

DRA/477/11 - Bower Mapson Limited
Demolition of existing buildings. Erection of 4 dwellings with associated access and parking. Erection of double garage.
1 The Green, Drayton, Abingdon, OX14 4JA.

1.0 The Proposal

- 1.1 This application seeks permission for the demolition of a number of derelict workshop buildings, and their replacement with 4 detached dwellings, and a double garage to serve the existing dwelling.
- 1.2 The proposed dwellings have 3 bedrooms, and parking for 3 cars each in the form of single garages, with space for 2 spaces in front of each.
- 1.3 The scheme includes a double garage and workshop to serve an existing dwelling to the rear of the site, No 1 The Green.
- 1.4 The site has an extant outline permission for 3 dwellings which was granted in November 2006.
- 1.5 The site is located outside but adjacent to the Conservation Area, and adjacent to a public bridleway.
- 1.6 Extracts from the application drawings are at **Appendix 1**.
- 1.7 The application comes to Committee as the Parish Council objects and at the request of the Local Member Cllr Richard Webber.

2.0 Planning History

- 2.1 The site has a long standing use as a commercial garage which was the subject of various applications for alterations since the late 1960's.
- 2.2 A planning application for the erection of a single dwelling on the most western part of this current site was resolved to be approved by Committee in June 2000 subject to a legal agreement preventing the continued use of the garage adjacent to the site. This legal agreement was never signed therefore the planning permission was not issued.
- 2.3 Planning permission was granted for 11 dwellings on the adjacent site which was also occupied by Barton Garage. This development is currently nearing completion.
- 2.4 Outline planning permission was granted in November 2006 for the erection of 3 dwellings on the site. A copy of the previous Committee report and proposed layout plan are attached at **Appendix 2**.

3.0 Planning Policies

- 3.1 Policy H11 of the adopted Local Plan allows for new residential development within the main built up area of Drayton for up to 15 dwellings providing the scale, layout, mass, and design of the dwellings would not harm the form, structure, or character of the settlement.

3.2 Policies DC1, DC5 and DC9 refer to the design of new development, access and parking considerations, and impact on neighbouring properties.

4.0 **Consultations**

4.1 Drayton Parish Council objects to the application stating: "Application should not have different redlines. Bridleway should not be in application area nor put to residential use, parking or landscaping. Consultation and determination inappropriate without some indication of the proposed use for the "workshop". Nos 2 and 3 are right on the side boundaries to nos 1-4 , a bit cramped. If and when approved all houses should be BREAM excellent. Roofs have good aspect for solar power."

4.2 The local member Cllr Richard Webber has requested that the application be considered by Committee. His full comments are attached at **Appendix 3**.

4.3 The County Engineer has no objection subject to conditions.

4.4 3 letters of objection have been received from local residents raising the following concerns:

- Concern over drainage in the area.
- What will the proposed workshop be used for?
- The proposed dwellings will overlook neighbouring properties.
- Concern over vehicular use of the bridle path – is this legal?
- Increase in traffic to the area.
- The site is contaminated.
- The loss of trees will harm the amenity of the area.

5.0 **Officer Comments**

5.1 The site has outline planning permission for the erection of 3 dwellings with access from the adjacent bridleway, granted in November 2006. The principle of residential development and access from the adjacent track has already been established (a copy of the previous Committee report and approved layout plan are at **Appendix 2**).

5.2 The main issues to consider in determining this application are therefore; i) whether the site is capable of accommodating 4 dwellings without detriment to the character of the area; ii) the design of the proposed dwellings; iii) impact on neighbouring properties; and iv) access and parking considerations.

5.3 The application proposes 4 detached dwellings fronting onto the bridleway and site access. The scheme includes landscaping and tree planting to the front of the site to soften the development and retain the rural character of the lane. Officers consider that the proposed layout is acceptable and that the proposed dwellings would fit comfortably within the site without appearing cramped or out of keeping with the character of the surrounding area.

5.4 The proposed dwellings are simple in design with similar detailing to those on the adjacent Barton Garage site. It is therefore considered that the proposal is acceptable in design terms.

5.5 In terms of the impact on neighbouring properties, the proposed dwellings are set back into the site and are far enough away in terms of overlooking and overshadowing

considerations so as not to impact on the properties to the south of the bridleway. A condition is recommended requiring the first floor side windows to be obscure glazed to remove any potential overlooking between properties within the site and the rear gardens of The Lockway.

- 5.6 Access to the proposed dwellings would be via the bridleway. Concern has been expressed by some residents over the right of access along this route. This issue was explored during the previous application and has been addressed. It was agreed that the owner of the garage had established a right of access along the track. The County Council's Rights of Way Officer was satisfied with this but requested that the surface should be suitable. The current application proposes a hogging bound gravel surface rather than tarmac, which would retain the rural character of the area.
- 5.7 The County Engineer has raised no objection subject to conditions relating to parking provision and visibility. The scheme includes 3 spaces for each of the proposed 3 bedroom dwellings.
- 5.8 Concern was expressed over the proposed garage/workshop included in the application. The applicant's agent has confirmed that this is an ancillary building to be used by the current land owners who live at 1 The Green, to the rear of the site, and it is proposed for domestic purposes and not any commercial use. A condition is recommended restricting the use of the building to ancillary residential purposes.

6.0 **Recommendation**

6.1 *It is recommended that the application be approved subject to the following conditions:*

1. *TL1 – Time Limit*
2. *MC2 – Submission of Materials (Samples)*
3. *RE7 – Submission of Boundary Details*
4. *RE8 – Submission of Drainage Details*
5. *Prior to the commencement of the development hereby permitted, full details of the proposed surface treatment of the access road and parking areas, 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.*
6. *LS2 – Implementation of Landscaping scheme to be submitted.*
7. *MC34 – Contaminated Land*
8. *Prior to the commencement of the development hereby permitted, a scheme for the protection of the root system of the adjacent Oak tree, should the roots project into the site, 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. *HY10 – Visibility*

10. *Prior to the first use or occupation of the development hereby permitted, and at all times thereafter, the proposed first floor windows on the east and west elevations of plots 1 to 4 shall be glazed with obscured glass only and shall be top-hung only. Thereafter and notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no additional windows shall be inserted at first floor level in the east and west elevations of the dwellings hereby approved without the prior grant of planning permission.*
11. *The workshop/garage building hereby permitted shall be used for ancillary residential purposes only and shall not be used for any commercial use without the prior grant of planning permission.*