

**KBA/6770/14 – W Associates Ltd  
Proposed double garage (Unit 4) Amendment to Planning permission  
KBA/6770/11.  
Stanab, Faringdon Road, Kingston Bagpuize.**

**1.0 The Proposal**

- 1.1 This application seeks full planning permission for the erection of a double garage on plot 4 to replace 2 parking spaces. Planning permission was granted in August 2007 for the demolition of Stanab, and its replacement with 4 detached dwellings with associated parking and garage space (ref: KBA/6770/11). Building work is currently underway on site in pursuance of that permission.
- 1.2 The site, located on the north side of Faringdon Road, is bounded by a mixture of residential styles with a traditional cottage to the north, known as Sunny Lawn, and Blenheim Way, a more modern development comprising detached executive style dwellings to the east. The Waggon and Horses public house lies to the west of the site.
- 1.3 The proposed double garage would be built off the rear boundary wall (north) and is proposed to be constructed out of matching materials that are being used on the dwellings. It would be set off the boundary with 9 Blenheim Way by 0.6m and would measure 2.3m to eaves and 4.3m to ridge which is also half hipped. A copy of the submitted plans showing the location of the proposal, its design and layout are attached at **Appendix 1**. A copy of the previously approved scheme for plot 4 is attached at **Appendix 2**.
- 1.4 The application comes to Committee because Kingston Bagpuize with Southmoor Parish Council objects.

**2.0 Planning History**

- 2.1 In 1990 and again in 1991 planning permission was refused for the erection of a bungalow in the garden of Stanab. In 1992, planning permission was refused for two bungalows on the site. All of these properties were proposed to have access off the track that runs along the western boundary. In 1994, planning permission was granted for the erection of a 2 bedroom bungalow.
- 2.2 A previous residential scheme was refused in April 2007. A revised scheme was approved in August 2007. Amendments to plot 1 and 4 were approved in November 2007.

**3.0 Planning Policies**

- 3.1 *Vale of White Horse Local Plan 2011*  
Policies DC1, DC5, DC6, and DC9 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.

**4.0 Consultations**

- 4.1 Kingston Bagpuize with Southmoor Parish Council objects to the proposal stating:
- “An unacceptable visual impact on neighbouring property in that the roofline of the proposed garage will project a further 2m (at the apex) above the existing wall line. Incorporation of part of the existing stone wall within the garage structure is not acceptable as this would have a detrimental effect on the appearance of the wall.”
- 4.2 County Engineer – no objections.
- 4.3 Arboricultural Officer – no objections. The trees to be removed have little amenity value.
- 4.4 2 letters of objection have been received from residents in Blenheim Way, which are summarised as follows:
- The proposed garage is sited 0.5m from the stone wall boundary with No9 Blenheim Way. This places the garage window less than 5m from the closest downstairs window. This is contrary to the 12m minimum distance from a window to flank wall.
  - The proposal requires the removal of the mature cherry and maple trees which form a clear barrier between plot 4 and the property to the north.
  - The proposal is the 4<sup>th</sup> amendment to the original application. It is extending the proposal by stealth. This is contrary to the spirit of the Committee’s acceptance of the scheme. (This is not a material planning consideration).
  - Even though the garage building is single storey it will have a visual impact from neighbouring properties.

## 5.0 **Officer Comments**

- 5.1 The main issues in this case are considered to be 1) the impact of the proposal on the character and appearance of the area, including its design and its impact on existing trees, 2) the impact of the proposal on neighbouring properties, and 3) the safety of the access and parking arrangements.
- 5.2 On the first issue, the development in the form proposed is not considered to be out of keeping with the locality. Other single storey garages exist in the locality and plot 3 has been approved with a single storey garage. Furthermore, the original dwelling had a single storey garage building set slightly southwards of the proposed garage which is currently being used as the site office and is to be demolished. Consequently, Officers consider the visual impact of the proposal to be acceptable.
- 5.3 Regarding the second issue, the impact on neighbouring properties, it is considered that no undue harm would be caused to the property, Sunny Lawn that lies to the north of the site. There is also considered to be no undue harm to properties in Blenheim Way. The ridge of the garage would be 3.5m away from the boundary, (which is marked with a 2m high stone wall). As a result, the size and massing of the garage is not considered to cause a sufficiently harmful loss of light to warrant refusal of the application.
- 5.4 In terms of parking and access, the proposed arrangements are considered acceptable. 2 spaces were shown on the original scheme, and the proposed double garage replaces these. The County Engineer has raised no objection.

5.5 Regarding the proposed removal of the 2 trees, your Officers consider this is acceptable, as the trees are not worthy of a Tree Preservation Order.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit*
2. *MC2 Sample Materials to be submitted.*
3. *RE14 Garage accommodation to be retained.*