

**WAN/2186/17 - Berkeley Homes Oxford And Chiltern Ltd  
Amendment to approved application WAN/2186/14 to substitute 30 new dwellings with associated parking, landscaping and highway access for 4 no. terraces comprising 23 units. Minor amendments to parts of Blocks B2 and B3 of approved scheme. Variation to Condition 11 of approval WAN/2186/14 to substitute amended drawings as per this application.  
St Mary's School, Newbury Street, Wantage, OX12 8BZ.**

**1.0 The Proposal**

1.1 This application seeks to amend planning permission WAN/2186/14 in respect of Terraces T1, T3, T13 and T15, in addition to some minor alterations to part of ground floor elevations of Blocks B2 and B3. Permission is also sought to vary Condition 11 of the original permission to revise the agreed list of amended plans for the development, some of which will be substituted as a result of this application.

1.2 The amended application results in an overall increase in the number of units on the whole of the St Mary's site from 230 to 237. The increase in numbers has been achieved by providing a higher number of smaller units within Terraces T1, T3 and T15.

1.3 The changes in numbers proposed within each terrace are as follows:

	<u>Approved scheme</u>	<u>Current application</u>
Terrace T1	5 four bed houses	7 three bed houses
Terrace T3	8 four bed houses	12 three bed houses
Terrace T13	6 four bed and 1 three bed house	7 three bed houses
Terrace T15	3 four bed houses	4 four bed houses

1.4 The amendments to Blocks B2 and B3 involve minor alterations to the ground floor elevations as a result of changes to the orientation of the undercroft car parking at the eastern ends of the blocks.

1.5 All of the properties included within the application have been provided with 2 car parking spaces with the exception of 6 of the 7 properties in Terrace T1, which have 1.5 spaces each.

1.6 Access to the development will be via the new estate roads which are identical to those approved as part of the earlier permission on the site.

1.7 The proposed walling materials are red/orange multi-stock brick with contrasting brick details, reconstructed stone window heads, cills and feature details and tile hanging. Roofs will be covered in plain tiles with leaded roof details where appropriate. Windows will be timber within the conservation area and Pvcu elsewhere.

1.8 Copies of the site plan and elevations are attached at **Appendix 1**.

1.9 The application comes to Committee because Wantage Town Council has objected.

## 2.0 **Planning History**

2.1 WAN/2186/14 - Demolition of existing buildings, conversion of existing buildings (including Listed Buildings). Erection of 230 dwellings with associated parking, landscaping and highway improvements. Change of use of deconsecrated school chapel to B1, A2, A3 and A4 use. Permitted 3<sup>rd</sup> March 2008.

2.2 WAN/2186/15-CA - Demolition of existing buildings for redevelopment of site. Consent granted 3<sup>rd</sup> March 2008.

2.3 WAN/2186/16-LB - Conversion of existing Listed Buildings, including demolition of extensions and internal alterations. Erection of residential units and redevelopment of site within curtilage of Listed Buildings. Consent granted 3<sup>rd</sup> March 2008.

## 3.0 **Planning Policies**

### Adopted Vale of White Horse Local Plan

- 3.1 Policy H10 – Development in the Five Main Settlements
- Policy H15 – Housing Densities
- Policy H16 – Sizes of Dwellings
- Policy H17 – Affordable Housing
- Policy H23 – Open Space in New Development
- Policy DC1 – High Quality Design
- Policy DC2 – Energy and Resource Conservation
- Policy DC3 – Design Against Crime
- Policy DC4 – Public Art
- Policy DC5 – Provision of Safe and Convenient Access
- Policy DC7 – Waste Collection and Recycling
- Policy DC8 – Provision of Infrastructure and Services
- Policy DC9 – Impact of Development on Neighbouring Properties

### Oxfordshire Structure Plan

- 3.2 Policy G2 – Improving the Quality and Design of Development
- Policy G3 – Infrastructure and Service Provision
- Policy G6 – Energy and Resource Conservation
- Policy H3 – Design, Quality and Density of Housing Development

### National Planning Policies and Guidance

- 3.3 PPS 1 – Delivering Sustainable Development
- PPS 3 – Housing
- PPS 25 - Development and Flood Risk
- PPG13 - Transport

## PPG15 – Planning and the Historic Environment

### 4.0 **Consultations**

- 4.1 Wantage Town Council - “Strongly object to the amended proposed overdevelopment of an already over density site and to the inadequate parking proposals.”
- 4.2 OCC Development funding Officer - no additional contributions required.
- 4.3 Thames Water - no observations.
- 4.4 Environment Agency - no comments.
- 4.5 Consultant Architect – see letter attached at **Appendix 2**.
- 4.6 Architects Panel - “Variety of materials may be reduced by changes?”
- 4.7 Thames Valley Police - see letter attached at **Appendix 3**.
- 4.8 Drainage Engineer - wishes to see previous drainage conditions imposed.
- 4.9 Conservation Officer - no objection to the proposal from a design/conservation point of view.
- 4.10 English Heritage - comments awaited.

