

Planning Committee Agenda



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Date: 16 April 2013
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A meeting of the

Planning Committee

will be held on Wednesday, 24th April, 2013 at 6.30 pm
Council Chamber, The Abbey House, Abingdon

Members of the Committee:

Councillors

Robert Sharp (Chairman)
Sandy Lovatt (Vice chairman)
Eric Batts
Roger Cox
Anthony Hayward
Bob Johnston
Bill Jones

Sue Marchant
Aidan Melville
Jerry Patterson
Helen Pighills
Fiona Roper
Margaret Turner
John Woodford

Substitute councillors

All other councillors trained in planning matters

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement.

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Services Officers know beforehand and they will do their very best to meet your requirements.

A handwritten signature in black ink, appearing to read 'M Reed', written in a cursive style.

Margaret Reed
Head of Legal and Democratic Services

Agenda

Open to the Public including the Press

Map and vision

(Page 6)

A map showing the location of the venue for this meeting is attached. A link to information about nearby car parking is <http://www.whitehorsedc.gov.uk/services-and-advice/transport/car-parks/car-park-locations/abingdon>

The council's vision is to take care of your interests across the Vale with enterprise, energy and efficiency.

1. Chairman's announcements

To receive any announcements from the chairman, and general housekeeping matters.

2. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

3. Cumulative Housing Figures

(Pages 7 - 8)

To receive an up date of housing figures relating to commitments for major housing schemes to address the council's housing land shortfall.

4. Notification of substitutes and apologies for absence

To record the attendance of substitute members, if any, who have been authorised to attend in accordance with the provisions of standing order 17(1), with notification having been given to the proper officer before the start of the meeting and to receive apologies for absence.

5. Minutes

To adopt and sign as a correct record the minutes of the committee meeting held on 27 March 2013 (circulated separately).

6. Declarations of pecuniary interests and other declarations

To receive any declarations of disclosable pecuniary interests, and other declarations, in
Vale of White Horse District Council
Planning Committee agenda - Wednesday, 24th April, 2013

respect of items on the agenda for this meeting.

7. Statements and petitions from the public on planning applications

Any statements and/or petitions from members of the public under standing order 33, relating to planning applications, will be made or presented at the meeting.

8. Statements, petitions and questions from the public on other matters

Any statements and/or petitions from the public under standing order 32 will be made or presented at the meeting.

9. Materials

To consider any materials submitted prior to the meeting of the Committee.

Any materials submitted will be on display prior to the meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abingdon) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

10. Land south of Lambe Avenue, Milton P13/V0145/O

(Pages 9 - 18)

Erection of 18 dwellings, internal road and paths, general works and open space.

Recommended: to authorise the head of planning, in consultation with the committee chairman, to grant outline planning permission subject to the prior completion of a section 106 agreement and conditions, as outlined in the officer's report.

11. Land south of Faringdon Road, Southmoor P12/V1721/RM

(Pages 19 - 29)

Application for reserved matters for erection of 50 dwellings, public open space with vehicular access from Faringdon Road (following outline permission P12/V1302/O).

Recommended: to grant reserved matters approval subject to the conditions outlined in the officer's report.

12. 18 Leys Road, Cumnor P13/V0065/HH

(Pages 30 - 42)

Erection of detached open bay and closed bay garage with space in loft above. (Re-submission of application P12/V1302/O).

Recommended: to grant planning permission subject to conditions outlined in the officer's report.

13. 21 Wasbrough Avenue, Wantage P13/V0049/FUL

(Pages 43 - 54)

Conversion of existing extended 4 bedroom property into 3 bedroom mid-terrace and 1 bedroom dwelling.

Recommended: to grant planning permission subject to conditions outlined in the officers report.

14. 41 High Street, Watchfield P12/V2021/FUL and P12/V2049/LB

(Pages 55 - 64)

Conversion of existing barn into two bedroom residential property.

Recommended: to grant both planning permission and listed building consent, subject to the conditions outlined in the officer's report.

15. The Byre Chilswell Farm, Chilswell Lane, Boars Hill P13/V0083/HH

(Pages 65 - 74)

Erection of single storey detached garage and home gym (resubmission of P12/V2323/HH).

Recommended: to grant planning permission, subject to the conditions outlined in the officer's report.

16. 213 Radley Road, Abingdon P12/V2687/RET

(Pages 75 - 81)

Erection of outbuilding for use as gym/hobbies room (retrospective).

Recommended: to grant planning permission, subject to the conditions outlined in the officer's report.

17. Harwell Science and Innovation Campus. P13/V0223/A

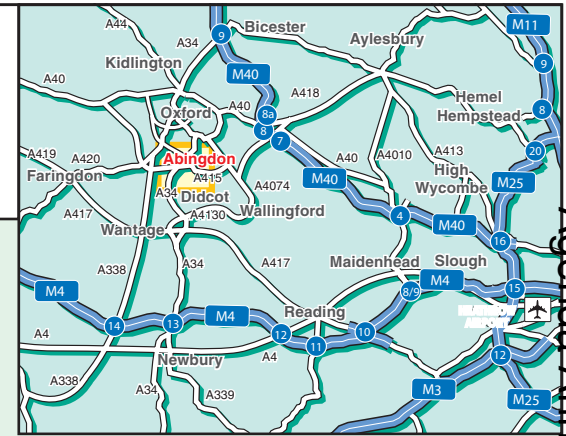
(Pages 82 - 88)

Erection of two freestanding signboards (two different sites within the Harwell Campus).

Recommended: to grant advertisement consent subject to standard advertisement conditions.

Exempt information under Section 100A(4) of the Local Government Act 1972

None.



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| KEY: Car Parks | |
|----------------|----------------------|
| | Abbey Close |
| | Cattle Market |
| | Charter Multi-storey |
| | Civic |
| | Rye Farm |
| | Hales Meadow |
| | Audlett Drive |
| | West St Helen Street |

By rail – the nearest main line railway stations to Abingdon are either Didcot Parkway (seven miles) or Oxford (eight miles). Radley railway station is located on the main line between Oxford and Didcot and is three miles from Abingdon town centre. For details of train times visit www.nationalrail.co.uk or call 08457 484950

By bus – there are a number of bus routes serving Abingdon town centre. For details of services and timetables, visit Oxfordshire County Council’s website at www.oxfordshire.gov.uk. Contact details for bus operators can be found on the travel information pages on our website www.whitehorsedc.gov.uk

Parking – details of car parks charges can be found on our website

CUMULATIVE HOUSING FIGURES

At the meeting on 7 November 2012, the planning committee requested the inclusion in committee reports of an up date of housing figures relating to commitments (i.e. resolutions to grant permission and permissions) for major housing schemes to address the councils housing land shortfall. These figures do not form part of the individual assessment of any submitted application, which need to be assessed and recommended on the basis of each schemes specific planning merit, but they offer an indication of how the shortfall is being addressed. Each planning permission for these schemes is granted on the basis of a one year implementation period only, to ensure development is initiated and so aid reducing the housing land shortfall figures. The current commitments are shown in the table below.

| Current major housing scheme resolutions and permissions | | | | |
|--|---|--|-----------|---------------|
| Parish | Location | Appn no. & date | Units | Running total |
| Wantage | Land at Broadwater, Manor Road | P11/V1453/0 Permission on appeal 21.03.2012 Reserved matters on 20.12.2012 | Up to 18 | 14 |
| Shrivenham | Land between Station Road and Townsend Road | P12/V0324/FUL Resolution on 20.06.2012 Permission on 23.10.2012 | 31 | 45 |
| Marcham | Anson Field, Morland Road and Hyde Copse, Howard Cornish Road | P12/V0854/FUL Resolution on 15.08.2012 | 51 | 96 |
| East Hanney | Land south of Alfreds Place | P11/V2103/FUL Resolution on 25.04.2012 Permission on 07.09.2012 | 15 | 111 |
| East Challow | Land at Challow Works, Main Road | P12/V1261/FUL Resolution on 12.09.2012 | 71 | 182 |
| Kingston Bagpuize | Land south of Faringdon Road, Southmoor | P12/V1302/O Resolution on 12.09.2012 Permission on 16.01.2013 | 50 | 232 |
| Watchfield | Land south of Majors Road | P12/V1329/FUL Resolution on 12.09.2012 Permission on 21.12.2012 | 120 | 352 |
| Grove | Land at Stockham Farm, Denchworth Road | P12/V1240/FUL Resolution on 07.11.2012 | 200 | 552 |
| Ashbury | Land off Walnut Trees Hill | P12/V2048 Resolution on 05.12.2012 | 18 | 570 |
| Grove | Land west of Old Station Road | P12/V1545/O Resolution on 05.12.2012 | Up to 133 | 703 |
| Kingston | Land West of Witney Road | P12/V1836/O | Up to | 811 |

| | | | | |
|-------------|--------------------------------|--------------------------------------|-----------|------|
| Bagpuize | and South of A420 | Resolution on 09.01.2013 | 108 | |
| Watchfield | Cowan's Camp Depot High Street | P12/V2283/O Resolution on 18.02.2013 | Up to 100 | 911 |
| West Hanney | Land off Rectory Farm Close | P12/V2429/O Resolution on 18.02.2013 | 13 | 924 |
| Wantage | Land East of Chain Hill | P12/V2316/O Resolution on 12.03.2013 | Up to 85 | 1009 |
| Steventon | Land off Barnett Road | P13/V0094/O Resolution on 12.03.2013 | Up to 50 | 1059 |
| Shrivenham | Land east of Highworth Road, | P12/V2582 Resolution on 27.03.2013 | 36 | 1095 |

In addition there have been major residential planning applications submitted on the basis of addressing the allocated housing shortfall which have been considered and found not to be acceptable when considering their own planning merits notwithstanding the housing shortfall situation. These applications are shown in the table below.

| Housing proposals which have been refused / withdrawn | | | | |
|---|--|--|----------|---------------|
| Parish | Location | Appn no | Units | Running total |
| Fyfield and Tubney | Sports ground and adjacent land to west of Abingdon Road, south of Kingston Bagpuize | P12/V1125/FUL Withdrawn 12.09.2012 Resubmission | 50 | 50 |
| Shrivenham | Land east of Highworth Road | P12/V1635/FUL Refused 07.11.2012 Resubmitted | 36 | 86 |
| East Hendred | Land west of Portway Villas, Reading Road | P12/V1878/FUL Refused 05.12.2012 | 21 | 107 |
| Abingdon | Land east of Drayton Road | P12/V2266/FUL Refused 24.01.2013 At appeal | 160 | 267 |
| Steventon | Land off Barnett Road | P12/V1980/O Refused 13.12.2012 Resubmitted | Up to 50 | 317 |
| Stanford in the Vale | Land west of the A417 | P12/V2075/FUL Refused 20.12.2012 Resubmitted | 77 | 394 |
| Marcham | Land north of Priory Lane | P12/V2447/FUL Withdrawn 18.02.2013 | 19 | 413 |

Update 15.04.13

| | |
|-------------------------|--|
| APPLICATION NO. | P13/V0145/O |
| APPLICATION TYPE | OUTLINE |
| REGISTERED | 31 January 2013 |
| PARISH | MILTON |
| WARD MEMBER(S) | Bill Jones Michael Murray |
| APPLICANT | Mr S & Mrs G Hartwright |
| SITE | Land south of Lambe Avenue Milton Abingdon OX14 4DT |
| PROPOSAL | Erection of 18 dwellings, internal road and paths, general works and open space |
| AMENDMENTS | None |
| GRID REFERENCE | 448491/190954 |
| OFFICER | Mark Doodes |

1.0 INTRODUCTION

- 1.1 The 0.5 hectare application site lies to the south of Lambe Avenue and Duke of York Avenue in Milton Heights. The site comprises a section of an elevated large agricultural field that undulates gently in cross-section and falls generally towards the south and west. The application site forms a tranche of this larger field. No existing natural features such as trees or hedgerows form part of the boundary to the south, but existing hedgerows and private garden boundaries enclose the site's other boundaries.

- 1.2 Residential properties of varying ages exist to the north of the site. The immediate properties in Lambe Avenue and Duke of York Avenue are inter-war or more modern two storey semis and terraces. No conservation areas or listed buildings are nearby. The area is not part of any other special designation.

- 1.3 Of note, is a lack of nearby facilities such as shops, so local residents have to rely on the nearby Milton Park area or Didcot for shopping trips. There is a primary school a short walk from the site.

- 1.4 The application comes to committee due to its size and the number of objections received from local residents.

- 1.5 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This is an outline planning application for the development of 18 dwellings on agricultural land including means of access, with all other matters reserved (i.e. appearance, landscaping, layout and scale).

- 2.2 The 18 units are proposed to be 11 open market private homes and 7 affordable houses.

The proposed mix of units is as follows:

- 9 x 3 – bed homes
- 9 x 2 – bed homes

7 of the units are to be affordable homes, and based on input from Housing officers, the

breakdown will be:

Affordable rented:

3 x 2 – bed homes

2 x 3 – bed homes

Shared ownership:

2 x 2 – bed homes

- 2.3 Across the 0.5 ha site the 18 dwelling units would produce a density of about 36 dwellings per hectare. No details of the homes in question have been provided at this outline stage; however an illustrative layout plan shows how the proposed number of units can be accommodated on the site.
- 2.4 The development would take vehicular access from Lambe Avenue, and no access is proposed from Duke of York Avenue. According to the illustrative layout plan, an area of children's play space is proposed as well as parking for residents and visitors.
- 2.5 In support of the application the following documents have been submitted:
- Design and Access Statement
 - Landscape and Visual Impact Assessment
 - Tree Protection Plan
 - Ecological Appraisal
 - Flood Risk Assessment
 - Transport Assessment.
 - Affordable Housing Statement
 - Utilities Statement
- 2.6 The proposal is a major development and is contrary to the policies of the development plan. The application has been publicised as a departure on this basis.
- 2.7 The applicants have been in discussion with council officers and others to agree levels of contributions towards off-site services and to secure on-site facilities such as affordable housing and public open space. The required contributions cover facilities and services such as waste collection, street naming and numbering, education (primary, secondary, sixth-form and SEN), library and museums, waste management, social and health care, highways and transport, and local community and recreational facilities.
- 2.8 Extracts from the application plans are **attached** at appendix 2.
- 3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
- 3.1 Milton Parish Council – Objects on several grounds, their comments are as follows:

"1. Road infrastructure - Trenchard Ave is suffering subsidence.

2. 1990s planning application refused.

3. Concern for children's safety during construction as in close proximity to play areas.

4. Construction vehicle access to site is not mentioned and access via the current road system is compromised by parked cars.

5. The area of east-west land strip (presently uncultivated) is very much larger than the area needed for this proposal. There are concerns that this eighteen dwelling proposal may become a seed proposal or development for a larger number of dwellings at a future time.

6. Residents road parking and increased congestion along Trenchard Ave, and Lambe Ave from increased traffic flow.
7. Children's safety with increased Lambe Ave traffic and roadside parked cars.
8. Concern that the unmade up area between Havers Ave houses and field boundary becomes an auxiliary parking area for the proposed development and their visitors.
9. Midwinter Ave is badly congested by traffic during school runs. Congestion will increase with more housing.
10. St Blaise School's available capacity to take in additional children.
11. Shortage of amenities in immediate area: village shop, health centre.
12. Impact of proposal and larger number of children on existing play areas - previously there have been difficulties because of late evening vandalism and achieving an age-limited access to the play area.
13. Why is there only one way in and out for the development?
14. Is there a genuine need for additional housing in Milton Heights given that two or three houses have been unoccupied for six months?
15. The impact of the proposed development on the groundwater flooding issues affecting Havers Ave properties and one property in Mackenzie Ave.
16. The impact of additional properties on the presently unsatisfactory drainage from Lambe Ave and evident from the backing-up of water along the pipework.
17. The increasing traffic queues arising from cars exiting Milton Heights near the Milton interchange because of the P13/V0145/O proposal and the very likely approval of HFT's Green Barn development. The exit from Potash Lane into the A4130 is not considered safe by many because of the bend and lack of visibility caused by the tall field-edge bushes immediately west of the turning.
18. The impact of proposals to transform the Milton interchange into a 4-lane carriageway 'hamburger' arrangement making exiting from Milton Heights more difficult."

