

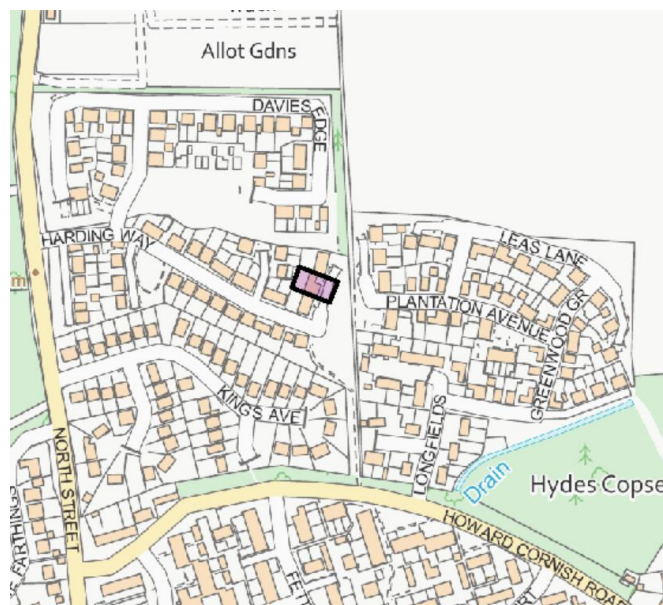
<b>APPLICATION NO.</b>	<a href="#">P24/V0609/HH</a>
<b>SITE PROPOSAL</b>	42 Harding Way Marcham Abingdon, OX13 6FJ Single storey infill extension and front entrance porch. (As clarified by drawing reference 23020.11C received 24 April 2024, to correct the proposed first floor and proposed roof plans to demonstrate the proposed front porch extension)
<b>AMENDMENTS</b>	Yes – corrected plan only
<b>APPLICANT</b>	Jackie Chan & Robert Clegg
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	13.3.2024
<b>TARGET DECISION DATE</b>	10.5.2024
<b>PARISH</b>	MARCHAM
<b>WARD MEMBER(S)</b>	Robert Clegg
<b>OFFICER</b>	Roseanne Lillywhite

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## 1.0 INTRODUCTION

- 1.1 This application is referred to planning committee because the applicant Mr Robert Clegg is a District Councillor for the Marcham Ward.
- 1.2 The application site is 42 Harding Way, a link detached two storey property sited within a row of three properties located at the end of a cul-de-sac, within a residential development to the north of Howard Cornish Road and located off North Street. The property has an attached double garage located to the side and spaces for two cars to park side by side in front of the garage. Opposite the application site is a grassed area with large boundary hedging to the rear.

The site's location is outlined in black shown below:



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### 2.0 PROPOSAL

2.1 This application seeks approval for the erection of a front porch extension and single storey flat-roof in-fill extension to the rear of the property. The rear extension would in-fill the current staggered rear elevation to create an open plan dining / kitchen area.

2.2 A corrected plan was received 24 April 2024, in order to demonstrate the proposed front porch extension on the proposed first floor and roof plans. The proposed development has not been amended, the plan sought to make a correction to ensure consistency.

2.3 Copies of the plans accompanying the application are attached as **Appendix 2**. Other documentation associated with the application can be viewed on the council's website, [www.whithorsedc.gov.uk](http://www.whithorsedc.gov.uk).

### 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Full versions of the representations can be found on the planning application pages on the council's website [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

#### 3.1 Publicity

In accordance with Article 15(5)(b) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) notice was served on all adjoining occupiers.

#### 3.2 Statutory Consultee responses

Representation	Comments
<b>Marcham Parish Council</b>	No objections

#### 3.3 Public responses

Representation	Comments
<b>Neighbour representation (1)</b>	No objections to the proposal but has concerns regarding construction works causing high levels of dust and particles from cement, brick and concrete.

### 4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
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4.1 No relevant planning history

### 5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 N/a

### 6.0 POLICY & GUIDANCE

6.1 **National Planning Policy Framework and Planning Practice Guidance**

6.2 **Development Plan Policies**

**Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:**

CP37 – Design and Local Distinctiveness

CP35 – Promoting Public Transport, Cycling and Walking

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

**Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:**

DP23 – Impact of Development on Amenity

DP16 – Access

**Emerging Joint Local Plan 2041**

The Council is preparing a Joint Local Plan covering Vale of White Horse and South Oxfordshire, which when adopted will replace the existing local plans. Currently at the Regulation 18 stage, the Joint Local Plan Preferred Options January 2024 has limited weight when making planning decisions. The starting point for decision taking will remain the policies in the current adopted plans.

6.3 **Neighbourhood Plan**

Marcham Neighbourhood plan is currently at the preparation stage and therefore only holds limited weight in decision making at this stage.

