

APPLICATION NO.	P20/V1284/HH
SITE	2 Old Bakery Cottages Bakery Lane Letcombe Regis Wantage, OX12 9JN
PARISH	LETCOMBE REGIS
PROPOSAL	Existing garage to be demolished, replaced with single storey side extension.
WARD MEMBER(S)	Paul Barrow
APPLICANT	Mr Dominic Lamb
OFFICER	Helena Ahier

RECOMMENDATION

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

Standard Conditions:

- 1. Commencement within 3 years**
- 2. Development completed in accordance with approved plans**

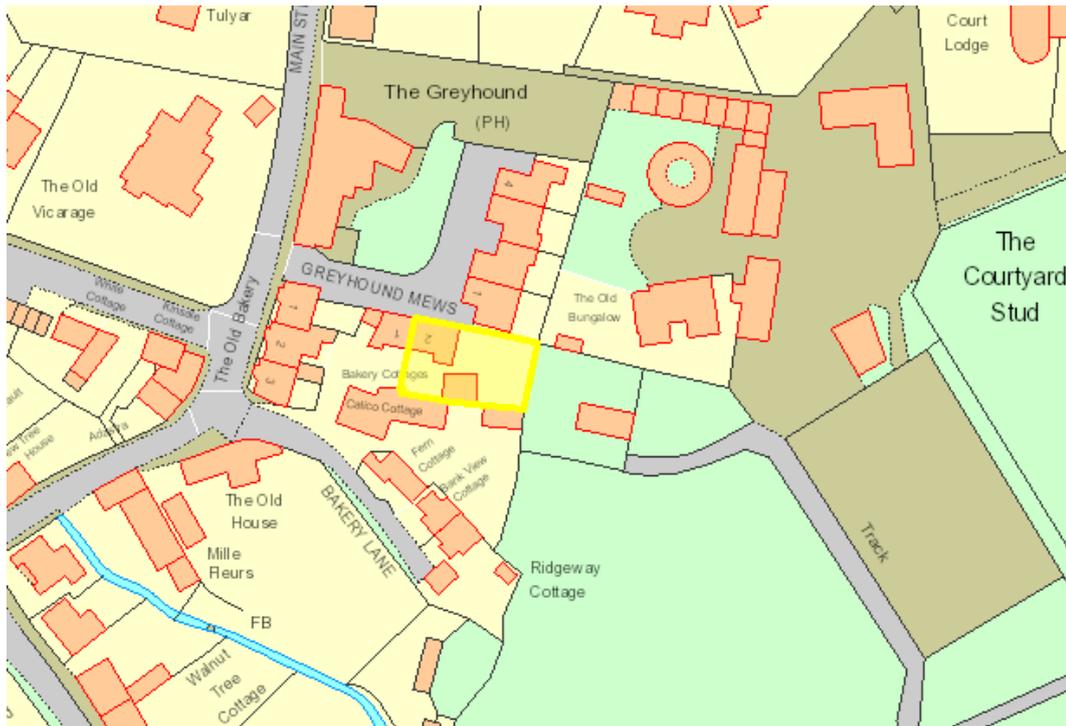
Compliance Condition

- 3. Materials in accordance with application details**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee as the applicant is a member of staff within the planning service of the council.
- 1.2** The application site, 2 Old Bakery Cottages, is a semi-detached property set in a modest plot towards the centre of Letcombe Regis. The application site is located within Letcombe Bassett and Regis Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Vehicular access to the site is taken from a shared drive which forks off in a northerly direction from Bakery Lane.
- 1.3** A site location plan is included overleaf.

1.4



1.5 This application seeks planning permission to demolish the existing detached garage to the side (south) of the dwelling and erect a new single storey side and rear extension adjoining the existing dwelling. Extracts from the application plans are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of comments is provided below. The comments are provided in full at www.whitehorsedc.gov.uk.

2.2

Consultee	Comment
Letcombe Regis Parish Council	No objections. “Letcombe Regis Parish Councillors have no objection to this planning application. One Councillor felt that brick would look better than cladding on the exterior wall of the extension. Councillors have consulted with neighbours and have received no objections.”
Archaeologist (Oxfordshire County Council)	No archaeological constraints.
SGN Plant Protection Team	Details provided regarding provision of gas pipelines for information only.
Neighbour representations	None received.

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3.0 **RELEVANT PLANNING HISTORY**

3.1 [P17/V0856/HH](#) - Approved (13/06/2017)

Construction of a single storey side extension, replacement of porch and demolition of existing detached garage. Erection of a garden shed.

[P84/V1040](#) - Approved (05/10/1984)

Erection of a garage, 2 Old Bakery Cottages, Letcombe Regis

[P84/V5123](#) - Refused (13/09/1984)

Erection of a garage. For: J Blair

[P74/V0655](#) - Approved (29/11/1974)

Extension and alterations to provide bathroom, kitchen, bedroom and garage. 2 Old Bakery Cottages, Letcombe Regis

3.2 **Pre-application History**

None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is not a type of development that qualifies as EIA development

5.0 **MAIN ISSUES**

5.1 The main issues in the determination of this application are:

- Design, character and heritage;
- Residential amenity; and
- Parking and highway safety

5.2 **Design, character and heritage**

The proposed side and rear extension would be single storey in height and would be of a subordinate scale in relation to the main dwelling, respecting its existing form and proportions. It would be constructed of a low-level brick wall and timber cladding in a natural finish above, with the shallow dual pitched roof of slate tiles to match the existing dwelling; respecting its existing rural character and appearance. Officers acknowledge the comments from the parish council regarding materials and have considered this. The application must be assessed on the basis of the details submitted and timber cladding is a traditional material which would not appear out of place within the context of the area. As such the use of timber cladding is considered to be acceptable and would not harm the visual amenity of the surrounding area.