- 3.2 Thames Water – No objection
- 3.3 County Archaeologist - No objection
- 3.4 Thames Valley Police - No objection, subject to reserved matters meeting Secure By Design standards.
- 3.5 Environment Agency – No objections.
- 3.6 Countryside Officer – No objections
- 3.7 Forestry Team - No objections
- 3.8 Landscape Architect - No strong views, however boundary treatments to the south would need to be treated with care (at the reserved matters stage)
- 3.9 Conservation Officer - No observations
- 3.10 Environment Protection Team - No comments
- 3.11 Waste Management – Standard comments regarding bin sizes
- 3.12 Housing - No strong views
- 3.13 Drainage Engineer – No objection subject to pre-commencement conditions

- 3.14 33 letters of objection from neighbours have been received. The grounds of objection can be summarised as follows: increased traffic in the area including the junction with the Marcham Road, concerns regarding parking shortages, concerns over the impact on the immediate and wider landscaping, impact on views of home owners, flooding issues, drainage concerns in the area, issues over child safety in the play areas and pedestrian safety due to increased traffic.
- 3.15 Three letters of no objection have been received from neighbours.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011*

DC1 - Design
DC3 - Design against crime
DC4 - Public Art
DC5 - Access
DC6 - Landscaping
DC7 - Waste Collection and Recycling
DC8 - The Provision of Infrastructure and Services
DC9 - The Impact of Development on Neighbouring Uses
GS1 - Developments in Existing Settlements
GS2 - Development in the Countryside
H11 - Development in the Larger Villages
H13 - Development Elsewhere
H16 - Size of Dwelling and Lifetime Homes
H17 - Affordable Housing
H23 - Open Space in New Housing Development
NE9 - The Lowland Vale

5.2 *National Planning Policy Framework (NPPF)*

Presently, the council is unable to demonstrate a five year housing land supply, largely due to major schemes in the area not delivering the required homes. As a result, proposals on sites such as this which do not accord with the development plan must be considered on their site specific merits and, in particular, whether they constitute a “sustainable” form of development as defined in the NPPF. The following paragraphs of the NPPF are particularly relevant:

Paragraphs 14 and 49 – presumption in favour of sustainable development
Paragraphs 34 and 37 – encourage minimised journey lengths to work, shopping, leisure and education
Paragraph 47 – five year housing land supply requirement
Paragraph 50 – create sustainable inclusive and mixed communities
Paragraphs 57, 60 and 61 – promote local distinctiveness and integrate development into the natural, built and historic environment
Paragraph 99 – flood risk assessment
Paragraph 109 – contribute to and enhance the natural and local environment
Paragraph 119 – the presumption in favour of sustainable development does not override protected species and habitats

5.3 *Supplementary planning guidance*

Residential design guide (December 2009)

Sustainable design and construction (2009)

Open space, sport and recreation future provision (July 2009)

Affordable housing – provides further guidance in relation to the local plan policy H17

6.0 **PLANNING CONSIDERATIONS**

6.1 *Policy position*

Ideally, the potential development of this site should be considered through the local plan process given the site's size and location and its potential to be considered as part of a larger strategic housing land allocation. This process would ensure that the necessary combined infrastructure delivery would be planned for and managed in co-ordinated, strategic way. However, the submitted planning application needs to be considered on its own site specific merits, particularly in relation to its impact on the landscape setting of Milton Heights.

6.2 *National advice*

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (paragraph 14).

6.3 The current lack of a five year supply of housing land in the district is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing a small number of major allocations due to the economic downturn and the delay in bringing forward the council's new local plan. The current lack of a five year housing land supply requires some flexibility in line with the NPPF in the consideration of planning applications which do not accord with current local plan policy.

6.4 *Land use*

Paragraph 111 of the NPPF says that planning decisions "*should encourage the effective use of land by re-using land that has previously been developed (brownfield land)*." The site is presently agricultural land, so it is not brownfield land. This greenfield site, therefore, lies in the open countryside, albeit on the edge of a settlement, and its development for housing is contrary to local plan policies GS2 and H11. However, as stated above, this is not a restricting factor given the current housing land shortfall. In these circumstances, site specific matters need to be considered, in accordance with the NPPF.

6.5 *Sustainability issues*

The site adjoins an existing settlement. In terms of sustainability, however, it is noted that the location benefits from few of the amenities expected in such a setting. However, there is a nearby school, and very good access to the local and national road network. The assessment of the case put forward by the applicants that the proposal meets the specifications in the NPPF for providing housing in sustainable locations to help to address the council's current housing land shortfall is acknowledged.

- 6.6 However, this assessment is just one consideration. It should be balanced with the proposed development's impact on other factors, particularly in regard to the character and landscape assessments given the site's rural fringe location within the countryside.
- 6.7 *Visual impact – layout, design and appearance*
The NPPF is explicit in seeking a high quality outcome for good design in terms of layout and building form as a key aspect of sustainable development. The illustrative layout of the housing area and the accessibility to the plots shown provides a residential arrangement offering a level of surveillance and good visual linkages to the proposed open areas and pedestrian routes. The 36 dwellings per hectare density is high for an edge-of-settlement location but within the context of the area it is considered acceptable. Good size gardens will be delivered in the development, subject to reserved matters, making the overall development family-friendly and more in keeping with the surrounding properties.
- 6.8 *Landscape impact*
Paragraph 109 of the NPPF says that "*the planning system should contribute to and enhance the natural and local environment*". The site is located within the countryside on the edge of an existing settlement. The council's landscape architect is of the view that the local landscape will not be harmed by the proposed development.
- 6.9 In terms of treatment of the southern boundary, this can be dealt with at the reserved matters stage with a view to minimising the impact of the development on wider views. In terms of the impact on the views from existing nearby housing this is considered to be acceptable. Although these properties currently enjoy an open outlook across the site, the protection of a private view is not a material planning consideration.
- 6.10 *Access, parking and sustainable travel demands*
Vehicular access would be taken from Lambe Avenue. The applicant has undertaken discussions with the local highways authority to help address some of the parking needs of the existing properties in Lambe Avenue by providing unallocated off-street parking spaces on the application site. This will have the positive impact of improving the traffic flow along Lambe Avenue by potentially freeing up road space, particularly in the evenings. The development proposed is, following revisions, now in accordance with the highway authority's standards. Consequently, no objections are raised by the local highway authority, subject to public transport contributions and other standard conditions and matters. The proposed parking provision for the 18 new homes and all other and highways matters are considered to be acceptable.
- 6.11 *Impact on neighbours' residential amenity*
The proposed development will not have a harmful impact on the residential amenity of adjacent houses in terms of overshadowing, light pollution, over-dominance or loss of privacy because of the lack of any directly adjoining properties.
- 6.12 Waste collection facilities (waste and recycle bin storage and collection points) throughout the site are acceptable.
- 6.13 *Drainage and flooding issues*
The site is considered large enough to dispose of surface water without causing surface water run-off to the highway or onto neighbouring land. Drainage issues can be addressed satisfactorily through the imposition of conditions. No objections have been raised from Thames Water, the Environment Agency or the Vale's drainage engineer.
- 6.14 *Affordable housing provision*
The application includes the required number of affordable units in line with local plan

policy H17. The mix of units and the tenure split are acceptable to the council's housing enabling team. The distribution of affordable units across the site has been the subject of discussion and can be agreed at the layout reserved matters stage.

6.15 *Social infrastructure*

Some local concern has been expressed that little infrastructure exists within the area. There has also been some concern expressed that this proposal should be considered as part of a wider strategic land allocation through the local plan process. In addition, there are areas near to this development which could potentially accommodate future growth and provide additional social infrastructure. However, committee has to consider this application on its own merits.

6.16 Contributions to offset the impact of this proposed development have been sought, and the applicant has agreed to the principle of providing these contributions through a S106 agreement.

6.17 *Cumulative impact considerations*

No other similar schemes have been proposed in the vicinity to assist in addressing the identified housing land shortfall across the district. It is not considered that an additional 18 homes would cause an undue impact locally on the local roads, schools and other infrastructure that cannot be offset by S106 contributions.

7.0 **CONCLUSION**

7.1 The proposal does not accord with the development plan and has been publicised as a departure. However, in light of the current shortfall in the five year housing land supply, the proposal is considered acceptable on the basis of the following:

- Character - the scheme is not located in a designated area and makes a minimal impact on the wider landscape.
- Sustainability – the site is proximate to a national road network access (A34) with a nearby school and sports facilities within a reasonable distance. This is considered to be a relatively sustainable location for some growth.
- Highways concerns have been addressed through revised plans, adequate car parking can be provided, including provision for existing residents in Lambe Avenue, and all other highways matters are considered acceptable.

7.2 The proposal will result in a sustainable development and will not harm any heritage assets, the character of the area, highway safety, or local drainage and, therefore, it complies with the NPPF.

7.3 In addition, the scheme can be delivered within one year, making a measurable contribution to help address the current housing land shortfall. To this end, a condition requiring the commencement of development within one year of the date of the grant of planning permission is recommended.

8.0 **RECOMMENDATION**

It is recommended that the decision to grant outline planning permission be delegated to the head of planning in consultation with the committee chairman subject to:

- 1. The prior completion of a section 106 agreement within a deadline of three months to complete for on-site affordable housing provision, contributions towards off-site facilities and services including highway works, education improvements, waste management and collection, street naming and numbering, public art, library and museum services, social and health care,**

sports and recreation improvements, public transport provision and commuted sum for the maintenance of the public open space;

2. The following conditions, including the requirement to commence development within one year of the date of the decision to help address the immediate housing land shortfall:

- 1 : TL2 - Time limit (outline 12 months)
- 2 : Landscape – submission and implementation of a detailed scheme
- 3 : Tree protection – in accordance with submitted plans
- 4 : Boundary treatments
- 5 : Plot curtilage boundaries – management of planting
- 6 : Plot restriction to southern boundary – as part of a landscaping scheme to be agreed
- 7 : Ecology – in accordance with submitted strategy
- 8 : Drainage scheme – surface water and foul water
- 9 : Construction traffic management plan traffic
- 10 : Travel information packs
- 11 : Access visibility splays
- 12 : Parking provision in according with an agreed plan
- 13 : Materials – to be submitted prior to commencement of development
- 14 : Refuse bin storage

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Email: mark.doodes@southandvale.gov.uk

P13) V0145/0

Appendix 1 Site Plan Land south of Lambie Ave

All dimensions must be checked on site and not scaled from this drawing
 Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
 For use in precise named location only
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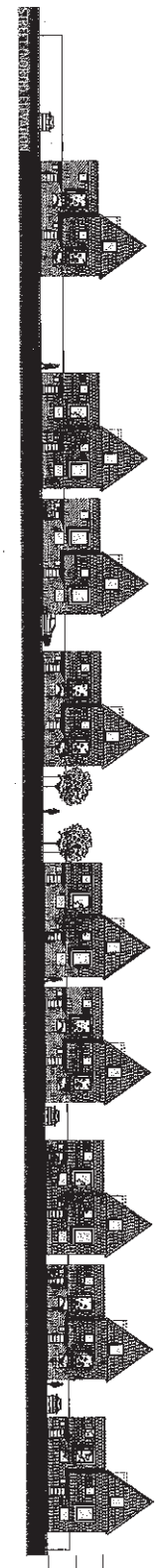
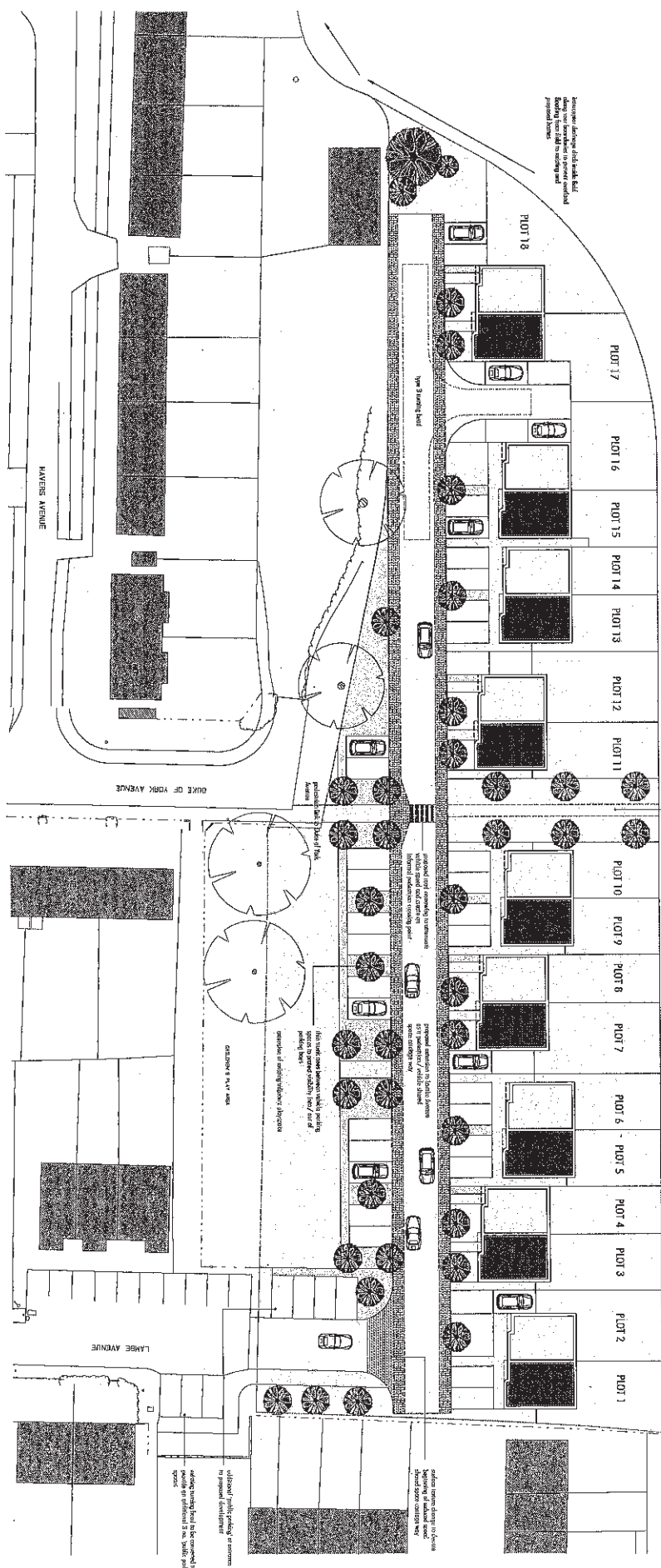


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| <p>The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ + 01865 873936</p> | | <p>scale 1:2500@A3</p> | <p>client MR & MRS HARTWRIGHT</p> |
| <p>PROJECT RESIDENTIAL DEVELOPMENT MILTON HEIGHTS, ABINGDON, OXON</p> | <p>date DEC '12</p> | <p>drawing LOCATION PLAN</p> | <p>rev A</p> |
| <p>job 12104</p> | <p>no. 12104-101</p> | | |

P13 / V0145/0 APPENDIX 2 Revised Indicative Layout
 Land south of Lamb Ave

All dimensions are the distance on the ground between the centre lines of the boundaries shown. Dimensions are given in metres and rounded to the nearest millimetre. Dimensions are given in feet and rounded to the nearest millimetre. Dimensions are given in metres and rounded to the nearest millimetre. Dimensions are given in feet and rounded to the nearest millimetre.

| ACCOMMODATION SCHEDULE / KEY | |
|------------------------------|--|
| | 9 No. 2 bed / 2 bath, open plan / 75sqft |
| | 9 No. 3 bed / 2 bath, open plan / 110sqft |
| | 4thm parking space 2 per unit - 4 wheel spaces |



The ANDERSON ORK Partnership
 PROJECT: RESIDENTIAL DEVELOPMENT
 MALTBY HEIGHTS, ABERDORN, DUNDEE

| | | | |
|-------------|-----------|-----------|----------------------|
| Client | 1201 @A1 | Architect | MRS & MRS HARTWRIGHT |
| Date | 13 JAN 13 | Drawing | PROPOSED SITE PLAN |
| Scale | 1:50 | Sheet | 1210A-P02 |
| Project No. | 1210A | Revision | A |

| | |
|-------------------------|---|
| APPLICATION NO. | P12/V1721/RM |
| APPLICATION TYPE | RESERVED MATTERS |
| REGISTERED | 16 January 2013 |
| PARISH | KINGSTON BAGPUIZE |
| WARD MEMBER(S) | Melinda Tilley |
| APPLICANT | Pye Homes (Oxford) Ltd |
| SITE | Land South of Faringdon Road Southmoor OX13 5BH |
| PROPOSAL | Application for Reserved Matters for erection of 50 dwellings, public open space with vehicular access from Faringdon Road (following outline permission P12/V1302/O) |
| AMENDMENTS | None |
| GRID REFERENCE | 439521/197944 |
| OFFICER | David Rothery |

1.0 INTRODUCTION

- 1.1 Outline planning permission (reference no. P12/V1302/O) was granted on 16 January 2013 for 50 dwellings on this 3.33ha site which lies to the south of Faringdon Road in Southmoor. The outline permission considered the principle of the development of the site for housing, the means of vehicular access from the public highway, the layout of the proposal and the scale of the new buildings. This reserved matters submission considers outstanding matters of the appearance of the buildings and the landscaping of the site.

- 1.2 An area adjoining the south boundary of the site was included in the outline submission. It is within the applicant's ownership or control and is to be provided for informal recreational use as part of the scheme. It is laid to rough grass and is enclosed by hedgerows.

- 1.3 The application comes to committee due to objections from Kingston Bagpuize with Southmoor Parish Council and numerous local residents.

- 1.4 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This is a reserved matters submission to consider the appearance and landscaping of the development. The consideration of the principle of the development, the means of vehicular access into the site, the layout of the development and the scale of the proposed buildings were made at the outline application stage, and are not for reconsideration as part of this reserved matters submission.

- 2.2 In support of the application the following documents have been submitted:
 - Planning Statement (August 2012 - WWADP)
 - Landscape and Visual Impact Assessment (July 2012 – Tim Lynch Associates)

- 2.3 In addition the following have been submitted to update other aspects of the proposal:
 - Design and Access Statement (Nov 2012 – WWADP)
 - Archaeology Desk Based Assessment (August 2012 - OA)
 - Drainage Strategy – 12-1058.001 Rev D (May 2012 - ICS)

- 2.4 The following have been re-submitted from the outline application for completeness for the current reserved matters application:
- Tree Report (April 2012 – Sacha Barnes)
 - Ecological Report (May 2012 - AAE)
 - Transport Statement (October 2012 – DTA)
- 2.5 The appearance reserved matters details deal with the external finish and appearance of the dwelling houses as approved under the outline permission.
- 2.6 The landscaping reserved matters details cover the hard and soft landscaping treatment of the site other than the roads and private rear domestic gardens.
- 2.7 The proposal is a major development and is contrary to the policies of the development plan. The outline application was publicised as a departure and the decision to grant planning permission was made on this basis.
- 2.8 Extracts from the application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 *Kingston Bagpuize with Southmoor Parish Council* – “ The council confirmed its objection to the proposed development (originally described in P12/V1302/O). The area was specifically excluded from housing development in the recently produced parish plan as it provides open country within the village and views to the Ridgeway. Development would seriously impact on the village environment by making the core of the village significantly more urban. Although the application refers to modifications to the plans following discussions with the parish council, this should not be read as parish council support.