6.4 **Supplementary Planning Guidance/Documents**

Joint Design Guide SPD

7.0 **PLANNING CONSIDERATIONS**

7.1 **The relevant planning considerations are the following:**

- **Design and character**
- **Residential amenity**
- **Access and parking**

7.2 **Design and character**

Policy CP37 of the Local Plan 2031 Part 1 states that new development must demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape that physically and visually integrates with its surroundings. It adds that development must be visually attractive, and the scale, height, massing and materials should be appropriate to the site and its surrounding context.

7.3 Currently there is a canopy style porch to the front of the property, which will be removed and replaced with a modest enclosed porch extension. The porch extension will be constructed in matching brick with matching roof tiles. It would be a subordinate and in-keeping addition to the dwelling that would not appear prominent in the street scene.

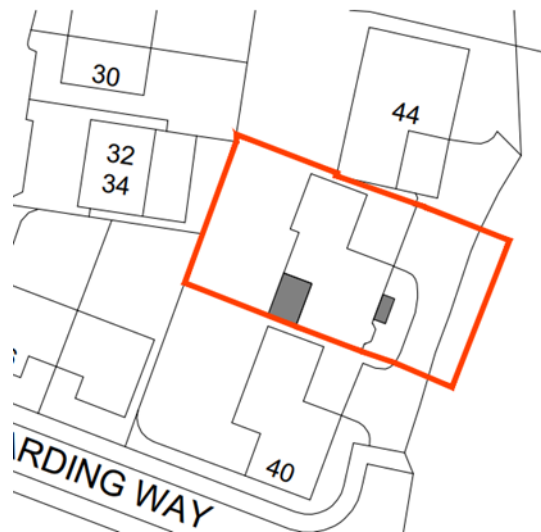
7.4 At the rear, the property currently has a staggered rear elevation. The proposed rear extension will in-fill the current gap at the rear not extending beyond the rear building line. The proposed extension will be a subordinate extension with flat-roof and also constructed in matching brick. It would complement the scale and design of the existing dwelling and would not be harmful to visual amenity.

7.5 Officers are therefore satisfied the proposal complies with policy CP37 of LPP1.

7.6 **Residential amenity**

The impact of development on neighbouring properties is controlled by policy DP23 of LPP2. This policy requires development proposals to demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses arising through loss of privacy, daylight or sunlight, from dominance or visual intrusion, noise or vibration, dust, heat, odour, gases or other emissions, pollution, contamination or the use of / or storage of hazardous substances and external lighting.

7.7 Due to the orientation of the application property and the position of the proposed rear extension and porch extension, Officers are satisfied there would be no significant impact to the amenities of neighbouring properties.



7.8 Comments received from the neighbour located at the rear do not refer to amenity issues but have raised concerns with regards to dust and potential for particles to impact on their health. With the proposal of householder scale, Officers do not consider it reasonable to attach a condition relating to construction times or practices. This would be dealt with under different legislation. The council's Environmental Protection Team could be contacted if neighbours are concerned with regards to construction noise or disturbance.

7.9 Officers are therefore satisfied the proposal complies with policy DP23 of LPP2.

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### 7.10 Access and parking

Policies CP35, CP37 & DP16 of LPP1 & LPP2 require development to provide safe and convenient access, sufficient car and cycle parking in line with Oxfordshire County Council standards and adequate provision for loading, unloading, circulation, servicing and vehicle turning.

7.11 The proposal would not impact parking provision and would not pose a risk to highway safety. Officers are satisfied the current parking arrangements would not be affected and are considered adequate. The application therefore complies with policies CP35, CP37 and DP16 of the adopted Local Plans.

### 7.12 Community Infrastructure Levy

The proposal is not CIL liable because the proposed development would not result in a footprint increase in excess of 100 square metres.

### 7.13 Pre-commencement conditions

No pre-commencement conditions are required.

## 8.0 Other Relevant Legislation

### 8.1 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.

### 8.2 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.

### 8.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

## 9.0 PLANNING BALANCE AND CONCLUSION

9.1 It is recommended that planning permission is granted for the proposed development. The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties or highway safety. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full in **Appendix 1**.

10.0 **RECOMMENDATION**

**Grant planning permission subject to the following conditions:**

**1 : Commencement within three years**

**2 : Approved plans list**

**3 : Materials in accordance with application details**

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Officer: Roseanne Lillywhite

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**Tel:** 01235 422600

## Appendix 1

### Recommended Conditions (full text):

Sequence	Description	Details
1	Commencement 3 years - Full Planning Permission	<p>The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	Approved plans	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 01A, 02B and 11C, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
3	Materials in accordance with application	<p>The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1).</p>