### 5.0 **Officer Comments**

#### Density and Mix

- 5.1 The proposed development will add an additional 7 dwellings to the 230 units already permitted on the site. This equates to a development density of 70.5 dwellings to the hectare for the whole of the site, as opposed to the permitted scheme which provided 68 dwellings to the hectare.
- 5.2 The size and mix of dwellings permitted as part of the extant permission and current proposal are as follows:

#### Permitted scheme

#### Proposed Scheme

20 x 1 bed units (15 new, 5 converts)

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119 x 2 bed units (97 new, 22 converts)

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28 three bed units

46 three bed units

16 three/four bed units

10 three/four bed units

43 four bed units

38 four bed units

4 four/five bed units

4 four/five bed units

- 5.3 The small increase in the number of units on the site is not considered to lead to an unacceptably high density on the site, particularly as the footprints of the replacement terraces are generally smaller than those originally permitted. The increase in the number of units on the site does have an impact on car parking provision, but this is dealt with separately below.
- 5.4 With regard to housing mix, the figures above show that the amended scheme actually introduces a better balance of unit sizes within the development.

#### Affordable Housing

- 5.5 To meet the policy requirement of 40% affordable housing, 3 of the additional 7 dwellings on the site are required to be affordable (2 social rented and 1 homebuy). The development is policy compliant in this respect and the three additional affordable units will be secured as part of a variation to the existing Section 106 Agreement. (It is clear from the application forms that all the units within the current application site are to be affordable, but the Section 106 will only seek to control those which are required by planning policy.)
- 5.6 The variation to the existing Section 106 will also address a proposed change in location of four social rented units from Terrace T4 (outside the current application site) into Terrace T1.

#### Design and Impact on Neighbours

- 5.7 Terraces T1 and T3 have been fundamentally redesigned. The original houses in these terraces had integral garages but these have now been omitted. The overall design of both terraces has been kept simple and despite the increase in the number of units within each terrace, the amount of fenestration is, in the main, less than that provided in the approved elevations. Terrace T15 has also been redesigned to provide an additional unit. Terrace T13 is a similar design to the permitted scheme although the overall scale of this terrace has been reduced.
- 5.8 Three of the four replacement terraces are marginally smaller than those originally permitted. A table highlighting the differences is attached at **Appendix 4**. Terrace T1 is over two metres shorter and 1.2 metres lower than the terrace originally approved in this location. Terrace T3 is similar in size and scale to the permitted terrace although the proposed ridge height now ranges from 10.5 metres to 11.5 m instead of 11.2 metres. Terrace T13 is the same length as the original terrace but its span has been reduced from 10 metres to 8.5 metres and this has led to a reduction in its ridge height by 0.7 metres.
- 5.9 The only terrace that will be slightly increased in size is Terrace T15. This will be a metre longer than the terrace approved as part of the original scheme.
- 5.10 Terraces T1 and T13 share boundaries with existing residential properties. In both instances, the reduction in the footprint and height of these terraces is considered to positively improve their relationship with the neighbouring dwellings.

### Car Parking

- 5.11 The increase in the number of units on the site and the loss of the integral garages in Terraces T1 and T3 mean that the amended scheme does propose additional on site car parking. All the proposed new units have 2 car parking spaces with the exception of 6 of the dwellings in T1, which have 1.5 spaces each.
- 5.12 There has been no change to the parking provision in the vicinity of Terraces T13 and T15 because there was already sufficient provision in these areas but new spaces have been provided in front of Terraces T1 and T13 on what were originally small front garden areas. Terrace T3 has 16 spaces in front of it rather than the 8 originally proposed and Terrace T1 has nine spaces in lieu of the original 5, providing 1.5 spaces per unit for 6 of the 7 dwellings. This terrace will be used for social rented housing (to be secured by the Section 106 Agreement) and the 1.5 space provision has been justified by the applicant on the basis of Census data which suggests that in Charlton Ward, Wantage, car ownership in all types of rented accommodation is generally low and that 1.5 spaces per unit will meet these unit's car parking needs. A copy of this report is attached at **Appendix 5**.
- 5.13 Achieving additional car parking in the vicinity of Terrace T1 is difficult; not least because of the impact this would have on the setting of the adjacent listed school buildings. On balance, therefore, and having regard to the additional information submitted by the applicant, Officers consider that the proposed car parking provision is acceptable, particularly given the site's town centre location.