The proposals for planning gain by providing an area of public land hidden behind a dense housing development without any facilities would prove of very limited benefit to the village community.”

In addition the parish council has indicated concerns which they consider “must be fully addressed before the development is approved”. These are not reserved matters but relate to the provision of broadband service connections; water supply and waste water disposal issues identified on other local sites; and the desire to remove car parking off the new estate roads to improve the visual character of the area.

- 3.2 *Representations from local residents* – A total of 30 representations had been received at the time of writing this report, of which 26 object and four support the proposal. The objections are made are on the following grounds:
- Contrary to local policy
 - Increased stress on local amenities, infrastructure and water pressure
 - Increased traffic leading to additional road congestion and safety issues
 - Inadequate parking leading to overspill parking on surrounding roads
 - Harmful impact on the open character of this end of the village
 - Scale of the proposal (density) is out of keeping with the local area
 - Loss of amenity through overlooking, light pollution, loss of views

Support for the scheme is on the basis of :

- Provides houses for young people in the village

- 3.3 *Design Officer* - There is a lack of variety in the detailing of the proposed dwellings - brick soldier courses, window types and exposed rafter feet for example are common across the site and it is also not clear how materials are to be varied. As presented the dwellings do not readily reflect the character and variety of local buildings and do not reflect the guidance in the Residential Design Guide.
- 3.4 *Arboriculturalist* - No objection.
- 3.5 *Landscape Architect* – More details on how the interface between the road and the public open space should be provided. Currently the proposed swale is shown 1.5m wide but no details of its depth are shown. Adjacent to this is then the footpath and behind this a proposed low level fence to prevent vehicle access to the open space. It may be better to create a little more space for the swale, and have the proposed fence adjacent to the road to prevent cars parking on the verge and the swale.

Generally the proposed planting proposals are fine but there are a few issues with the proposed tree planting. With regard to the open space, there is enough space to use a non-street tree species rather than the proposed *Acer campestre* Streetwise . These trees should also wrap around the southern side of the park.

Ash needs to be substituted with another tree species such as small leaf lime and less horse chestnut used in the scheme due to the continued problems with cankers. Indian Horse Chestnut could be used as well.

There are opportunities throughout the scheme, where feature trees could enhance the layout, such as at the terminus of streets i.e. by plot 28, 39, 43, 51, 50 etc. and adjacent to the pumping station.

- 3.6 *Thames Water* – Initial comments stated that they had no further comment to make on the basis of the outline permission. A reassessment of the drainage issues affecting the area, has now identified the desirability to improve the water infrastructure to address the needs of the development. This is still achievable under the conditions applied to the outline permission for drainage services.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V1302/O](#) - Approved (16/01/2013)
Outline application for erection of 50 dwellings, new public open space and new vehicular access.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan**

The local plan was adopted in July 2006. The following relevant policies have been considered to be saved by the Secretary of State's decision of 1 July 2009 whilst the new local plan is being produced:

Policy DC1 - requires high quality design

Policy DC6 - requires hard and soft landscaping

Policy DC9 - ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

Policy NE7 requires developments within the North Vale Corallian Ridge not to harm the

landscape quality of the area unless an overriding need is identified and any impact is minimised.

5.2 Supplementary Planning Guidance (SPG)

Residential Design Guide – December 2009 : Provides guidance on design and layout and advice for the provision and maintenance requirements for open space areas.
Sustainable Design and Construction – December 2009 : Code for Sustainable Homes guidance to achieve code level 3 and working to code level 4 by 2013.

5.3 National Planning Policy Framework (NPPF) – March 2012

Paragraph 50 - create sustainable, inclusive and mixed communities.
Paragraphs 57, 60 and 61 – promote local distinctiveness and integrate development into the natural, built and historic environment.
Paragraph 109 – contribute to and enhance the natural and local environment.

6.0 PLANNING CONSIDERATIONS

Outline permission

6.1 The outline permission agreed the principle of housing development on this land, the means of vehicular access from the public highway, the layout of the proposed housing, and the scale of the buildings. These aspects have not been materially altered as part of this reserved matters submission and are unaffected by the details presented here. The current application is for the consideration of is the appearance of the buildings and the landscaping of the site.

6.2 The parish council has not raised any comment specifically on the reserved matters issues other than to seek additional facilities for the open space south of the site on land to be transferred to the parish. The parish council comments relate in the main back to the outline application considerations, which have been determined by the planning committee and should therefore not be reconsidered as there has been no significant change in assessment policy or material fact concerning the proposed development of the site.

Appearance reserved matters

6.3 Good design in layout is a key aspect of sustainable development, and the NPPF is explicit in seeking a high quality outcome. The proposed development does not have an adverse impact in terms of the surrounding overall appearance of the area and would generally be in keeping with the existing surroundings.

6.4 The scheme provides for 50 dwellings of both single and two storey design. The proposed arrangement of buildings on the site limits overall views to a couple of aspects from main public vantage points. The development is also a reasonably enclosed area, with retained field boundary hedgerows to Faringdon Road to the north. The development will undoubtedly be seen from beyond the site, but would have a limited overall impact on the existing built-up character of this part of the village.

6.5 The reserved matters proposal reflects dwelling types, which by building outline are similar to the arrangement shown and approved as part of the outline permission. The details of the dwellings are now submitted for consideration. The scheme shows 11 different building types, ranging from three-bedroom bungalows (house type C), through two bedroom dwellings (house types I, J), to five bedroom dwellings (house type H, G). These are of traditional designs with a mix of roof pitch options, dormers, and porch entrance areas. A range of dwellings also have chimneys.

- 6.6 The use of materials promoted is varied, but from a limited pallet. This enables variety within the appearance of the different house types, but also a level of consistency of approach to provide a common design link across the development. This does reflect the general character of existing development s in village and given the setting of the site, this is not viewed as being detrimental to the development itself or to the surrounding houses in this part of the village.
- 6.7 Given the relatively small number of units proposed, their arrangement on the site and the variation in house design, the limitation in the variety in the detailing of the proposed dwellings (i.e. brick soldier courses, window types and exposed rafter feet) is not viewed as being a significant visual issue to the scheme or the overall setting of the development.

Landscaping reserved matters

- 6.8 Additional information has been provided to show how the proposal retains and maintains the existing boundaries to the site with additional landscaping of the open area within the housing layout. Planning conditions have secured the retention of hedgerows and trees and excluded boundary screening from individual garden areas to ensure the long-term safeguarding of these important and established landscape features.
- 6.9 Following the comments of the council's Landscape Architect, replacement tree species have been provided to add to the variety of new planting. These changes are considered to address the landscape concerns raised about the originally submitted details.

Other considerations - drainage issues

- 6.10 The outline permission included planning conditions for the submission and approval of a drainage system for the site. This condition was applied to ensure control of the requirements that have been highlighted by Thames Water on this submission.

Other considerations – neighbour impact

- 6.11 The proposal has been considered acceptable and has been given outline permission. The details submitted for reserved matters consideration provide the landscape setting and the appearance of the buildings into the consideration. The details as provided are viewed as being acceptable to the locality and to surrounding neighbouring properties. There is no harmful impact caused due to any overlooking or over shadowing of existing dwellings from the development. The character of the area, with a housing estate to the north of Faringdon Road directly opposite this site, will not be unduly compromised, albeit the open nature will alter due to the fact that buildings will be sited on the land.

7.0 CONCLUSION

- 7.1 This reserved matters application seeks approval for the appearance of the development and the landscaping of the site, and the submitted details are considered acceptable as part of the overall development of the housing site.
- 7.2 The appearance of the proposal would be as a new stand alone housing development, much like other new developments that have taken place within the village over time. The majority of the houses are set well back from Faringdon Road which limits a direct visual comparison with existing properties in the area. Notwithstanding that, the traditional design and use of established materials has been considered and is acceptable within this village environment without any harm being caused to the character or appearance of the area.

- 7.3 The landscaping to be retained and to be additionally provided will enable the development to quickly settle into the general mixed character of residential development along Faringdon Road without harming the character or appearance of the area.

8.0 **RECOMMENDATION**

8.1 **Grant reserved matters approval subject to the following conditions:**

1 Commencement

The approval of the reserved matters to which this permission relates must be begun not later than the expiration of one year FROM 16 January 2013, the date of the outline permission P12/V1302/O.

2 Landscape

All hard and soft landscape works shall be carried out in accordance with the details and programme as submitted and approved by this permission. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted

3 Trees

Prior to the commencement of development, the methodology outlined in the submitted tree report (Sasha Barnes - April 2012) to ensure the protection of trees on the site during construction shall be implemented. No works shall be carried out on site before the arboricultural protection and safeguarding methodology has been implemented. All works shall be carried out in accordance with the approved tree report. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

4 Boundaries

Notwithstanding any details shown on the approved drawings, as part of the landscape details the site internal and external boundaries shall be provided in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling. All boundary treatments to individual plots rear private garden areas that adjoin public areas (roads, footpaths, open space, amenity planting areas) shall be constructed in brick and / or stone walls to match the nearby and associated dwelling houses.

5 Plot curtilage boundaries

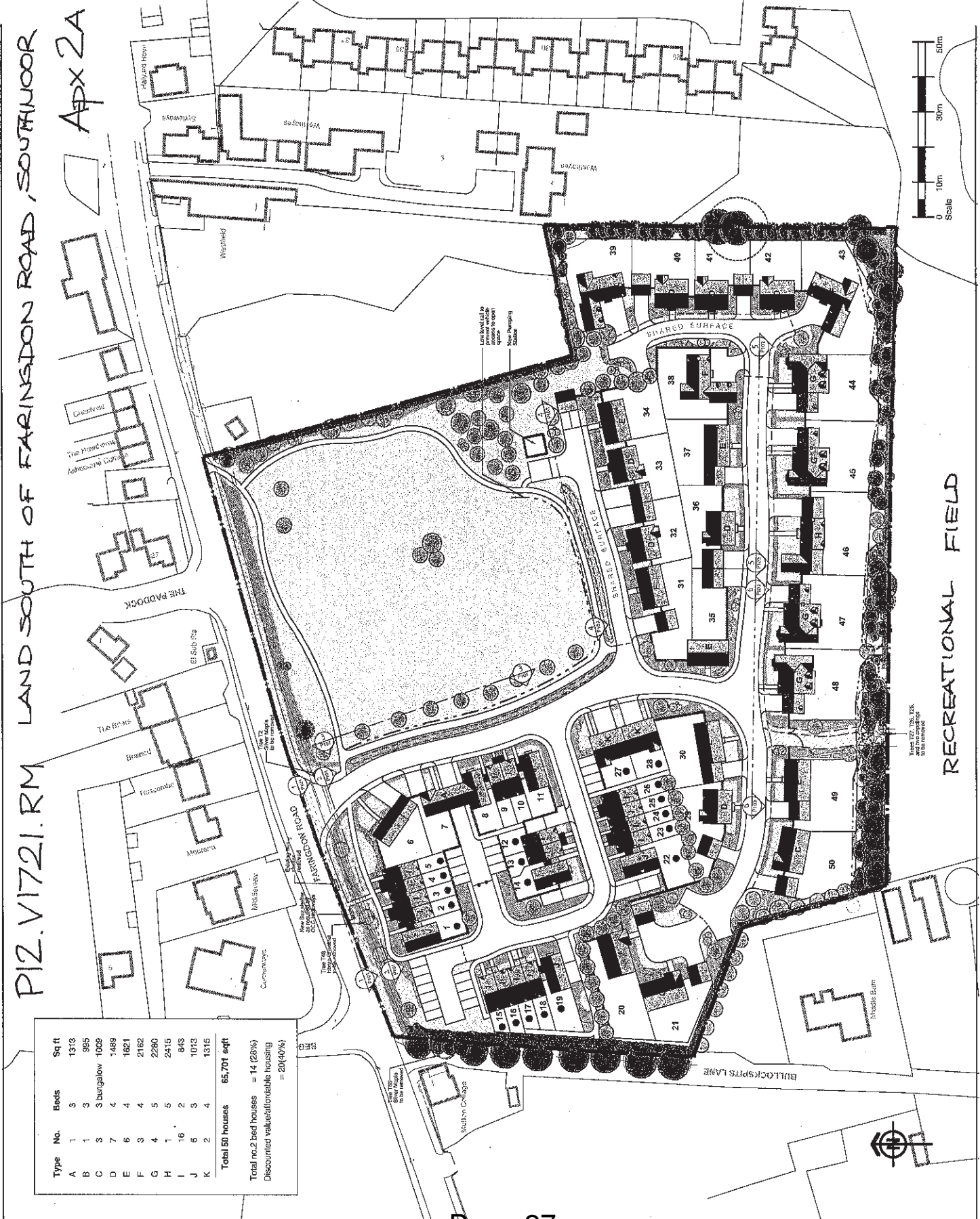
Notwithstanding the submitted plans showing the layout and plot locations, the individual plot boundaries demarking the curtilages of individual plots shall be provided and shall exclude from individual plots any and all existing areas of field boundary hedgerow and tree planting. Such areas shall be retained as part of the structural landscaping of the site and be subject to comprehensive upkeep and long term management to be agreed as part of legal agreement attached to the planning permission.

6 Plot restriction to southern boundary

Notwithstanding the submitted plans showing the layout and plot locations, the individual house positions shall provide a minimum rear garden length of 10m unless otherwise agreed in writing by the local planning authority and for those plots to be located to the southern boundary of the application site, they shall have a minimum rear garden length if orientated towards the southern boundary of 12m which shall be clear of the retained field hedgerow and tree planting protected by condition 2 above.

- 7 Materials as on plan
The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Author / Officer: David Rothery – Major Applications Officer
Contact number: 01235 540349
Email address: david.rothery@southandvale.gov.uk



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- Proposed Low-level Planning
- Proposed Tree
- Existing Tree
- Road Prohibitive Area or existing trees
- Existing (damaged / damaged / young) trees to be removed
- Affordable Housing - Rental
- Affordable Housing - Shared Ownership
- Site Boundary
- Stone External Wall
- Street Space Extension
- Street Space Extension

| Rev | Date | Reference | Revisions |
|-----|----------|-----------|---|
| K | 31/10/12 | | Car parking court revised, amendments to the site plan and the production access from Faringsdon Rd |
| J | 17/10/12 | | Turning head by plot 27 |
| I | 15/10/12 | | Various amendments |
| H | 12/10/12 | | Access paths amended |
| G | 10/10/12 | | Planting stations, Type A & K added, granite depth set to 100mm (Elev), Access to the site from the road, single track only |
| F | 27/07/12 | | Proposals amended in OCC highways requirements |
| E | 26/07/12 | | Paths added to plots 15-19 and 20 |
| D | 25/07/12 | | Landscaping amended to match 1st Lyon design |
| C | 06/07/12 | | Alignment of plots amended |
| B | 04/07/12 | | Adjustment to plots 27 and 28, amendments to recommendations |
| A | 03/07/12 | | Location and mix of affordable housing recommendations V1612C |

Residential Development of Faringsdon Road Southmoor
for Eye Homes

Site Plan

Westwaddy ADP
Architects and Town Planners
1500@A1 1:1000@A3
October 2012

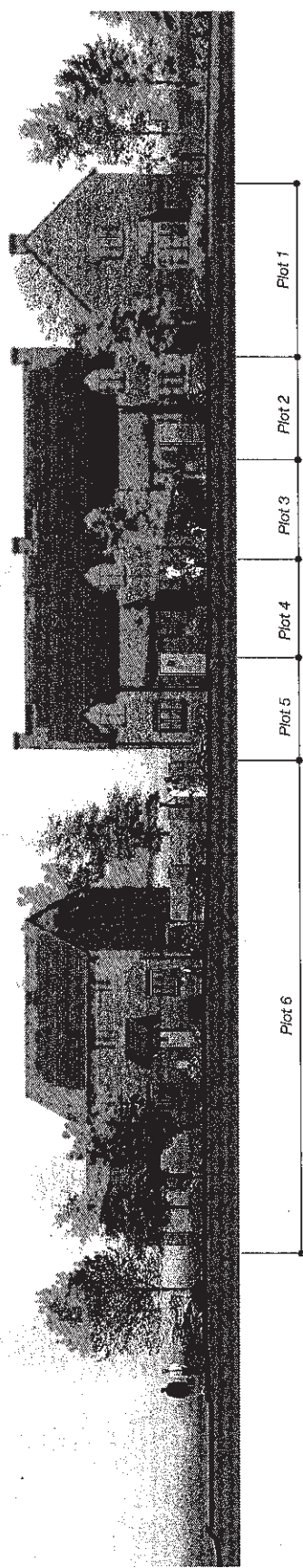
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Drawn: PJM
Checked: K

