

<b>APPLICATION NO.</b>	<a href="#">P19/V1835/FUL</a>
<b>SITE</b>	225 South Avenue Abingdon, OX14 1QT
<b>PARISH</b>	ABINGDON
<b>PROPOSAL</b>	Construct a 3-bedroom semi-detached dwelling, which will be connected to the existing property on the site. The new dwelling is to mirror the existing dwelling in size and appearance.
<b>WARD MEMBER(S)</b>	Margaret Crick Andy Foulsham
<b>APPLICANT OFFICER</b>	Mr Vincent Woods Lewis Dixey

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## RECOMMENDATION

**It is recommended that planning permission is granted subject to the following conditions:**

**Standard Conditions:**

1. TL1 - Time limit - Full Application (Full)
2. Approved plans \*

**Pre-commencement Conditions:**

3. MC25 - Drainage Details (Surface Water) (Full)
4. MC26 - Drainage Details (Foul Water) (Full)

**Pre-occupation condition:**

5. HY7[I] - Car Parking (Full)

**Compliance Conditions:**

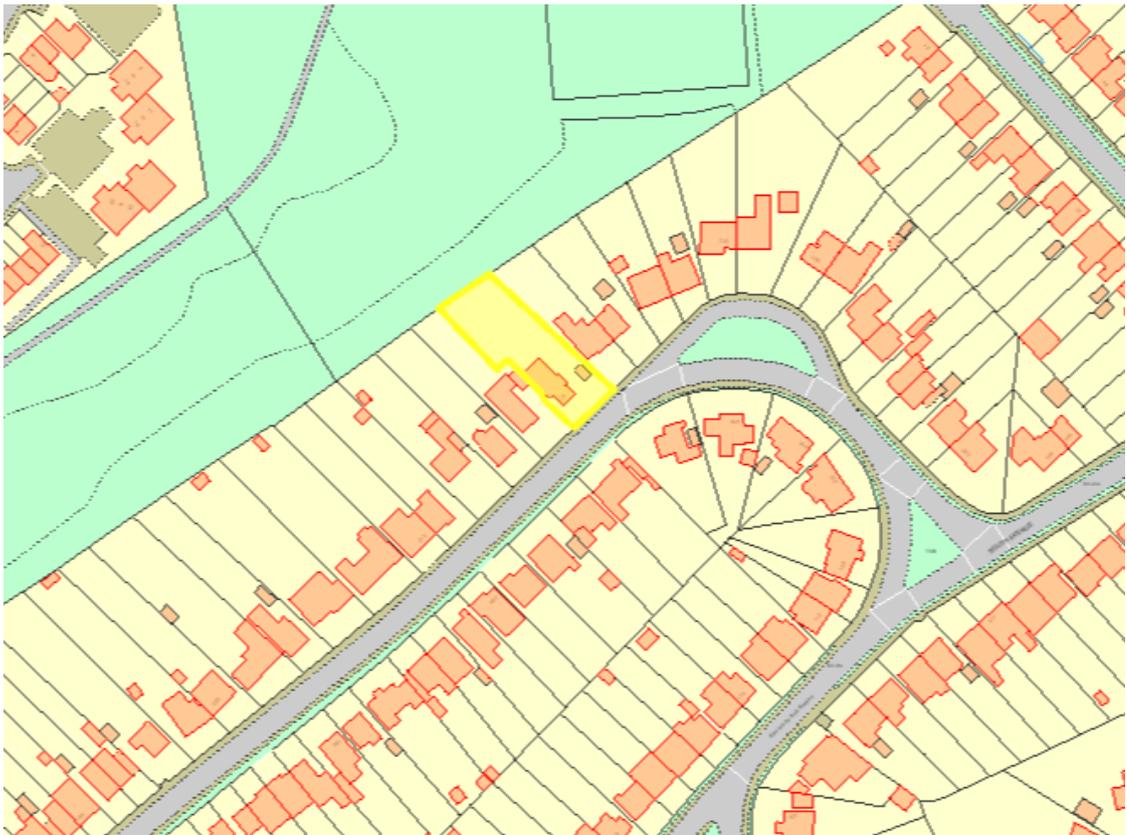
6. MC3 - Materials in Accordance with App.(Full)
7. HY19 - No Drainage to Highway (Full)
8. ID18 - Discharge of Dust/Fumes (Full)
9. ID17[I] - Noise (Full)

### 1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application comes to committee having been called in by one of the local ward member, Councillor Andy Foulsham. Abingdon Town Council and a number of neighbouring residents also object to the proposal.
- 1.2 The property is a detached dwelling located within a residential area of Abingdon. The building is of a narrow, deep construction finished in white render and tiled roof with a two-storey front projection. The dwelling is set to the south-east side of a wide, elongated plot adjacent to a neighbouring 1 ½

story property with a further semi-detached dwelling found to the north-west boundary of the site. Highways access is obtained via a driveway at the side of the dwelling. Boundary treatment is in the form of a low fence along the south-east and wall supplemented by hedgerow and shrubs on the north-west side.

