

**SHR/18823/2 – Mr R McCabe**  
**Erection of two detached houses with associated works**  
**Land Rear of 9-11 Highworth Road, Shrivenham**

1.0 **The Proposal**

- 1.1 This application seeks permission for the erection of 2 detached 2 ½ storey dwellings on land to the rear of Nos 9 and 11 Highworth Road, Shrivenham. The applicant owns both properties and the land currently forms the curtilage of these dwellings.
- 1.2 The proposed dwellings would be accessed via a new road which is proposed to be taken from Martens Road and run across the car park which is owned by the Parish Council. The applicants have been in discussions with the Parish Council regarding this and have agreed a right of access.
- 1.3 The proposed units would front onto this car park with the flank wall of plot one facing the rear of the applicants properties. To the south west of plot 2 lies a relatively new dwelling granted planning permission in June 2003, known as Chestnut House.
- 1.4 The application comes to Committee due to more than 3 letters of objection having been received.
- 1.5 Extracts from the application plans are at **Appendix 1**.

2.0 **Planning History**

- 2.1 A planning application was submitted in September 2004 for the erection of 4 terraced houses but was later withdrawn.
- 2.2 Planning permission was refused in March 2005 for 3 terraced houses on the site due to over-development of the site and impact on neighbouring properties.
- 2.3 Site layout plans of the two previous proposals are at **Appendix 2**.

3.0 **Planning Policies**

- 3.1 Policy H5 of the adopted Vale of White Horse Local Plan permits further residential development within the main built up area of Shrivenham providing it is not on sites which contribute positively to the character of area.
- 3.2 Policy H10 of the Second Deposit Draft Local Plan covers the same issues.
- 3.3 Policies D1, D2 and D3 of the adopted Local Plan refer to the design of new development, impact on neighbouring properties and access considerations.
- 3.4 Similar policies in the emerging Local Plan are DC1, DC5 and DC9.

4.0 **Consultations**

- 4.1 Shrivenham Parish Council do not object but request that a “6ft high fence be constructed to give privacy to 7 and 9 Highworth Road”

4.2 The County Engineer raised concern over the original plans as the red line area did not show access to a highway. The plans have now been amended to include the proposed means of access within the site area, and his revised comments will be reported orally at the Meeting.

4.3 8 letters of objection have been received from 3 of the neighbouring properties. 4 of these have been received from the occupants of No 7 Highworth Road, 3 from Chestnut House, and 1 from the adjacent Bowls Club. These raise the following concerns:

- Loss of privacy to neighbouring properties caused by the proposed dwellings
- Site is unsuitable for further development
- Noise and disturbance during construction
- Additional pressure on the drainage system
- Over development of the site
- Loss of light and overshadowing
- Reduction in car parking caused by the access especially on Bowling match days when the area is required for overflow parking.
- The development would harm the character of the area
- The proposal will set a precedent for further development in the area

## 5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are; i) the principle of residential development in this area; ii) impact on the character of the area; iii) impact on the neighbouring properties in terms of overlooking and overshadowing; and iv) access and parking considerations.

5.2 The site is within the main built up part of Shrevenham and the development would be on land which is currently residential curtilage screened by evergreen vegetation from public view. In your Officers opinion the site does not form an important site which contributes significantly to the character of the area. The principle of residential development on this site is therefore considered acceptable.

5.3 As stated above the site is currently set behind a screen of evergreen trees. Although some of these will need to be removed as part of the scheme, replacement planting is proposed. The site is set back from the road by the car parking area adjacent to Martens Road, therefore the proposed dwellings will not appear prominent from the street. This would be the only public vantage point as the proposed dwellings would be set behind Nos 9 and 11 Highworth Road and therefore not visible from this main road. Your Officers do not therefore consider that the proposal would have a harmful impact on the character of the area. The Conservation Area boundary is set some distance away on the other side of Highworth Road, therefore it is not considered that its setting would be harmed.

5.4 In terms of neighbour amenity, plot one would be located 12 metres from the rear of both nos 9 and 11 Highworth Road, although the closest element of the proposal would be the garage which has a lower pitch and hipped roof reducing any potential dominating effect. There is a conservatory to the rear of No. 9, which would bring the rear of this property slightly closer to the proposed dwelling, but only at ground floor level.

5.5 The garage of plot 2 would be set 1 metre from the boundary with Chestnut House to the south west of the site, and although set slightly forward of this property, the closest first floor window is set well away from the boundary and therefore the proposal complies with the Council design guidance in terms of the 40 degree rule. Whilst there is a ground floor study window closer to the boundary, a 2 metre high boundary fence would have a similar effect in terms of loss of light and the proposed dwelling is to the north east of this property. There are 2 side windows to this neighbouring property which only serve an en-suite and cloakroom, and a utility room door. The side windows of plot 2 are garage and bathroom windows and would not overlook the neighbour. It is recommended that these be conditioned to be obscure glazed. In your Officers

opinion the proposed development would not have a harmful impact on this neighbouring dwelling in terms of overshadowing or overlooking.

- 5.6 To the south east of the site the boundary is marked by the rear garden of No 7 Highworth Road. The rear garden length of the proposed dwellings would be 11 metres from the main part of the property and, therefore, complies with the Council's Design Guidance. Although the garage extends slightly closer, there are no rear windows and the structure is single storey at this point.
- 5.7 In term of access, the applicants have confirmed that the proposed access would result in the loss of only 2 car parking spaces in the existing car park, which is an informal gravel area and not formally marked out. The Parish Council have agreed to a right of access across their land, and a condition is recommended requiring the proposed access to be constructed prior to commencement of the development to ensure that the properties cannot be built without adequate access to a highway. Within the site, there is sufficient parking for 6 cars and a shared turning area. The full comments of the County Engineer are awaited and will be reported orally at the Meeting.

## 6.0 **Recommendation**

6.1 *Subject to the County Engineer raising no objections, it is recommended that planning permission is granted subject to the following conditions:*

1. *TL1 – Time Limit*
2. *MC2 – Submission of Materials (Samples)*
3. *RE7 – Submission of Boundary Details*
4. *RE8 – Submission of Drainage Details (Surface Water and Foul Sewage)*
5. *MC9 – Obscured Glazing (opening)*
6. *MC12 – Height of Sill of Rooflights*
7. *RE22 – Floor/Slab Levels (Dwellings)*
8. *RE2 – Restrictions on Extensions and Alterations to dwellings*
9. *RE14 – Garage Accommodation*
10. *HY2 – Access (details not shown)*
11. *HY24 Car Park Layout (Dwelling)*