Job No: 0025
Rev: K

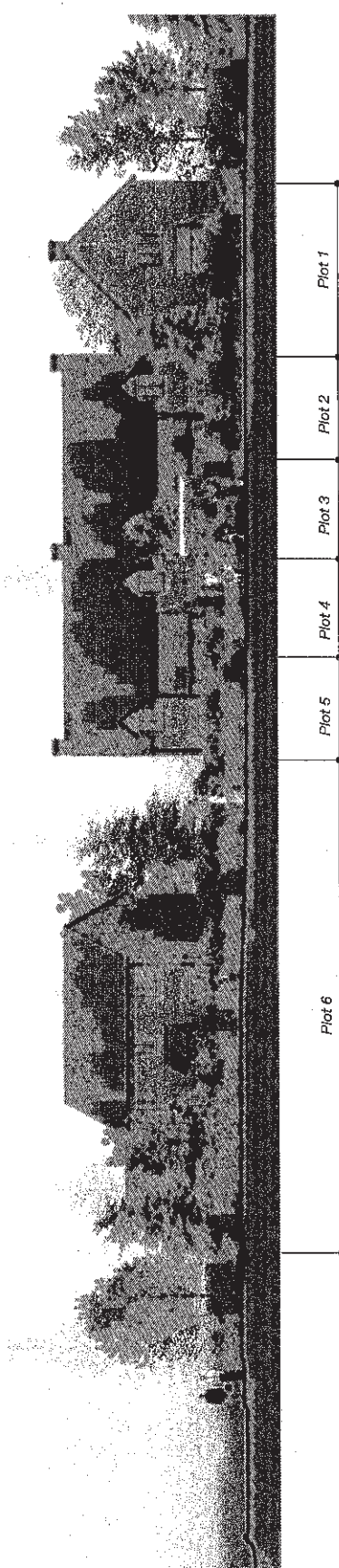
P12.V1721.RM
LAND SOUTH OF FARINGSDON ROAD, SOUTHMOOR
APX 2A

| Type | No. | Beds | Sq ft |
|-------------------------------------|-----|------------|--------------------|
| A | 1 | 3 | 1313 |
| B | 1 | 3 | 985 |
| C | 3 | 3 bungalow | 1009 |
| D | 7 | 4 | 1489 |
| E | 6 | 4 | 1621 |
| F | 3 | 4 | 2162 |
| G | 4 | 5 | 2280 |
| H | 1 | 5 | 2415 |
| I | 16 | 2 | 643 |
| J | 6 | 3 | 1013 |
| K | 2 | 4 | 1315 |
| Total 50 houses | | | 65,701 sqft |
| Total no.2 bed houses | | | = 14 (28%) |
| Discounted value/affordable housing | | | = 20(40%) |

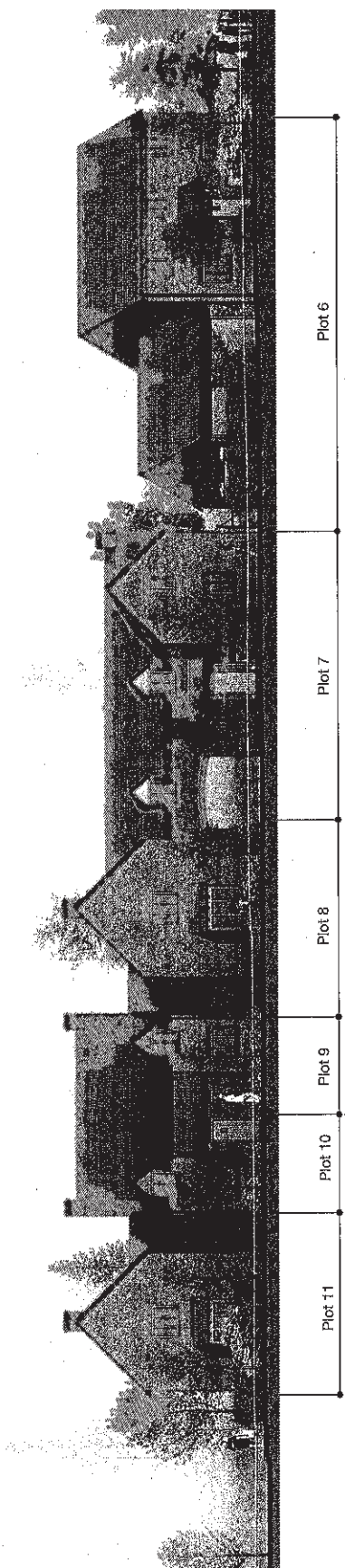
P12.V1721.RM LAND SOUTH OF FARINGSDON ROAD, SOUTHMOOR Apx 2.B



Elevation 1 - Street scene facing Faringdon Road (Behind hedgerow)



Elevation 2 - Street scene facing Faringdon Road (Hedgerow shown)



Elevation 3 - Street scene facing onto new access road

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 - The drawings are the property of Westwaddy ADP and shall not be copied or reproduced without the prior written permission of the client.
 - Do not scale from drawings unless for planning purposes only.
 - Use of any part of these drawings for any other purpose without the prior written permission of Westwaddy ADP is prohibited.
 - Directions to be checked on site before work commences and any discrepancies reported to the architect.
 - The accuracy of the drawings shall be the client's responsibility. Westwaddy ADP is not responsible for errors or omissions in the drawings or for any consequences arising therefrom.

| | | | |
|-----|---------|--|---------|
| Rev | Date | Revisions | Checked |
| A | 1-11-12 | Revisions to include changes to the plot and house types | RS |
| | | | SS |

Residential Development
Land South of Faringdon Road
Southmoor
 for Pye Homes

Site Elevations

The Malthouse
 51 East St. Helen Street
 Abingdon, Oxfordshire, OX14 4EP
 Tel: 01235 350100
 Email: enquiries@westwaddy-adp.co.uk

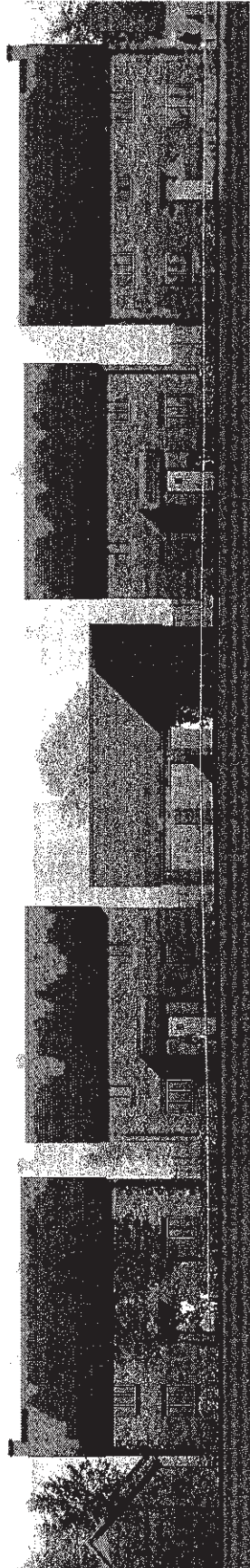
WestwaddyADP
 ARCHITECTS AND TOWN PLANNERS

Date: November 2012
 Scale: 1:50 @ A1 1:100 @ A3
 Drawn: RS
 Checked: SS

Job: 0025
 Draw No: P101
 Rev: A

Doc Ref: CP-24-9

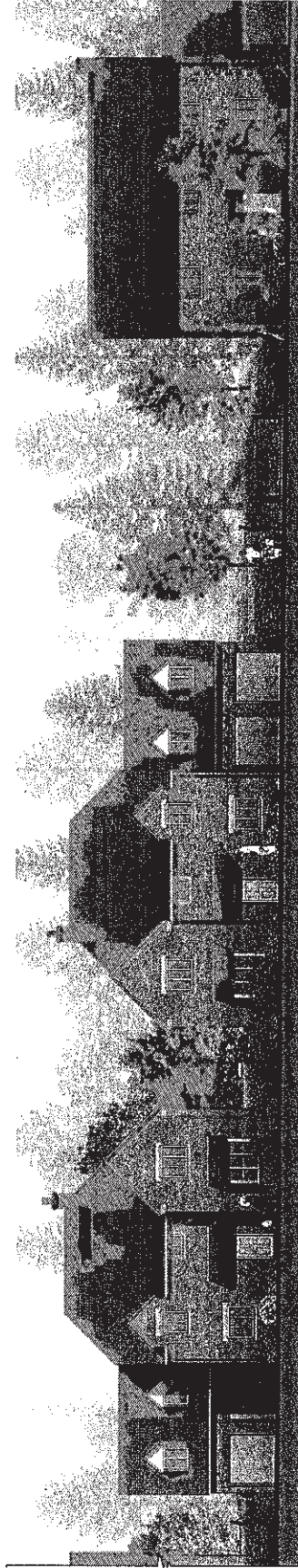
PIZ. V1721. RM LAND SOUTH OF FARINGTON ROAD, SOUTHWOOD AP2C



Elevation 4 - Street scene frontage to south of public open space



Elevation 5 - Street scene along southern boundary (Part 1)



Elevation 6 - Street scene along southern boundary (Part 2)

The accuracy of this drawing may be affected by errors in the original survey data. The accuracy of this drawing may be affected by errors in the original survey data. The accuracy of this drawing may be affected by errors in the original survey data.

| | | | |
|------|--------|--------|--------|
| Plot | Area | Volume | Weight |
| A | 1.1132 | | 0.5 |

Residential Development
Land South of Farington Road
Southwood
for P102 Homes

Site Elevations

WestwaddyADP
November 2012
1:50@A1 1:100@A3

Plot No. P102 Rev. A

Agenda Item 12

Vale of White Horse District Council – Committee Report – 24 April 2013

| | |
|-------------------------|--|
| APPLICATION NO. | P13/V0065/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 29 January 2013 |
| PARISH | CUMNOR |
| WARD MEMBER(S) | Dudley Hoddinott Judy Roberts John Woodford |
| APPLICANT | Mr Brian Purcell-Smith |
| SITE | 18 Leys Road Cumnor OX2 9QF |
| PROPOSAL | Erection of detached open bay and closed bay garage with space in loft above (re-submission of application P12/V1782/HH) |
| AMENDMENTS | |
| GRID REFERENCE | 445727/204440 |
| OFFICER | Stuart Walker |

1.0 INTRODUCTION

1.1 This application seeks planning permission for the erection of a detached garage building with accommodation above in the rear garden of 18 Leys Road. The property is located on the north side of Leys Road, within the village conservation area and the North Vale Corallian Ridge landscape designation.

1.2 The application comes to committee because Cumnor Parish Council objects.

2.0 PROPOSAL

2.1 The proposal is to erect a timber clad garage building, measuring 6.9m wide by 6m deep with an overall height of 6.5m. The ground floor consists of a single bay car port, a single garage bay and an internal staircase to the first floor (with a separate entrance door). The first floor is to be used as ancillary living accommodation with an en-suite. The plans have been amended to steepen the roof pitch and reduce the size of the window to address officer comments on design. A copy of the plans showing the location of the proposal and its design is **attached** at appendix 1.

2.2 Prior to the submission of the application, the applicant removed eight trees from the site without the required prior consent of the council. These trees were protected under conservation area legislation and, following investigation by the enforcement team, the replacement of two trees has been suggested (the other six trees would have received consent to be removed). The proposed replacement trees, a mountain ash and scots pine, are shown on the submitted plans.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council objects. Their full comments are **attached** at appendix 2.

3.2 Conservation Officer: "The scheme has been amended in accordance with my comments made on the 13/2/13 and I therefore have no objection to the proposal."

3.3 County Highways: no objection.

3.4 Forestry Team: no objection.

- 3.5 Five letters of objection have been received from local neighbours raising the following issues:
- The owner has felled several trees within the conservation area without consent.
 - The replacement trees are inadequate and facilitate the proposed development. The proposal would have been impossible to build had proper process been followed where the retention of the trees could have been required.
 - The replacement trees are too close to neighbouring properties and will adversely impact neighbours in respect of loss of light, damage to drains / underground services / driveways and trespass.
 - The owner is profiteering from his illegal tree felling which appears to have been pre-meditated.
 - The building is too large, too tall and more akin to a dwelling.
 - The building will be occupied as a separate dwelling.
 - Loss of light / privacy
 - Over development
 - The proposal will exacerbate current parking problems associated with this property as the current parking area is not sufficiently large enough to serve the needs of the dwelling.
 - Lack of parking for future occupants of the accommodation.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [VE12/134](#) – Enforcement investigation regarding removal of trees in conservation area
- 4.2 [P12/V1782/HH](#) - Withdrawn (26/09/2012)
Erection of detached open bay garage with secure store and loft space above
- 4.3 [P09/V1391/O](#) - Approved (08/10/2009)
Outline application for demolition of existing garages. Erection of two detached dwellings with vehicular access
- 4.4 [P06/V0911/O](#) - Approved (31/08/2006)
Demolition of two garages and erection of two houses
- 4.5 [P95/V0423](#) - Approved (15/08/1995)
Two storey extension to enlarge living room with bedroom over

5.0 POLICY & GUIDANCE

- 5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design
DC5 - Access
DC6 - Landscaping
DC9 - Impact of development on neighbouring uses
HE1 - Preservation and enhancement of conservation areas: implications for development
NE7 - The North Vale Corallian Ridge

- 5.2 Residential Design Guide (December 2009)

- 5.3 National Planning Policy Framework

6.0 PLANNING CONSIDERATIONS

- 6.1 *Impact on character / conservation area*
The conservation area appraisal (January 2011) describes Leys Road as having a

sporadic form of development that is tighter at the top end (where the application site is located) such that properties are set forward and have strip gardens running back at right angles to the street.

- 6.2 The new garage building is located to the rear of the existing dwelling and thus has little prominence in public views within the conservation area. The new building (as amended) is considered acceptable in terms of its size and location, and will preserve the character and appearance of the conservation area. The traditional design and the use of timber cladding mirrors timber cladding used on nos. 20 and 22 Leys Road which are sited to the rear of the site. Furthermore, the height and steep pitched roof form matches the garage element of no. 20 Leys Road which is considered acceptable.
- 6.3 The key impact on the conservation area has been the prior removal of the trees. Whilst it is accepted by your officers that had the trees remained the recommendation on this application would be for refusal, officers consider there is no defensible case to refuse planning permission now due to the fact the trees are no longer there.
- 6.4 *Amenity*
Concerns have been raised by local residents in terms of over-dominance, loss of light and potential overlooking. It is considered, however, that any impact on residential amenity would not be so harmful to warrant refusal on such grounds. The development accords with the amenity standards in the adopted residential design guide. Conditions can be imposed to ensure the use of the garage building remains ancillary and incidental to the main house and no new openings are created under permitted development rights (recommended conditions 4, 5 and 6 refer).
- 6.5 The proposed building is not considered to be an overdevelopment of the site and sufficient parking space is available within the site to meet the needs of the property. The county engineer raises no objections. Officers see no defensible case, therefore, to refuse permission on such grounds.
- 6.6 With respect to replacement tree planting, the trees shown on the submitted drawings are not required to offset the visual impact of this development but have been suggested as a possible remedy to the enforcement investigation into the unauthorised removal of the trees. The forestry team has assessed their likely impact in relation to neighbouring property and consider their position to be acceptable.
- 6.7 Members will be aware that the unauthorised removal of trees in a conservation area without consent is a potential prosecution matter. The enforcement team has advised their investigation is ongoing but that it may not be in the public interest to pursue prosecution action as the trees removed had limited public amenity value and the owner has agreed to replace the two most important trees.

7.0 **CONCLUSION**

- 7.1 The proposal to erect a detached garage building with accommodation above is considered to be acceptable. It will not detract from the character of the area, and will not harm the character and appearance of the conservation area, residential amenity or highway safety. The proposal, therefore, complies with relevant development plan policies and the National Planning Policy Framework.