- 1.3 The application seeks planning permission sub-divide the plot and erect a new 3-bedroom semi-detached dwelling off the north-west side of the existing. All materials would be matching to the existing property.
- 1.4 Four parking spaces would be provided, two for each unit, which will be softened by new planting along the frontage.
- 1.5 This application follows the submission of a similar scheme P18/V1866/FUL which was refused due to the design and, in particular, the roof being considered to have a harmful impact on the surrounding character and appearance of the area by virtue of its scale, and mass. The new proposal seeks to address this by altering the design of the roof
- 1.6 A site location plan is provided below, and the plans are **attached** at Appendix 1.



## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1	<b>Abingdon Town Council</b>	<b>Object</b> On the grounds of overdevelopment and out of character
	<b>Neighbours</b>	<b>Objections from three local residents for the following reasons:</b> <ul style="list-style-type: none"> <li>• Overdevelopment and proximity to neighbour</li> <li>• Inadequate parking for number of units</li> <li>• Loss of light to neighbour's side facing windows</li> <li>• Harmful to character and appearance of the area</li> <li>• Overlooking</li> </ul>
	<b>Highways Liaison Officer</b>	<b>No objection</b> subject to condition
	<b>Environmental Protection Team</b>	<b>No objections</b> subject to condition
	<b>Waste Management Officer</b>	<b>No objection</b>
	<b>Drainage</b>	<b>No objections</b> subject to condition

## 3.0 RELEVANT PLANNING HISTORY

3.1 [P19/V1244/PEM](#) - Other Outcome (16/07/2019)

Demolition of a detached garage and erection of a 3 bedroom dwelling

\*\*Office Meeting\*\*

[P19/V0306/LDP](#) - Approved (27/03/2019)

Proposed new vehicular access to the front of property, installation of a dropped kerb and associated hardstanding.

[P18/V2883/HH](#) - Other Outcome (24/01/2019)

Formation of a new vehicle access and parking area.

[P18/V1866/FUL](#) - Refused (16/11/2018)

Construct 1.no 3 bedroom semi-detached dwelling, connected to the existing property on the site (amended plans received 22nd October 2018).

[P17/V1725/FUL](#) - Refused (25/09/2017) - Appeal dismissed (10/04/2018)  
Proposed formation of 1no new semi-detached dwelling

[P17/V0250/FUL](#) - Refused (03/05/2017)  
Proposed formation of single detached dwelling

[P16/V2174/FUL](#) - Other Outcome (11/10/2016)  
Proposed demolition of existing garage and formation of 2 maisonettes

[P86/V0235](#) - Approved (13/03/1986)  
Single storey extension to form sitting room and garage. Two storey extension to provide enlarged kitchen, utility and wc with bedroom extension and ensuite bathroom over. Planning Application History

### 3.2 **Pre-application History**

The applicant has engaged with the council seeking pre-application advice under reference P19/V1244/PEM.

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

Not required

### 5.0 **MAIN ISSUES**

5.1 The main issues planning considerations relevant to this application are:

- Principle of development
- Character and appearance
- Residential amenity
- Access and parking
- Drainage

### 5.2 **Principle**

The site is within Abingdon which is classified as a market town within the Local Plan Part 1 2031. Market Towns are defined as settlements that have the ability to support the most sustainable patterns of living within the Vale through their current levels of facilities, services and employment opportunities. Core Policy 4 of the Local Plan 2031 Part 1 states that there is a presumption in favour of sustainable development within the existing built area of market towns. The site is situated within an urban area within close proximity to local employment, services and facilities. The re-development of the site to provide an additional dwelling is therefore acceptable in principle, subject to other considerations.

### 5.3 **Character and appearance**

The proposed new dwelling will convert the existing into a semi-detached property with the additional unit being identical in style and dimension to the original. This proposal follows three previously refused schemes and revisions have been made to address the issues raised along with seeking pre-application advice.