5.3 While the proposed extension would be visible from the frontage of the site, the dwelling is located at the end of a private track and therefore there are limited public views to the site. Furthermore, the proposed extension would be

constructed on a similar footprint and be of similar dimensions to that of the existing garage which is to be demolished. It is not considered that the proposed extension would appear overly prominent or out of place within the street scene.

- 5.4 There is no objection to the demolition of the existing garage which is of little architectural merit. The existing garage was built on top of the brick boundary wall to the south. This boundary wall to the south will remain in situ, with the rest of the garage to be demolished.
- 5.5 The site visit photographs show the ground level to the north and east of the existing garage approximately 1m higher than the ground level surrounding the dwelling and to the west of the garage. The ground would be levelled to that of the existing in order to accommodate the proposed extension as shown on the elevation plans.
- 5.6 The application site is located within the Letcombe Bassett and Letcombe Regis Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Overall, Officers consider that the proposed extension would complement the existing dwelling in terms of scale, design and materials. It would not appear prominent or out of place within the street scene. Officers consider that the proposed extension would preserve the character and appearance of the conservation area and given its scale and location within the existing built up area of the village, would not harm landscape beauty of the AONB.
- 5.7 As such the proposal is considered to meet the requirements of policies CP37, CP39 and CP44 of the adopted Local Plan 2031 Part 1, policy DP37 of the adopted Local Plan 2031 Part 2 and the Design Guide 2015 SPD.
- 5.8 **Residential amenity**
Although the proposed extension would project towards the southern boundary, it would be set in from the boundary itself and would be within a similar footprint to the existing garage that is to be demolished. It would be relatively low in height at approximately 4.3 metres; with an eaves height of approximately 2.4 metres, similar to the existing garage. The rooflights would be within the west roof slope to the front of the site; doors and windows would be inserted within the east elevation into the rear garden of the site; none would overlook any adjoining neighbours' private amenity space. Officers consider the proposal would not cause harm to neighbours through either loss of light, dominance or overlooking, consistent with policy DP23 of the adopted Local Plan 2031 Part 2.
- 5.9 **Parking and highway safety**
The existing garage would be demolished as part of the proposal, resulting in the loss of 1 parking space. Notwithstanding this, the site visit photographs and plans show that parking for at least 2 vehicles on site would remain and Officers consider this would be sufficient parking for this 3 bedroom dwelling. Furthermore, the proposal does not increase the number of bedrooms within the property nor alter the existing access. Therefore, Officers consider that

sufficient parking provision would remain for the dwelling as a result of the proposal and there would be no harm to highway safety. As such, the proposal is considered to meet the requirements of policies CP37 and CP37 of the adopted Local Plan 2031 Part 1 and policy DP16 of the adopted Local Plan 2031 Part 2.

5.10 **Other matters**

5.11 **Archaeology**

The site is located in an area of archaeological interest and therefore the Archaeologist at the County Council has been consulted on the application. He has assessed the proposal and as commented that as the development is of a relatively small scale, that there are no archaeological constraints to this scheme.

5.12 **Community Infrastructure Levy (CIL)**

The Council has adopted the Community Infrastructure Levy Charging Schedule which took effect on 1 November 2017. Given the size of the proposed extension is less than 100 square metres, this proposal is not CIL liable.

6.0 **CONCLUSION**

6.1 The proposed single storey extension would not harm the character and appearance of the area, the wider landscape, the amenity of neighbouring properties nor highway safety. It would preserve the character and appearance of the conservation area. The proposal is therefore considered to comply with the Development Plan, in particular policies CP35, CP37, CP39 and CP44 of the adopted Local Plan 2031 Part 1 and policies DP16, DP23 and DP37 of the adopted Local Plan 2031 Part 2, the Design Guide SPD 2015 and the provisions of the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies

- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP39 - The Historic Environment
- CP44 - Landscape

Vale of White Horse Local Plan 2031 Part 2 policies

- DP16 - Access
- DP23 - Impact of Development on Amenity
- DP37 - Conservation Areas
- DP39 - Archaeology and Scheduled Monuments

Vale of White Horse Design Guide Supplementary Planning Document (SPD) (March 2015)

Vale of White Horse District Council – Committee Report – 9 September 2020

The National Planning Policy Framework (2019) (NPPF)

National Planning Policy Guidance (NPPG)

Other relevant legislation and guidance:

The Planning (Listed Building and Conservation Areas) Act 1990

Countryside and Rights of Way Act 2000

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

Author: Helena Ahier

Email: helena.ahier@southandvale.gov.uk

Telephone: 01235 422600