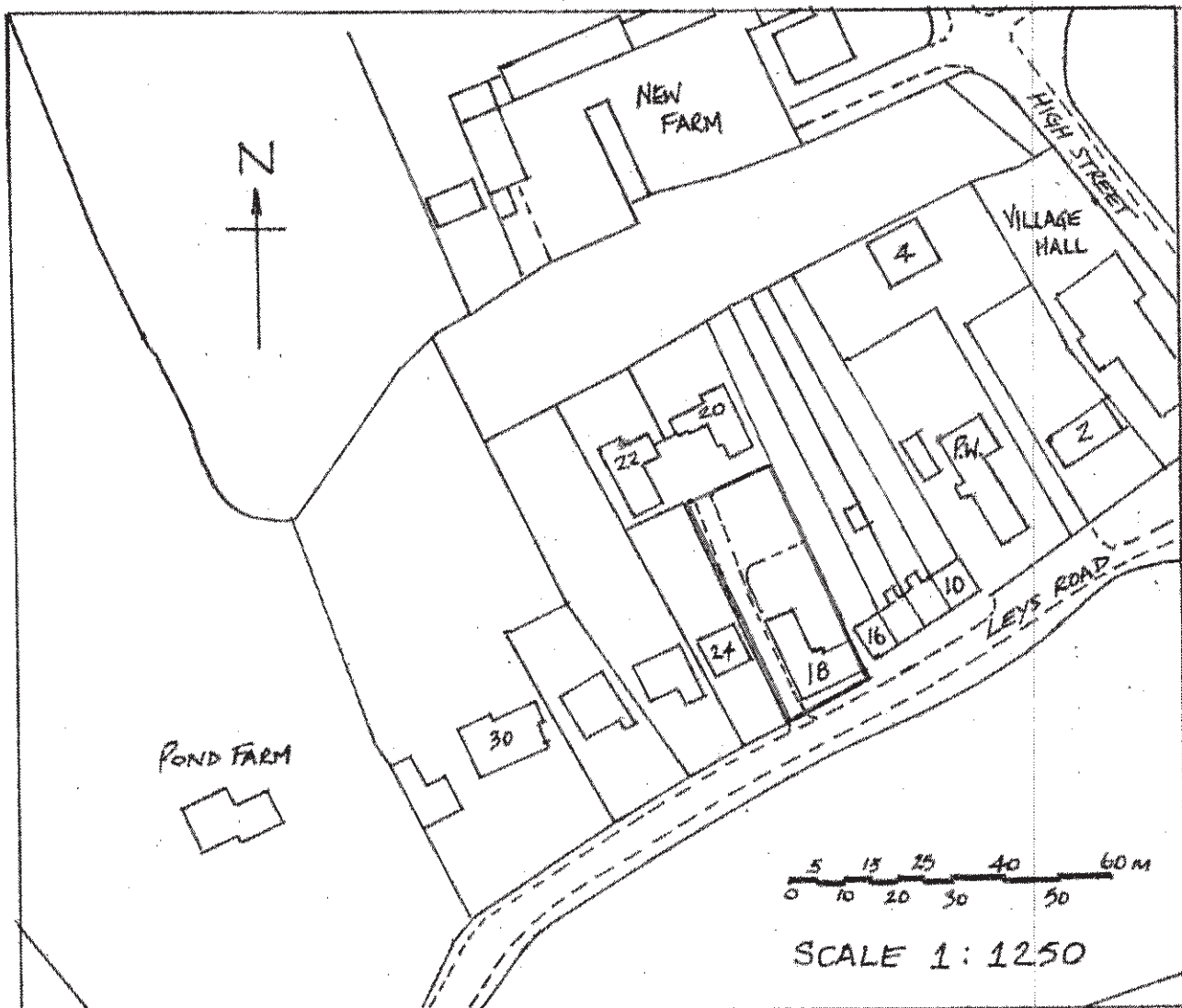
8.0 **RECOMMENDATION**

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

- 1 : TL1 - Time limit**
2 : Approved plans
3 : MC2 - Materials (samples)

- 4 : RE11 - Garage accommodation**
- 5 : RE12 - Ancillary accommodation**
- 6 : RE26 - No windows or rooflights in garage building**
- 7 : LS4 - Tree protection**

Author: Stuart Walker
Contact number: 01235 540505
Email: stuart.walker@southandvale.gov.uk

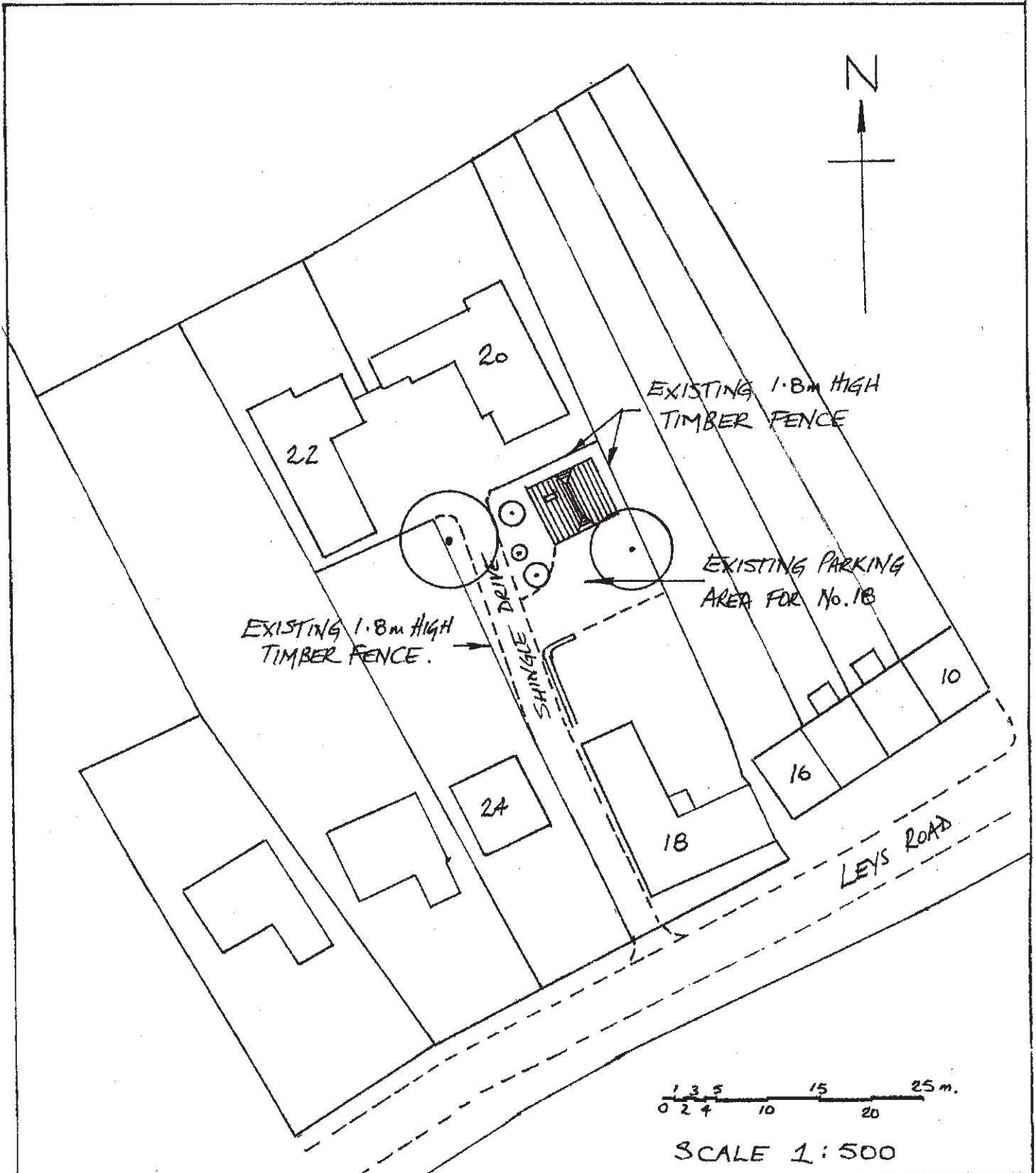


18 LEYS ROAD, CUMNOR, OXON.
ERECTION OF DETACHED OPEN BAY & CLOSED
GARAGE WITH LOFT SPACE ABOVE.

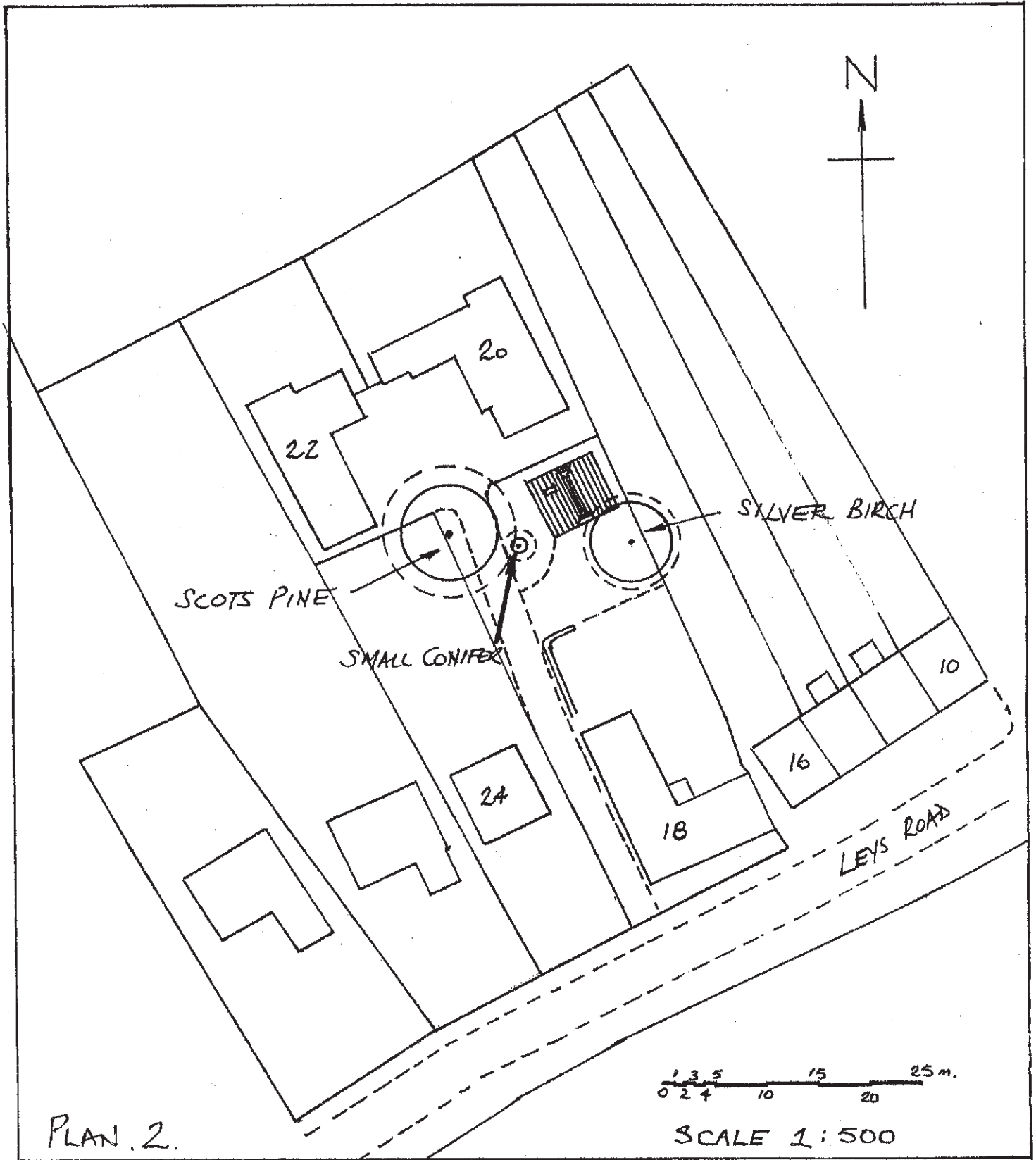
SITE LOCATION PLAN.

DWG. NO. 1

DATE: JAN 2013.



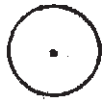

18 LEYS ROAD, CUMNOR, OXON.
 ERECTION OF DETACHED OPEN BAY & CLOSED GARAGE WITH LOFT SPACE ABOVE.
 BLOCK PLAN & ROOF PLAN.
 DWG. No. 2. DATE: JAN. 2013.

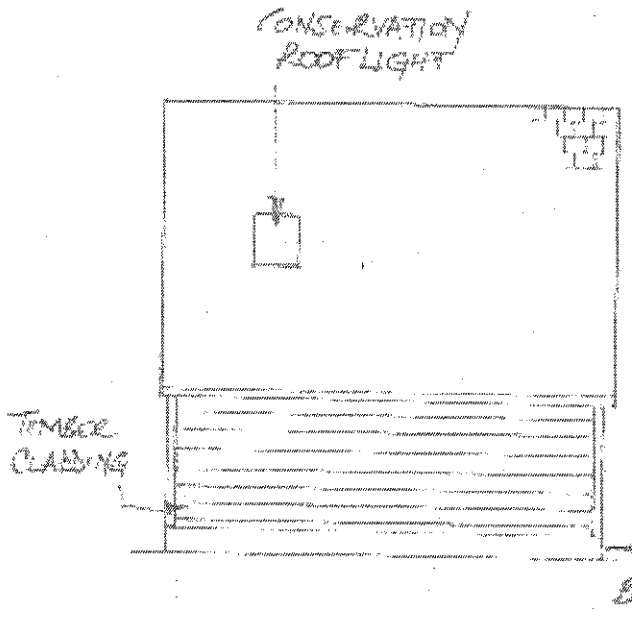


PLAN. 2.

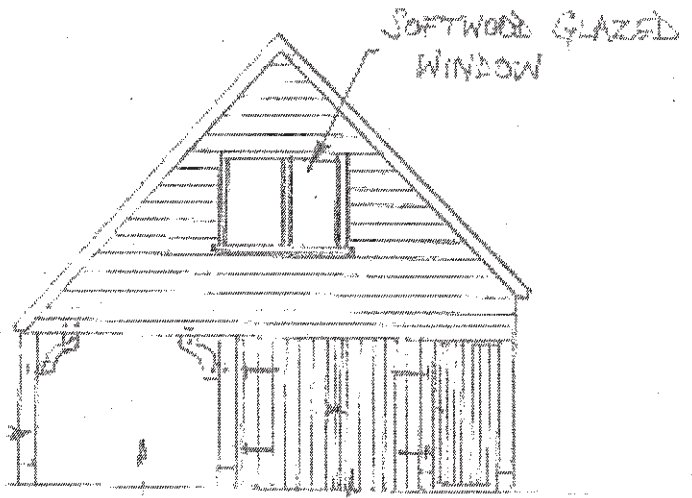
0 2.5 5 10 15 20 25 m.
SCALE 1:500

PROPOSED REAR GARAGE TO No. 18 LEYS RD, COMNOR.
PLAN SHOWING EXISTING TREES.

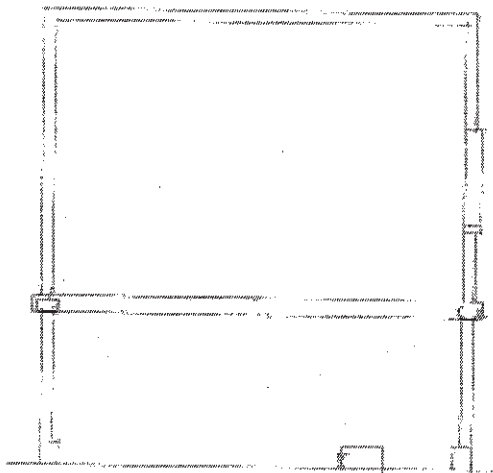
KEY:  SPREAD OF TREE  ROOT PROTECTION ZONE.



SIDE ELEVATION (WEST)

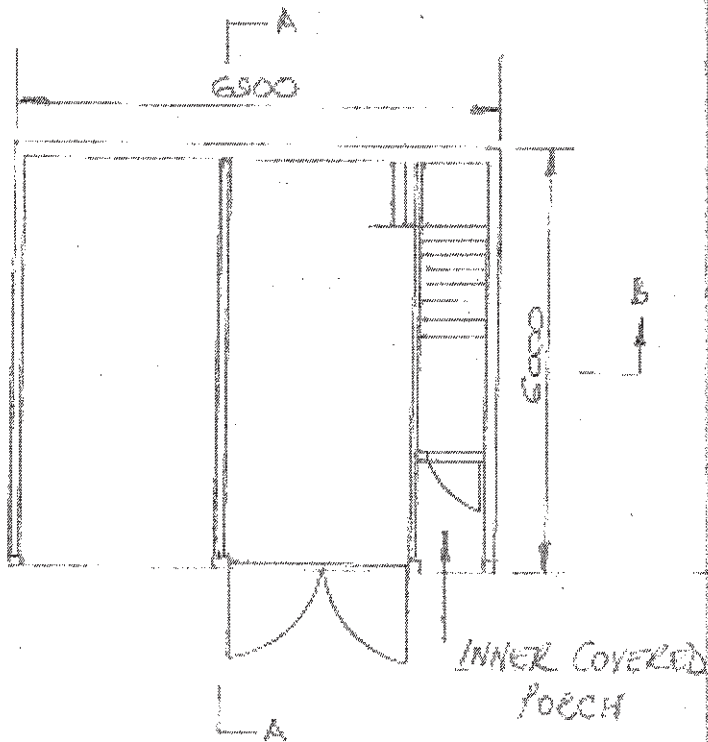


END ELEVATION (SOUTH)



SECTION A-A

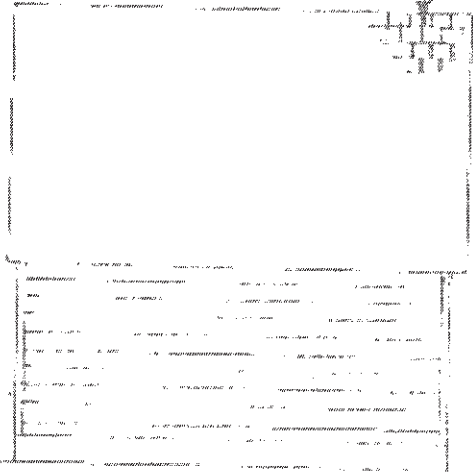
FLOOR SLAB 150mm ABOVE EXISTING G.L.