- 5.4 The town council and neighbours raise concerns over potential overdevelopment of the site and a cramped appearance which is out of character with the area. The proposal will divide the sizeable plot, and will result in over of 150 square metres of private amenity space for each dwelling, far in excess of the council's design guide recommendations.
- 5.5 The site is located within a low-density area of detached and semi-detached dwellings of various designs. The majority of these dwellings have small front gardens with onsite car parking. Concern has been raised that the creation of a semi-detached dwelling at this site would be out of character with the area. Officers are mindful of the inspector's comments in the 2018 appeal against a similar proposal reference P17/V1725/FUL, in which it was stated that:

*I find no harm in terms of doubling the massing of the existing property as the plot could easily accommodate this without appearing cramped and as a pair of semi-detached properties, they would also not appear disproportionate in size, the original property being relatively narrow. The resulting plot sizes would also be broadly in line with narrower plots in the immediate vicinity*

- 5.6 The most recent application P18/V1866/FUL was refused due largely to the roof design which was considered to have a harmful impact on the surrounding character and appearance of the area by virtue of its scale, and mass. This application seeks to address this concern by simplifying the proposed roof and mirroring that of the existing dwelling.
- 5.7 In view of the above, the design and appearance of the proposed development is considered to comply with the advice contained within the NPPF, Vale of White Horse Local Plan 2031 Part 1 and Part 2, and Design Guide 2015 SPD.

### **Residential Amenity**

- 5.8 The proposed new dwelling is not considered to be overly dominant given that the dwelling will be sufficiently distanced away from neighbouring dwellings.
- 5.9 Concern has been raised regarding the potential for loss of light to the neighbouring property. The proposed development would be sited to the south-west of this property and therefore some loss of daylight would be incurred however, this would be to a kitchen and utility room and therefore it cannot be argued that this harm would be to a degree significant enough to warrant a refusal.
- 5.10 The first-floor three side facing windows would serve two bathrooms and a stairwell and each would be obscure glazed. The ground floor side window is not considered to offer direct overlooking given the angle towards the adjacent windows and retention of boundary vegetation.
- 5.11 Taking into account the relationship between the proposal and surrounding properties, officers do not consider the works to be significantly harmful in terms of overlooking, overshadowing or dominance.

5.12 **Access and parking**

Several objections have been raised over the proposed parking arrangement at the front of the site. The proposal demonstrates two parking spaces for each dwelling together with a new access which accords with adopted standards. No objection is raised by the highways officer.

- 5.13 The principle for the new access and parking area has already been established with the approval of a lawful development certificate P19/V0306/LDP for the works

5.14 **Drainage**

Initial concerns from the drainage engineer have been mitigated by the confirmation of the use a soakaway as a means for disposing of surface water. The drainage officer raises no objection subject to relevant surface and foul water details being submitted via condition.

6.0 **CONCLUSION AND PLANNING BALANCE**

The proposal is considered to comply with Paragraph 8 of the NPPF which states that, to achieve sustainable development, the planning system has three interdependent objectives, economic, social and environmental. In this case economic benefit can be attributed to the employment opportunity offered during construction, a social benefit by the additional support given to local services and facilities from inhabitants and an environmental benefit in that the proposal makes an effective use of the land by providing a household within a sustainable area with good public transport links.

- 6.1 In the absence of any negative weight that can be attached to the proposal, in the form of identified harm from any material consideration, officers consider the outcome of the planning balance is that the proposal complies with the provisions of the development plan, in particular policy CP37, DP16 and DP23 of the adopted Vale of White Horse Plan 2031. The proposal is also considered to comply with the provisions of the National Planning Policy Framework and the council's adopted Design Guide SPD 2015

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
- CP33 - Promoting Sustainable Transport and Accessibility
- CP37 - Design and Local Distinctiveness

**Vale of White Horse Local Plan 2031 Part 2 policies;**

- DP03 - Sub-Division of Dwellings

DP16 - Access  
DP23 - Impact of Development on Amenity  
DP28 - Waste Collection and Recycling

**National Planning Policy Framework 2019**

**Planning Practice Guidance 2014-2019**

**Vale of White Horse Design Guide 2015**

**Equalities Act 2010**

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

**Human Rights Act, 1998**

The application has been assessed against Schedule 1, Part 1, Article 8, and against Schedule 1, Part 2, Article 1 of the Human Rights Act, 1998. The harm to individuals has been balanced against the public interest and the officer recommendation is considered to be proportionate.

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