

WAT/13873/5 – Mr K Bright
Erection of a detached double carport.
Ladys Close, 27 High Street, Watchfield, SN6 8SZ

1.0 The Proposal

- 1.1 This application seeks planning permission for the erection of a detached carport located to the south-east of the existing dwelling, which measures 5.7 metres wide by 5.7 metres deep, with an eaves height of 2.1 metres and a ridge height of 4 metres. A copy of the site plans and application drawings are at **Appendix 1**.
- 1.2 The application comes to Committee due to an objection received from Watchfield Parish Council.

2.0 Planning History

- 2.1 Two planning applications have been approved on the existing dwelling. Application WAT/13873 for a 'Flat roof extension' was approved in December 1994, and application WAT/13873/1 for 'Alterations to ground floor and bedrooms at first floor' was approved in July 2003.
- 2.2 Planning application WAT/13873/2 for the 'Erection of a 4-bed detached house' to be located to the south-west of the existing dwelling was withdrawn in February 2007.
- 2.3 Planning application WAT/13873/3 for the 'Erection of a detached four bedroom house' located to the south-west of the existing dwelling was approved in July 2007. A copy of the approved plans are at **Appendix 2**.
- 2.4 There is an on-going application for the 'Erection of a detached four bedroom house and detached car port (plot 3)' (WAT/13873/4), located to the north-east of the existing dwelling, which is considered elsewhere on this agenda.

3.0 Planning Policies

- 3.1 Policy DC1 of the adopted Vale of White Horse Local Plan refers to the design of new development, and seeks to ensure that development is of a high quality and takes into account local distinctiveness and character.
- 3.2 Policy DC9 of the Local Plan refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.
- 3.3 Policy DC5 of the Local plan seeks to ensure that safe and convenient access can be provided to and from the adjoining highway network. These aims are also outlined in Policy T8 of the adopted Oxfordshire Structure Plan 2016.

4.0 Consultations

- 4.1 Watchfield Parish Council objects to the application, stating "The Council strongly objects. Out of keeping with the surrounding area. Objections also to overcrowding on the site".
- 4.2 The County Engineer initially raised concerns regarding the position of the proposed

boundary treatment and the impact on vision splays for egressing vehicles. Following discussions with the agent the proposed position of the fencing has been amended which overcomes these initial concerns.

4.3 One letter has been received from a neighbour, but refers to health and safety issues in respect to the existing Leylandii trees on the boundary not the proposed carport.

5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the street scene, the potential impact on neighbouring properties, and the impact on highway safety.

5.2 Given the proposed position and scale of the carport, which is located 15 metres away from the footpath to the north-east of the site, and the fact that it will be viewed within the context of the existing dwelling, your Officers consider that the impact on the visual amenity of the area is acceptable.

5.3 In respect to the potential impact on neighbouring properties, the proposed carport is located more than 10 metres away from the properties to the south-east of the site, and given the size of the proposal it is not considered that the amenities of neighbouring properties would be harmed in respect to overshadowing or over dominance.

5.4 As stated above, initial concern was raised by the County Engineer in respect to the impact of the proposed boundary fence on vision splays for egressing vehicles. The position of this fence has now been amended in light of these comments enabling visibility to be provided to the satisfaction of the County Engineer. In order to ensure that visibility remains it is recommended that this be conditioned (see Condition 3 below), and the carport to be conditioned to remain as such to ensure that adequate parking remains for the dwelling (see Condition 4 below).

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application.*
2. *MC2 Submission of Materials (Samples).*
3. *HY10 Visibility (access).*
4. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) the carport hereby permitted shall be retained as such and shall not be adapted for living purposes without the prior grant of planning permission.*
5. *MC20 Amended Plans.*