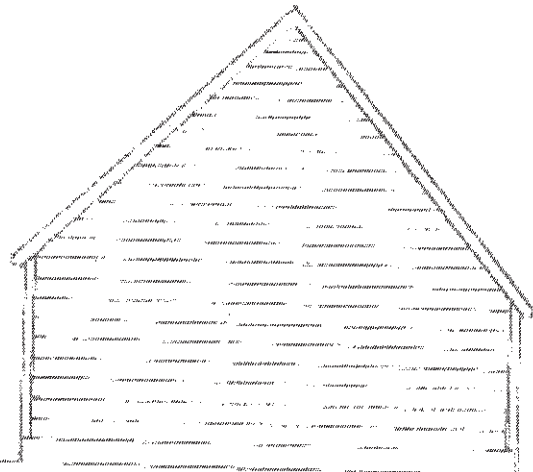
GROUND FLOOR PLAN

SCALE 1:100

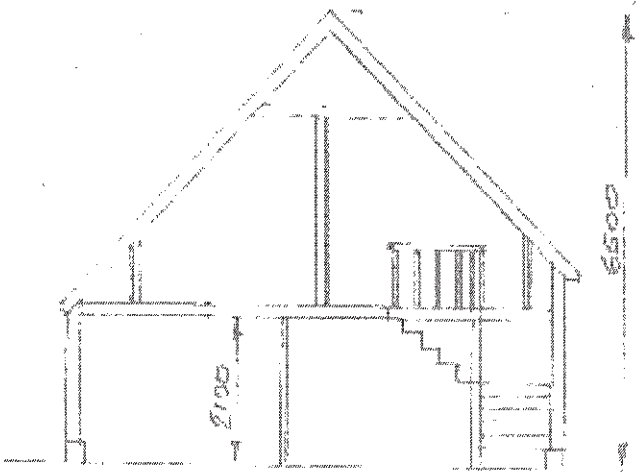
CEBAR CHINGLE
ROOF COVERING



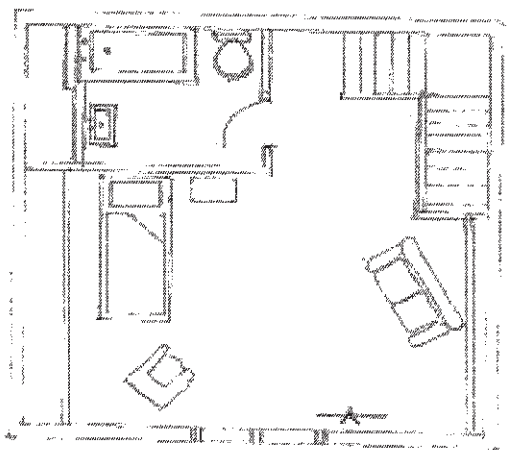
SIDE ELEVATION (EAST)



END ELEVATION (NORTH)



SECTION B-B



FIRST FLOOR PLAN

18 LEYS ROAD, CUMNOR, WYOM.
 ELEVATION OF DETACHED OPEN BAY & CLOSED BAY GARAGE
 WITH LOFT SPACE ABOVE.
 PROPOSED ELEVATIONS AND FLOOR PLANS & SECTION.
 AMENDED DWG. No 3(b) DATE FEB 2013.

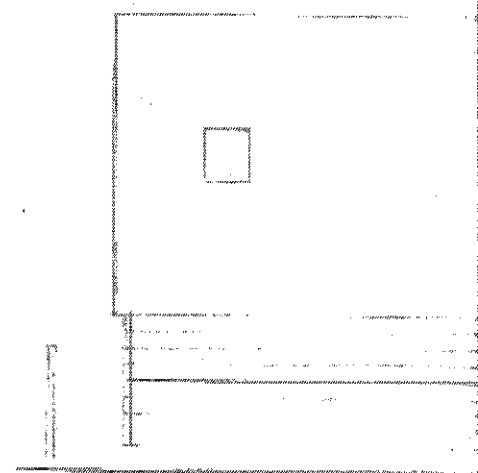
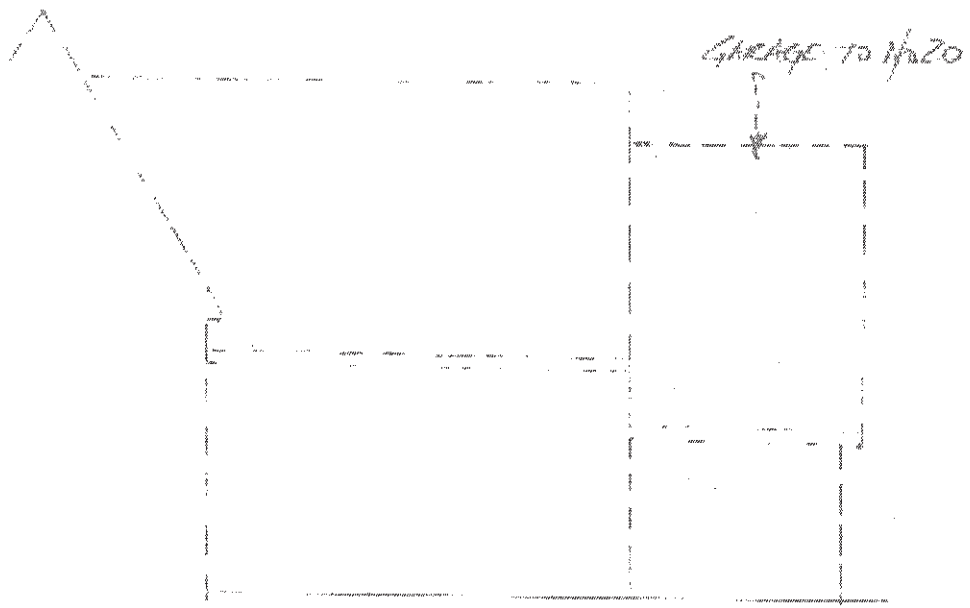


ION
OF
PAGE.

AMENDED PLAN SHOWING ELEVATION
OF PROPOSED GARAGE WITH PITCH
OF ROOF TO MATCH GARAGE
PITCH AND LINE TO NO 20
LEYS ROAD.

SCALE 1:100

18 LEYS ROAD, CUMNOR, OXON.
ERECTION OF DETACHED OPEN BAY & CLOSED BAY GARAGE
WITH LOFT SPACE ABOVE.
PROPOSED ELEVATION IN RELATION TO ADJACENT PROPERTY No 20.
AMENDED DNG No 4(B) DATE FEB 2013



SIDE ELEVATION
(WEST) OF
PROPOSED GARAGE



CONSULTATION WITH CUMNOR PARISH COUNCIL

| | | | |
|------------------------|--|----------------|---------------|
| Application reference: | P13/V0065/HH | Officer: | Stuart Walker |
| Application type: | Other | Amended plans: | Yes |
| Address: | 18 Leys Road, Cumnor, Oxford OX2 9QF | | |
| Proposal: | <i>Erection of detached open bay and closed bay garage with space in loft above. (Re-submission of application P12/V1782/HH). Amended Details.</i> | | |

CUMNOR PARISH COUNCIL:

1. considers that this application should be **APPROVED** for the following reasons:
2. considers that this application should be **REFUSED** for the following reasons (planning reasons must be given;

Cumnor Parish Council notes that in this amended version of P12/V1782/HH the applicant has sought to address some of the comments that were made in response to the last version. Specifically the pitch of the roof has been altered to provide a steeper pitch, as suggested by the Conservation Officer on 13 February 2013, though without narrowing the building as he also suggested. In doing so the height of the building has been increased somewhat and this is likely to lead to an enhanced feeling of dominance of the building on its neighbours, notably 16 Leys Road. At the same time there is now an indicative lay-out of the living space in the loft.

However these amendments do nothing to address the other major concerns that Council had about this application and Cumnor Parish Council reiterates its previous objections as follows:

Cumnor Parish Council has grave concerns about a number of aspects of this application, principally in relation to the trees that have been removed.

The application requires consideration both of the principles at stake and the contradictory opinions expressed by different disciplines involved in providing opinions – as summarised in the following paragraphs.

Council is mindful of the fact that trees in a Conservation Area have the same protection as trees covered by a Tree Preservation Order. Prior to the development of Nos.20 and 22 Leys Road in 2009, a full arboricultural survey was undertaken which identified three trees in the rear garden of No.18 Leys Road as being of 'high quality and value' as well as a hedge and sundry other trees of moderate or low quality and value. Several of those trees, including the three named as being of 'high quality and value', were cut down

without permission in the summer of 2012. A photo dated 23 June 2012 shows them still to be standing. By 13 August 2012, when the first application concerning this proposed development (P12/V1782/HH) was submitted, they had been felled. It appears to Council that the felling of the trees could be interpreted as an act designed to facilitate the application.

Following the withdrawal of application P12/V1782/HH, the issue of the felling of the trees was referred to the Enforcement Officer at the Vale. Council understands that it was her wish and intention that the trees should be replaced in their original position by the end of March 2013.

In this current application it will be noted that it is being proposed to plant three new trees – a Mountain Ash and a Scots Pine alongside the new building and a Hornbeam further within the plot. George Reade from the Forestry Team at the Vale seems to concur with this proposal in his Application Web Comments relating to this application. However this outcome would be wholly unacceptable to Cumnor Parish Council. First and foremost the proposed trees would, in the fullness of time, be liable to undermine the foundations of the new building or to affect the drainage from Nos. 20 and 22 Leys Road which runs down the service road. Furthermore in Council's opinion it would be totally improper that a conversation between an applicant and one officer of the Vale should undermine the wish and intention of another officer of the Vale. In short, it would set a wholly unacceptable precedent if a developer were to be allowed to fell trees in the Conservation Area at will without any enforcement consequences. Were planning permission to be granted on this basis, it would give the green light to any developer to ignore the constraints of the Conservation Area.

Apart from these considerations, Council does not object to a single, single-storey garage as originally envisaged in 2009 but a double garage with living accommodation in the loft is excessive in an already fully developed part of the Conservation Area. With this re-submission some of the overlooking issues have been addressed but this proposal, if allowed, would still cause significant loss of privacy to Nos 16 and 24 Leys Road.

If the Planning Committee of the Vale is minded to grant permission, Cumnor Parish Council requests that conditions be imposed, namely that the new building should never be lived in, rented or sold separately to the main dwelling, namely 18 Leys Road.

3. has **NO STRONG VIEWS** on this application and accepts that VOWH will determine it as it considers appropriate. (Please include any comments below).

Signed byT Brock.....
Clerk to Cumnor Parish Council

Dated 19 March 2013

| | |
|-------------------------|--|
| APPLICATION NO. | P13/V0049/FUL |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 23 January 2013 |
| PARISH | WANTAGE |
| WARD MEMBER(S) | Jenny Hannaby Gill Morgan |
| APPLICANT | Mr Gareth Bertram |
| SITE | 21 Wasbrough Avenue Wantage OX12 9BQ |
| PROPOSAL | Conversion of existing extended 4 bedroom property into 3 bedroom mid-terrace and 1 bedroom dwelling |
| AMENDMENTS | None |
| GRID REFERENCE | 439331/188515 |
| OFFICER | Laura Hudson |

1.0 INTRODUCTION

- 1.1 This application relates to 21 Wasbrough Avenue, a semi-detached dwelling located towards the western edge of Wantage within the development boundary as defined on the local plan proposals map.
- 1.2 The property sits in a wedge shaped plot on a bend in the road. The site has an existing vehicular access which serves an integral garage and parking space to the front, and there is additional parking to the side of the property.
- 1.3 The application comes to Committee as Wantage Town Council objects.

2.0 PROPOSAL

- 2.1 The property has been previously extended and the application seeks permission to sub-divide the existing living accommodation to provide two separate dwellings creating a terrace of three units.
- 2.2 The original dwelling would provide a three bedroom unit and the extended element would form a separate one bedroom unit. The existing garage would be converted to living accommodation as part of the scheme.
- 2.3 The only external alterations proposed are the replacement of the garage door with a window, filling in the existing opening at the front and the insertion of two separate front doors.
- 2.4 The garden would be sub-divided lengthways to create separate amenity space and the parking area would remain the same providing one space at the front for the smaller unit and at least two spaces at the side for the larger unit.
- 2.5 Extracts from the application drawings are **attached** at appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Wantage Town Council – “Object. The creation of a terraced property is out of keeping with the area. There are concerns regarding the adequacy of parking to support two separate dwellings in this location.”
- 3.2 County Highways – The required parking standards are met and no new vehicle accesses are required. No objections subject to the parking being retained as planned.

3.3 Council Waste Team – No objections.

3.4 Two letters have been received from neighbouring properties raising concerns that the development would be out of keeping with the rest of the road which are semi-detached properties and there are no terraced or one bedroom properties. Also, the proposed development would depreciate the value of nearby properties (this is not a material planning consideration).

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P88/V1996](#) - Approved (24/02/1988)

Two storey and single storey extensions and alterations to provide additional accommodation and garage.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

Policy H10 refers to development within the built-up areas of the main settlements including Wantage as defined by the development boundaries on the local plan proposals map. Development within these boundaries will be permitted subject to criteria including the impact on the character of the area.

Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

Policy DC5 requires safe and convenient access and parking and suitable access from the public highway.

Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

5.2 *National Planning Policy Framework (NPPF)*

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 14 and 49). Paragraphs 34 and 37 encourage minimised journey lengths to work, shopping, leisure and education, and paragraphs 57, 60 and 61 seek to promote local distinctiveness and integrate development into the natural, built and historic environment. Paragraph 109 requires development to contribute to and enhance the natural and local environment.

5.3 *Adopted Residential Design Guide 2009*

Paragraph 4.2 refers to the sub-division of plots stating that the site's context should dictate the approach taken to layout and design.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in determining the application are; i) the principle of additional development in this location; ii) whether the proposal would have a harmful impact on the character of the area; iii) whether there is sufficient amenity space for both dwellings; and iv) parking and access considerations.

6.2 The site is located within the Wantage development boundary in a predominantly residential area. The principle of an additional dwelling in this location, therefore, is considered acceptable.

- 6.3 The application does not propose any additional built development but seeks only to sub-divide the existing previously extended dwelling. Externally, other than the addition of a window and two doors in the front elevation, from the street the dwellings would appear largely the same and, therefore, the existing character and appearance of the area would be maintained.
- 6.4 Although the area is largely characterised by semi-detached properties, a number of these have been extended, including the house opposite, which helps to create a more varied character. It is not considered, therefore, that the proposal would appear out of keeping with the area.
- 6.5 The existing property is located on a wedge shaped plot providing a larger area to the side of the dwelling. This enables the plot to be sub-divided whilst providing sufficient amenity space for both units.
- 6.6 The application proposes the conversion of the existing garage to living accommodation. However, there is a parking space to the front for the proposed one bedroom unit, and an existing access and additional parking area to the side with two spaces to be allocated to the larger unit. The County Engineer has raised no objections to the proposal subject to the retention of this parking, and a condition is recommended to ensure this.
- 6.7 It is accepted that the parking arrangement is slightly unusual given the location of the parking for the larger unit is adjacent to the smaller dwelling, however it is not unusual to have remote parking courts away from the dwellings they serve or on-street parking adjacent to the windows of other properties. The alternative would be to provide a larger hard standing area at the front of the three bedroom unit which would result in the loss of a green space fronting the street and which would be detrimental to the character of the area. On balance, it is not considered that the proposed location of the parking for the larger unit could not justify refusal.
- 6.8 Concern raised by local residents that the proposal would have a harmful impact on property values in the area is not a material planning consideration and, therefore, could not justify refusal.

7.0 **CONCLUSION**

- 7.1 The sub-division of the property and plot can be achieved without harming the amenity of both the existing and proposed residents and without harm to the character of the area. Sufficient parking is being provided on site. The proposal, therefore, complies with the policies in the local plan, the residential design guide and the NPPF.

8.0 **RECOMMENDATION**

It is recommended that planning permission is granted subject to the following conditions:

1: TL1 - Time limit

2: Approved plans

3 : The parking and turning areas shown on approved plan ref: 1259 P107 shall be kept permanently free of any obstruction to such use.

