (22m to no.44/44A and 25m to no.45), officers consider there would be no harm from dominance or loss of light.

#### 4.8 *New Garage*

The residents of no.45 Palmers and those of Garden Lodge and Elm Gable (located to the south of the site) have objected to the height and overall size of the proposed garage raising concerns about the visual impact it would have due to its overbearing height and closeness to each of their boundaries.

4.9 The amendment to the garage has reduced its height from 7m to 5.8m. It will now have the scale of a domestic outbuilding. It will lie approximately 17 metres from the rear wall of no.45 Palmers and approximately 13m from the closest wall of Garden Lodge. There will be no upper floor windows facing either neighbour. Given its amended height, these distances are considered sufficient to avoid harm from dominance or overshadowing. To prevent the potential insertion of new windows or rooflights, permitted development rights for enlargements or alterations to the garage is recommended.

#### 4.10 *Retention of part of the existing dwelling*

The residents the semi- detached dwelling (Charvale) to the west of the application site have objected to the partial demolition of the existing bungalow and its proposed use for storage. They have raised concerns about potential structural damage to their property when demolition is being undertaken. This is a legal matter between the two parties and is not a material planning consideration. Concern has also been raised about the potential noise from the proposed use as a games room. As there is no evidence to suggest that noise levels from a domestic games room will be any different to those expected from the current residential occupation of the bungalow, officers consider this concern does not warrant any restriction to prevent the intention.

4.11 **Traffic, parking and highway safety**

The County Highways Officer has been consulted. The proposal is for a replacement dwelling using the same access as existing. Adequate car parking and turning has been demonstrated. He has no objection subject to conditions.

4.12 **Biodiversity**

The Council's Countryside Officer has visited the site and conducted a brief walkover inspection of the habitats on and near to the site. He has commented that the existing dwelling has a converted roof void and interlocking roof tiles and that there is a low risk of bats being impacted by this development. The Humber Ditch, to the north of the site, is separated from the proposed development by hard standing footpaths and a significant change in ground levels. Having regard for these factors, and that the southern bank of the watercourse is engineered, the Countryside Officer is satisfied that the proposed development is unlikely to have an adverse impact on this watercourse. As such, subject to the addition of the following informative, the Countryside Officer has no objections to the application proposal.

4.13 **Other matters**

Community Infrastructure Levy

The development is liable to CIL. A charge of £28,558.51 was calculated on submission of the application, which will be increased by index linking depending on when the development occurs.

5.0 **CONCLUSION**

- 5.1 It is considered that the changes made to the proposal in terms of the reducing the height of the garage mean that it is now acceptable in terms of design, impact on neighbours and highway safety. It therefore accords with relevant policies of the development plan and with the NPPF.

The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2031 Part 1 policies:**

CP37 - Design and Local Distinctiveness  
CP42 - Flood Risk

**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

**Draft Vale of White Horse Local Plan 2031 Part 2 policies:**

(These policies have limited weight at present due to the draft status of the plan)

DP16 – Access

DP23 – Impact on Amenity

**Vale of White Horse Design Guide (March 2015)**

**National Planning Policy Framework, 2019**

**Planning Practice Guidance, 2014**

**Equality Act 2010**

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

**Human Rights Act, 1998**

The application has been assessed against Articles 1 and 8. The impact on individuals has been balanced against the public interest and the officer recommendation is considered to be proportionate.

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