### Section 106

- 5.14 In addition to the extra affordable housing units, the varied Section 106 will require additional Vale of White Horse contributions for % for art and waste. The Deputy Director (Contracts & Procurement) has not requested extra contributions for the additional 7 houses in respect of leisure contributions.
- 5.15 The County Council have not requested any additional contributions.

### Impact on Setting of Listed Buildings and Conservation Area

- 5.16 The overall design and appearance of the amended proposal and the small increase in numbers proposed is not considered to have a harmful impact on the setting of the listed school buildings or the character or appearance of the conservation area. Whilst there is an increase in open car parking on the site, this has been controlled within the immediate vicinity of the listed buildings and elsewhere is not visually prominent within the conservation area. The comments of English Heritage are awaited and an update will be given at the Meeting.

### Other Issues

- 5.17 The comments of the Crime Prevention Design Advisor (Thames Valley Police) are attached at **Appendix 3**. He has made two specific comments in respect of the scheme. The first relates to a small length of enclosed walkway beside Block B2. However, this was permitted as part of the original scheme and falls outside the application site. The

second recommends that additional windows be added to the gable end of Terrace T15 to overlook an adjoining car parking area. However, this area is already overlooked from the rear of nos. 31 and 32 Newbury Street and windows in this gable end would not meet normal distance standards between properties. As a result, neither recommendation has been taken forward in this instance.

5.18 The comments of the Architects Panel are also being considered and the Conservation Officer has been re-consulted. An update will be given at the Meeting.

## 6.0 **Recommendation**

6.1 *It is recommended that the decision to grant planning permission be delegated to the Deputy Director (Planning and Strategy) in consultation with the Committee Chairman subject to the receipt of no additional adverse comments from English Heritage, the satisfactory completion of a variation to the existing Section 106 Agreement, and to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *RE2 Restriction on Extensions and Alterations to Dwellings*
3. *RE7 Submission of Boundary Details*
4. *RE22 Floor/Slab levels (Dwellings)*
5. *The submission of a landscaping scheme and management plan*
6. *LS11 Protection of Trees/Hedges during Building Operations*
7. *CN11 Scheme of Archaeological Investigation*
8. *MC34 Contaminated Land*
9. *MC2 Submission of Materials and Sample Panels*
10. *CN8 Submission of Full Details - all external joinery details*
11. *Details of all external lighting*
12. *No discharge of foul or surface water drainage shall be made into the public system until drainage works, which shall first have been agreed by the District Planning Authority in consultation with Thames Water, have been fully completed.*
13. *Phasing of the development to be agreed.*
14. *design of verges and eaves*
15. *recessed door and window frames*
16. *chimney details*

17. *provision of fire hydrants*
18. *Development shall not start until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to, and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*
19. *Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:*
  1. *A site investigation scheme, based on the results of the desk study, to provide information for an assessment of the risk to all receptors that may be affected, including those off site.*
  2. *A method statement based on those results of the site investigation and risk assessment giving full details of the remediation measures required and how they are to be undertaken.*
  3. *A verification report on completion of the works set out in the method statement confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.*

*Any changes to these agreed elements require the express consent of the Local Planning Authority.*

20. *Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.*
21. *No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 2 metres in depth below existing ground level.*
22. *No soakaways shall be constructed in contaminated ground.*
23. *The felling of any tree or removal of any vegetation likely to provide a habitat for nesting birds must not be carried out in the birds breeding season, between the months of March and August inclusive.*

24. *The development hereby permitted shall not be commenced until the construction of the site access junctions and ghost right turn lanes has been practically completed (including footways and verges), in accordance with the standard specification of the Highway Authority.*
25. *The development hereby permitted shall not be occupied until the construction of the estate roads serving the development, including footways and verges, has been undertaken in accordance with the standard specification of the Highway Authority.*
26. *The development hereby permitted shall not be occupied until such time as the existing site access has been closed and the footway and verge reinstated to the standard specification of the Highway Authority.*
27. *The development hereby permitted shall not be occupied until a satisfactory level of cycle parking is provided, to the written approval of the District Planning Authority in consultation with the Highway Authority.*
28. *The development hereby permitted shall not be occupied until such time as a highway drainage strategy for the site has been submitted to, and approved in writing by, the District Planning Authority in consultation with the Highway Authority.*
29. *The development hereby permitted shall not be occupied until such time as a footway link between Chain Hill and Wantage Primary School has been delivered to the standard specification of the Highway Authority.*
30. *The development hereby permitted shall not be commenced until such time as a Construction Traffic Routing Agreement has been entered into with the Highway Authority.*
31. *The development hereby permitted shall not be occupied until the footway widening along Ormond Road has been completed in accordance with the standard specification of the Highway Authority.*