4 : Prior to the commencement of the development hereby approved, full details

of the proposed bin storage enclosures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Author / Officer: Laura Hudson, Principal Planning Officer
Contact number: 01235 540508
Email address: laura.hudson@southandvale.gov.uk

Notes

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| Rev | Date | Description |
|-----|-------|--------------------|
| A | 23/01 | 1250 scale amended |

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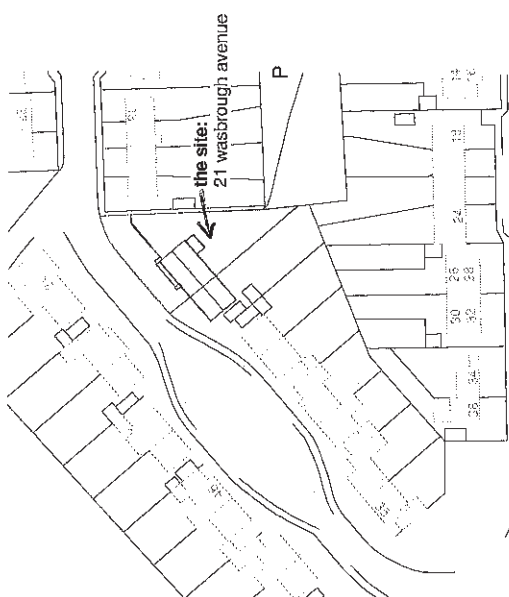
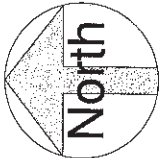
t 01865 874112
 e iforrhys@iforrhys.com

| | |
|---------|--|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Wantage |
| title: | Location and block plan |
| status: | Planning issue |
| scale: | As indicated |
| date: | december 2012 |
| no: | 1259 P100A |



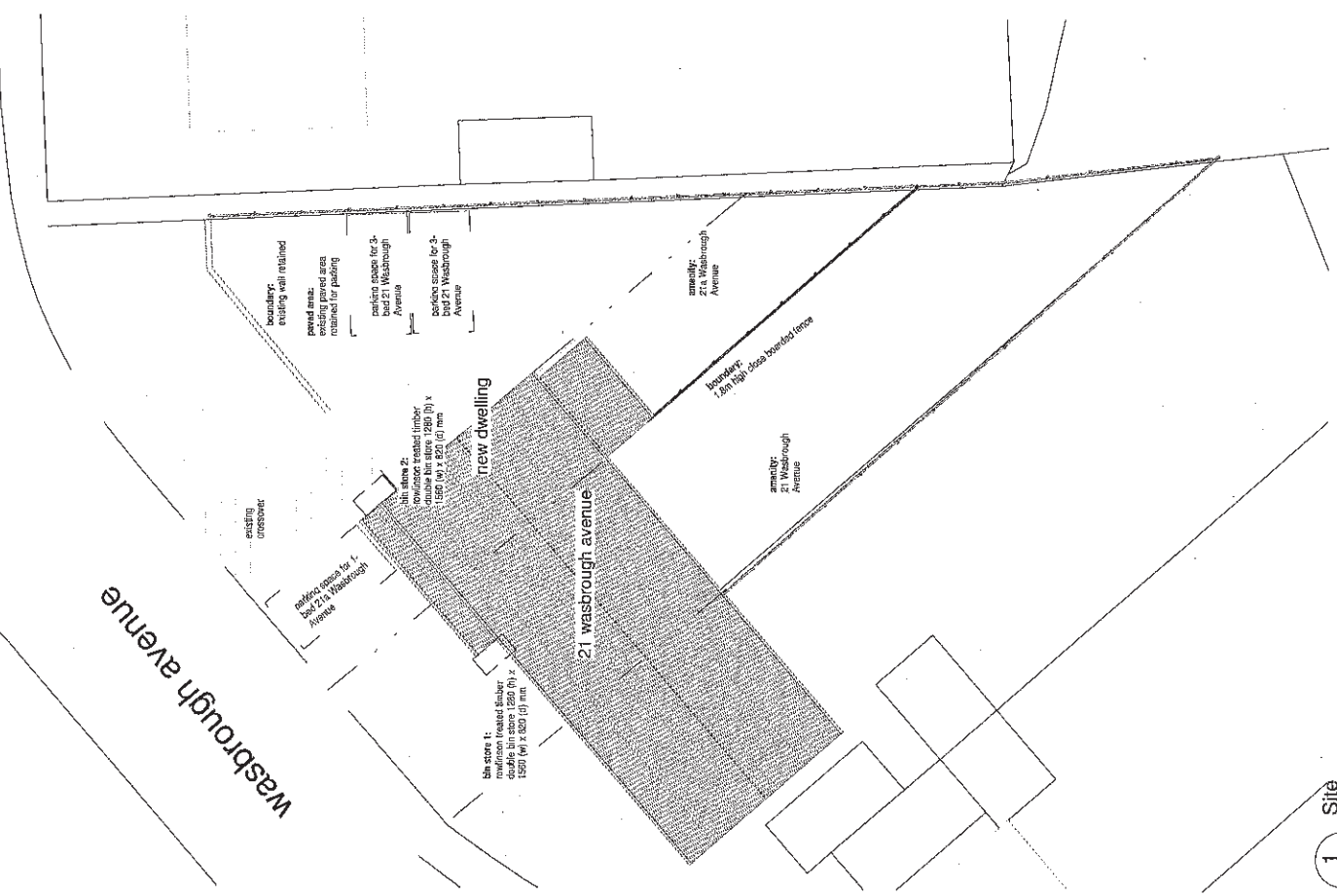
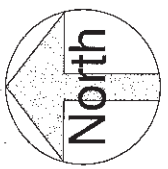
1 Block plan
 P100A 1:500

scale: 1: 500 @ a3



2 Location plan
 P100A 1:1250

scale: 1: 1250 @ a3



scale: 1:200 at a3



1 Site P107 1:200

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| | |
|---------|--|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Wantage |
| title: | Site plan as proposed |
| status: | Planning issue |
| scale: | 1 : 200 |
| date: | december 2012 |
| no: | 1259 P107 |

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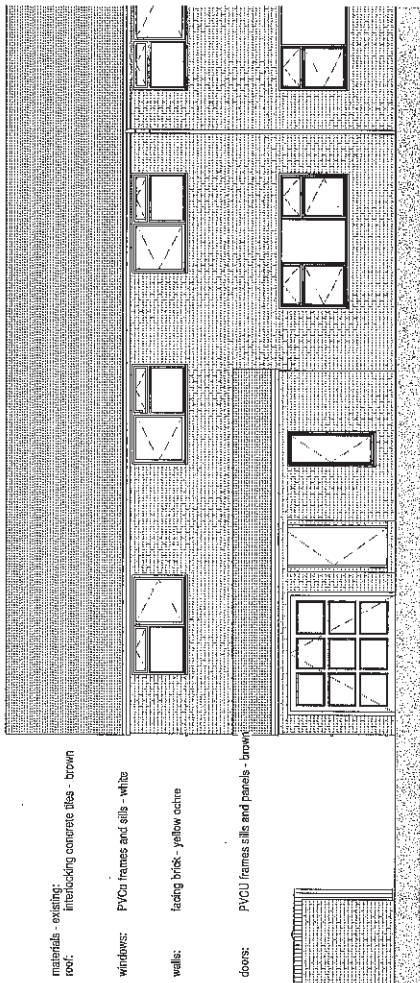
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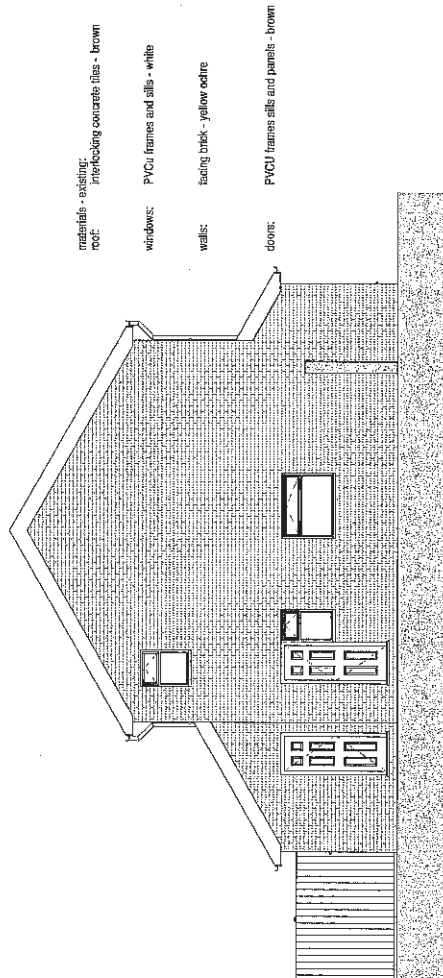
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| | |
|---------|--|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Wantage |
| title: | Elevations as existing |
| status: | Planning issue |
| scale: | 1 : 100 |
| date: | december 2012 |
| no: | 1259 P102 |



2 07.0 North
 P102 1 : 100



1 06.0 East
 P102 1 : 100

scale: 1:100 at a3



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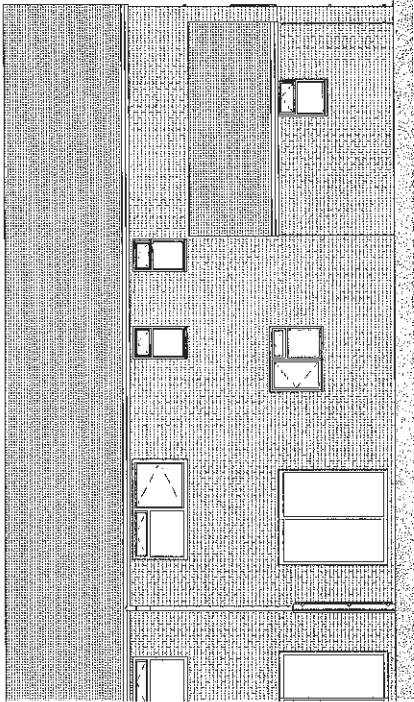
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|-----|-------|---------------------------------------|
| A | 12/12 | Amendments following clients feedback |

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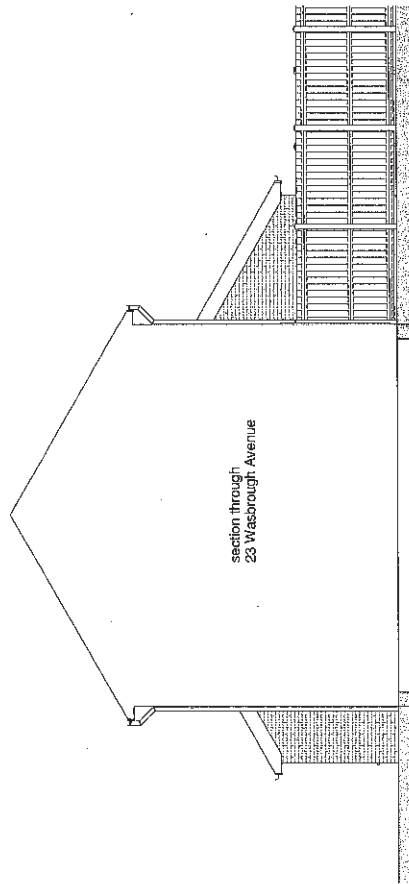
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| | |
|---------|---|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Washbrough Avenue, Wantage |
| title: | Elevations as existing |
| status: | Planning issue |
| scale: | 1 : 100 |
| date: | december 2012 |
| no: | 1259 P103 A |

- materials - existing:
interlocking concrete tiles - brown roof.
- windows:
PVCU frames and sills - white
- walls:
façade brick - yellow ochre
- doors:
PVCU frames sills and panels - brown



1 09.0 South
 P103 A 1:100



2 08.0 West
 P103 A 1:100

scale: 1:100 at a3



Notes

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| Rev | Date | Description |
|-----|-------|---------------------------------------|
| A | 12/12 | Amendments following clients feedback |

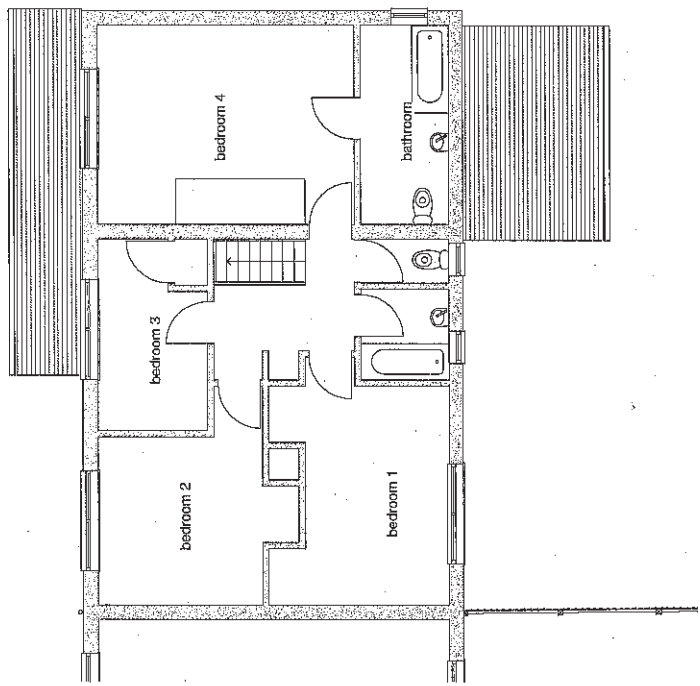
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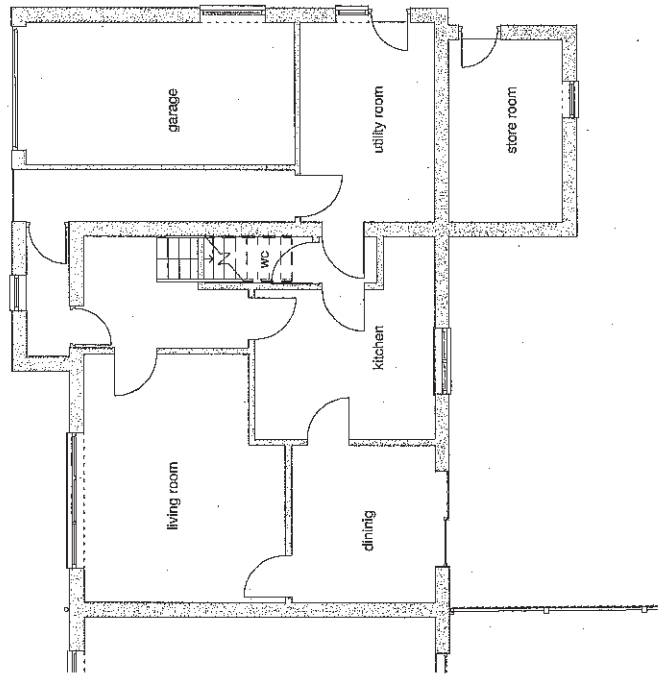
lower barn, 4 blenheim road,
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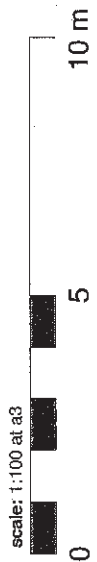
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|---------|--|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Wantage |
| title: | Ground and First Floor Plans as existing |
| status: | Planning issue |
| scale: | 1 : 100 |
| date: | december 2012 |
| no: | 1259 P101 A |



2 03.0 First Floor
 P101 A 1 : 100



1 02.0 Ground Floor
 P101 A 1 : 100



Notes

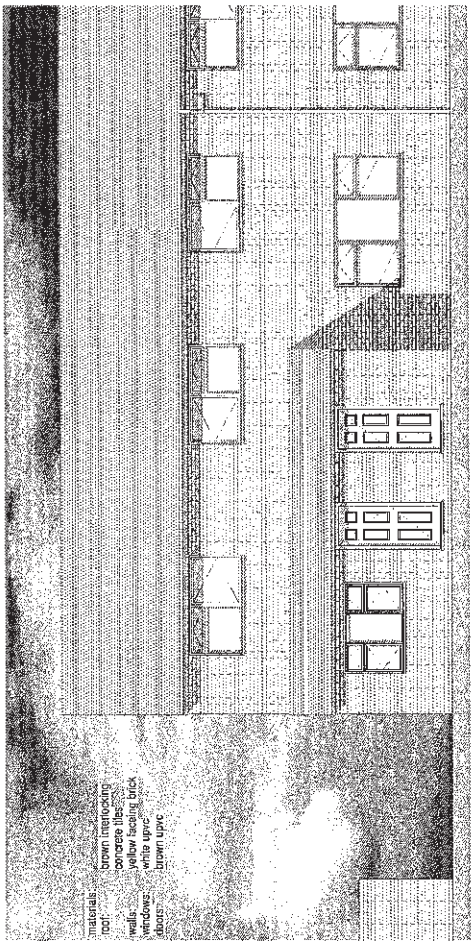
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| Rev | Date | Description |
|-----|-------|--|
| A | 12/12 | Amendments following clients' feedback |

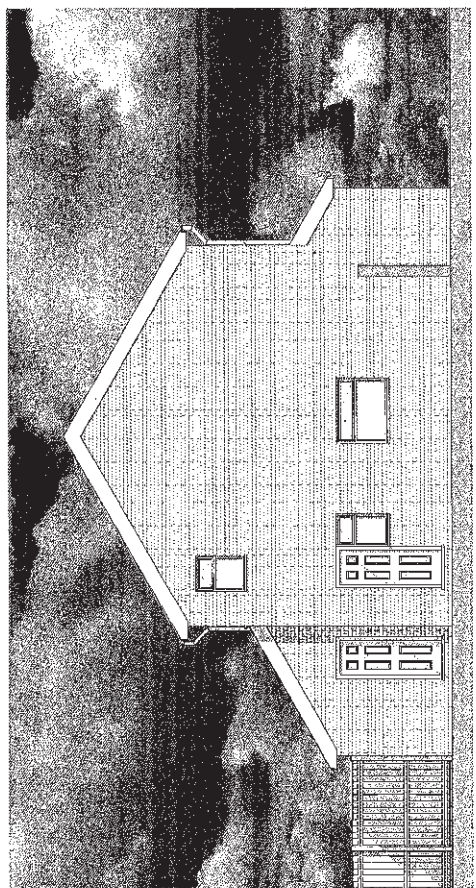
Ifor Rhys Ltd

architects
 environmental designers
 landscape & interior designers
 lower barn, 4 blenheim road,
 horspath, oxford, ox33 1ry
 t 01865 874112
 e iforrhys@iforrhys.com

| | |
|---------|--|
| client: | Mr. G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Wantage |
| title: | Elevations as proposed |
| status: | Planning issue |
| scale: | 1 : 100 |
| date: | december 2012 |
| no: | 1259 P105 A |



1 07.1 North
 P105A 1:100



2 06.1 East
 P105A 1:100

scale: 1:100 at a3



Notes

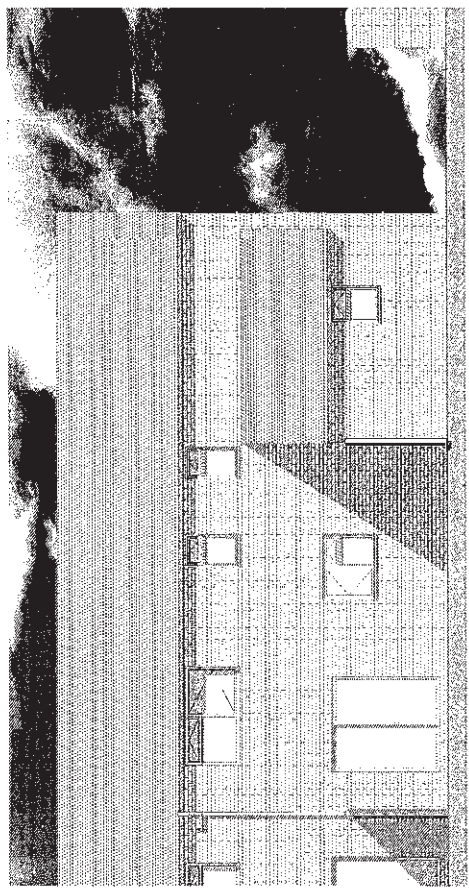
1. No deviation may be made from the details shown on this drawing without prior permission of the architects. Any discrepancy found between this drawing and any other document should be referred immediately to the architects.
IF IN DOUBT ASK.
2. No dimensions should be scaled from this drawing.
3. This drawing is to be removed from currency immediately a revised version is issued.
4. The contractor must check the existing construction on the site prior to commencement of the works.
5. All rights described in chapter 1V of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

| Rev | Date | Description |
|-----|-------|---------------------------------------|
| A | 12/12 | Amendments following clients feedback |

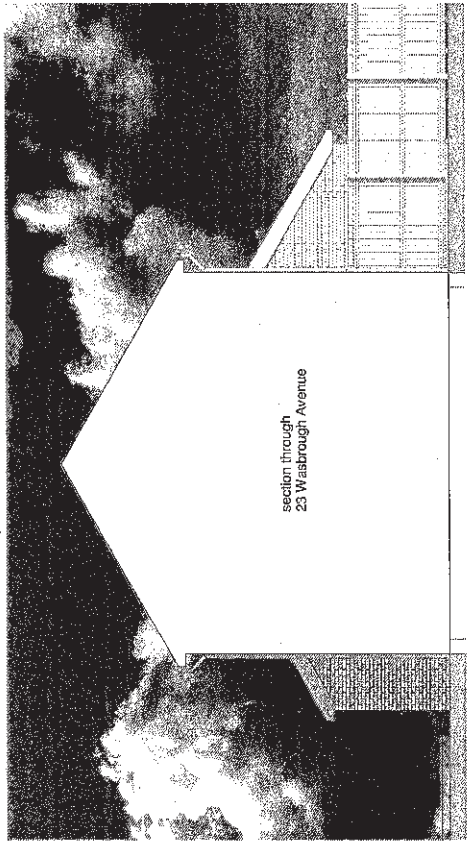
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 e iforrhys@iforrhys.com

| | |
|---------|--|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Wantage |
| title: | Elevations as proposed |
| status | Planning issue |
| scale: | 1 : 100 |
| date: | december 2012 |
| no: | 1259 P106 A |



1 09.1 South
 P106 A 1:100



2 08.1 West
 P106 A 1:100

scale: 1:100 at a3



APP1 8048

P13/V0049/REL

20/12/2012 14:34:38

Notes

- No deviation may be made from the details shown on this drawing without prior permission of the architect. Any discrepancy found between this drawing and any other document should be referred immediately to the architect.
- No dimensions should be scaled IF IN DOUBT ASK.
- This drawing is to be removed from currency immediately a revised version is issued.
- The contractor must check the existing construction on the site prior to commencement of the works.
- All rights described in chapter 1 V of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

| Rev | Date | Description |
|-----|-------|---------------------------------------|
| A | 12/12 | Amendments following clients feedback |

Ifor Rhys Ltd

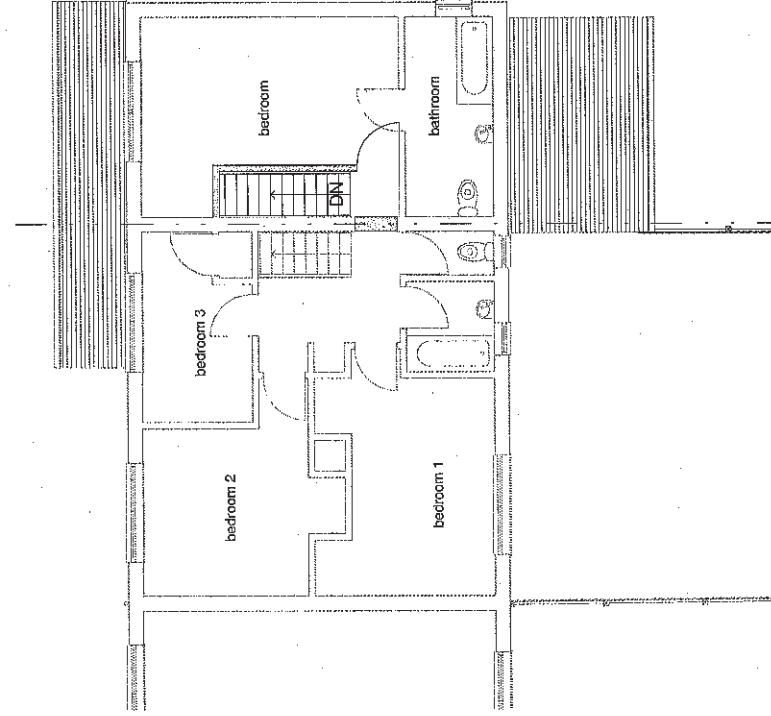
architects
 environmental designers
 landscape & interior designers
 lower barn, 4 blenheim road,
 horspath, oxford, ox33 1ty

t 01865 874112
 e iforrhys@iforrhys.com

| | |
|---------|---|
| client: | Mr G. Bertram |
| job: | Proposed development at 21 Wasbrough Avenue, Warringe |
| title: | Ground and First Floor Plans as proposed |
| status: | Planning issue |
| scale: | 1 : 100 |
| date: | december 2012 |
| no: | 1259 P104 A |

21 wasbrough avenue

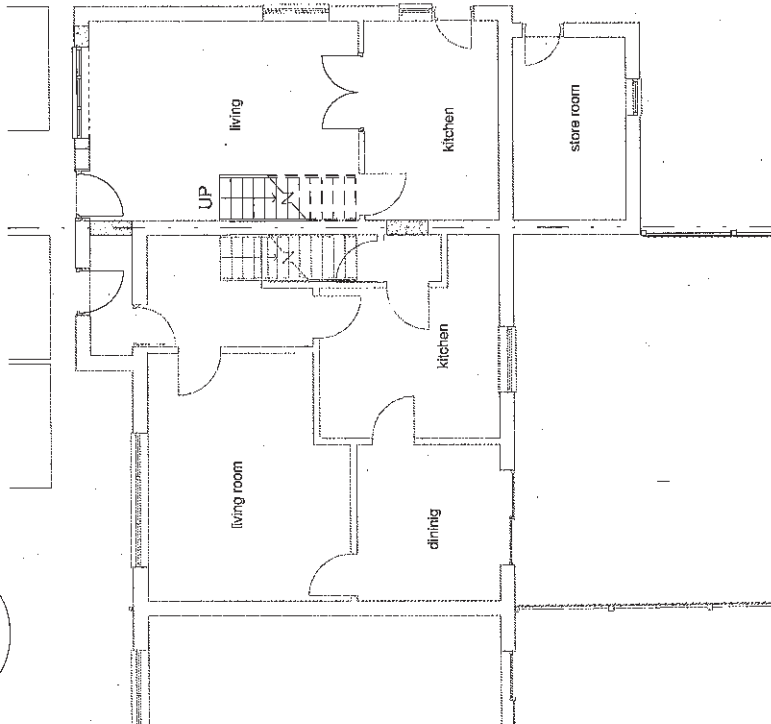
new dwelling



2 03.1 First Floor
 P104A 1:100

21 wasbrough avenue

new dwelling



1 02.1 Ground Floor
 P104A 1:100

scale: 1:100 at a3



| | |
|-------------------------|---|
| APPLICATION NO. | P12/V2021/FUL and P12/V2049/LB |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 16 January 2013 |
| PARISH | WATCHFIELD |
| WARD MEMBER(S) | Simon Howell Elaine Ware |
| APPLICANT | Mr David Ridgway |
| SITE | 41 High Street Watchfield, SN6 8SZ |
| PROPOSAL | Conversion of existing barn into two bedroom residential property |
| AMENDMENTS | None |
| GRID REFERENCE | 424513/190238 |
| OFFICER | Laura Hudson |

1.0 INTRODUCTION

- 1.1 These applications relate to 41 High Street, Watchfield which is a grade II listed building within the centre of Watchfield village. The existing property is a large stone built dwelling fronting the High Street with parking and garden to the rear. The property once stood in much larger grounds, however the curtilage has been sub-divided in recent years and two new dwellings built to the rear.
- 1.2 There is an existing curtilage listed barn to the north-west of the main house which is stone built with a corrugated roof. The barn and associated area of garden is currently separated from the main house by an unauthorised close boarded fence.
- 1.3 The site is currently served by a separate access to the main house after a new access to the south of the main house was constructed to serve the relocated garage.
- 1.4 The applications come to committee as Watchfield Parish Council objects.

2.0 PROPOSAL

- 2.1 The applications seek planning permission and listed building consent for the conversion of the curtilage listed barn to a single dwelling. The proposed single storey dwelling would contain two bedrooms, a kitchen/living area and a bathroom.
- 2.2 The proposed dwelling would be served by the existing site access and includes parking for at least two cars and turning within the site.
- 2.3 The application proposes to infill the existing open front of the barn with timber boarding and glazing to create windows to the bedrooms and French doors to the living area. The proposed bathroom window would utilise an existing door opening. No additional openings are proposed in the building.
- 2.4 Extracts from the applications drawings are **attached** at appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Watchfield Parish Council – Object. Concerns over the status of the site access, impact on the setting of the listed building, over-development of the site, and the installation of an unauthorised fence. Their full comments are **attached** at appendix 2.

- 3.2 County Highways – “The application proposes the conversion of a barn into a two bedroom dwelling accessed via an existing entrance from the High Street. Closure of this access was conditioned as part of a previous approval for the existing property. It is acknowledged that this condition has never been met, but this consultation must focus on the merits of the current proposal. I have no concerns regarding the use of the access for the converted barn. Visibility is good and width is suitable for a single dwelling. An appropriate parking and turning area is also proposed. Given the above comments I have no objections subject to conditions.”
- 3.3 Conservation Officer – No objections subject to as much of the existing structure being retained as possible. Conditions recommended requiring details. Concern over the close boarded fence which detracts from the setting of both listed buildings.
- 3.4 Countryside Officer – The existing building is unsuitable for use by bats and there is no evidence of use by any other protected species. No objections.
- 3.5 One letter of objection has been received from a local resident raising concern that a previous planning condition has not been complied with requiring the access to be closed, the reduction in garden for the existing house would have a harmful impact on the character of the area, the setting of the listed building would be harmed, the erection of a fence between the two properties is unauthorised, and the building does not seem large enough to accommodate a two bedroom dwelling.
- 3.6 One letter of comment has been received from a neighbour stating that providing there is no change permitted to the height or width of the existing building, and the current plan seems to show that, then there is no reason to object to the current proposal.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P11/V2513/LB](#) - Approved (08/12/2011)
Amendment to consent 10/01246/LBC to amend location of garage (works already carried out) and construction new vehicular access and alterations to boundary wall
- 4.2 [P11/V2512](#) - Approved (08/12/2011)
Amendment to permission 10/01224/FUL to amend location of garage (retrospective) and construction of a new vehicular access and alterations to boundary wall
- 4.3 [P10/V1246/LB](#) - Approved (09/09/2010)
Erection of double garage with office above, construction of new vehicular access and alterations to boundary wall
- 4.4 [P10/V1224](#) - Approved (09/09/2010)
Erection of double garage, construction of new vehicular access and alterations to boundary wall
- 4.5 [P08/V1719](#) - Approved (28/10/2008)
Demolition of existing garage, rebuild garage in new position, new vehicular access and alterations to boundary wall

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011 policies:*

Policy H11 lists Watchfield as one of the larger villages in the district suitable for new residential development on sites capable of accommodating up to 15 dwellings within the built-up area of the village and subject to criteria including the impact on the character of the area.

Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

Policy DC5 requires safe and convenient access from the public highway and appropriate parking provision.

Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

Policy HE4 refers to development within the setting of listed buildings stating that permission will not be granted unless the proposal respects the characteristics of the building in its setting including any visual, functional, historic or architectural relationship.

Policy HE5 refers to development involving alterations, additions or extensions to a listed building stating that they will not be permitted if the proposal is unsympathetic to the building's special architectural or historic interest or if it fails to retain features that contribute to its character.

Policy HE7 refers to proposals for the change of use of listed buildings or land and buildings within its curtilage stating that permission will not be granted if the new use cannot be accommodated without any adverse effect on features of special architectural or historic interest and the proposal will not be harmful to the building's appearance or character.

5.2 *National Planning Policy Framework (NPPF)*

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 14 and 49). Paragraphs 34 and 37 encourage minimised journey length to work, shopping, leisure and education, and paragraphs 57, 60 and 61 seek to promote local distinctiveness and integrate development into the natural, built and historic environment. Paragraph 109 requires development to contribute to and enhance the natural and local environment.

5.3 *Residential Design Guide (2009)*

Paragraph 4.7 of the residential design guide refers to the conversion of agricultural buildings emphasising the importance of their structural integrity and stating that if substantial rebuilding or extension is required it is unlikely that planning permission would be granted. The primary objective in conversions must be to retain the character and appearance of the original building, and the re-use of existing openings to gain light and ventilation is encouraged.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues to consider in determining these applications are; i) the principle of the proposal and its impact on the character of the area; ii) the impact of the proposal on the historic character and appearance of the barn and setting of the listed building; iii) access and parking considerations; and iv) impact on neighbouring properties.
- 6.2 The applications propose the conversion of a stone vernacular barn located to the rear of 41 High Street, Watchfield. The site is well within the built-up area of the village and is surrounded by existing residential development. Given this and its location to the rear of nos. 41 and 43 High Street, the site is not visible from any main public vantage points. The building is in a reasonable structural condition and a structural survey has been submitted as part of the application demonstrating that the conversion can be carried out without significant re-building or alteration. The principle of the proposal, therefore, is considered acceptable.
- 6.3 The building is curtilage listed and, therefore, listed building consent is required for its conversion. The proposed dwelling would be accommodated entirely within the existing structure and the existing openings utilised to create windows and doors. Internally, the proposal includes the creation of two bedrooms with the addition of partition walls, and the bathroom requires only a small opening through an existing internal wall to create the door. Therefore, subject to conditions requiring the submission of some further details, it is considered that the character and appearance of the building would be preserved.
- 6.4 The proposal includes the sub-division of the existing curtilage of 41 High Street to create separate private gardens for the two properties. The location of the barn and its associated garden area is slightly offset from the main house to the north-west. This area, therefore, does not contribute significantly to the setting of the main listed house. In addition, the original grounds of the listed building have been somewhat eroded by the development of two new houses to the rear, which has already altered the historic relationship of the barn to the main house and adjoining land. The separation of the barn and associated land from the main house, therefore, will not have such a harmful impact on the setting of the main house to justify refusal. The council's conservation officer has raised no objections to the proposal, subject to conditions.
- 6.5 It is recognised that the barn has already been separated from the main house by the erection of a close boarded fence along the boundary. This fence is unauthorised. Whilst the proposal to sub-divide the plot is considered acceptable, the existing fence is not considered an appropriate boundary treatment. A condition, therefore, is recommended requiring the fence to be replaced with a stone wall or similar, details of which need to be submitted for approval (see recommended condition 9).
- 6.6 The proposed dwelling would be served by the existing site access which formerly served as the only access to the main house. In permitting a previous scheme for the construction of a garage building to the rear of the main house and new access to the south of the house, a condition was imposed requiring the closure of the existing access. That condition has not been complied with. It was requested by the County Engineer to avoid an unnecessary additional access serving the same property. By sub-dividing the site as proposed, the existing access, which has good visibility and sufficient width, would serve only one property. On this basis, the County Engineer has raised no objections to the proposal.
- 6.7 The site is surrounded on all sides by existing residential properties. The proposal does not involve any changes to the form and size of the barn. Therefore, despite being located on the site boundary, it will not have any greater impact on neighbours

than the existing barn. All of the proposed windows face into the site away from neighbouring properties and are at ground floor level. Whilst the neighbouring properties face towards the proposed garden area, the land is already residential curtilage, therefore it is not considered that the situation for future occupants would be any worse than for the existing residents of the main house. This impact could not justify refusal.

7.0 CONCLUSION

7.1 The building is capable of being converted without extensions or significant alterations, the site is within the built-up area of the village, the proposed conversion works would not harm the historic character or fabric of the building, and the County Engineer does not object on highway safety grounds. The proposal, therefore, complies with the local plan, the NPPF and the residential design guide.

8.0 RECOMMENDATION

8.1 **It is recommended that planning permission is granted subject to the following conditions:**

1: TL1 - Time limit

2: Approved plans

3: MC2 - Materials (samples)

4: MC9 - Building details, including windows, doors, vents and flues

5: CN8 - Submission of details – any alterations to the timber frame

6: LS1 - Landscaping scheme (submission)

7: LS2 - Landscaping scheme (implement)

8: MC24 - Drainage details (surface and foul)

9: Prior to the first use or occupation of the new development, the existing close boarded fence along the south-eastern site boundary between the existing and proposed dwellings shall be removed and replaced with a stone wall or similar, details of which shall first have been submitted to and approved in writing by the Local Planning Authority.

10: Prior to the use or occupation of the new development, the parking area/spaces and turning space shall be constructed in accordance with the details shown on approved drawing reference "site layout". The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays at the access shall be permanently maintained free from obstruction to vision.

8.2 **It is recommended that listed building consent is granted subject to the following conditions:**

1: TL4 – Time limit

2: Approved plans

3: MC2 - Materials (samples)

4: MC9 - Building details, including windows, doors, vents and flues

5: CN8 - Submission of details – any alterations to the timber frame

Author / Officer: Laura Hudson, Principal Planning Officer
Contact number: 01235 540508
Email address: laura.hudson@southandvale.gov.uk



P1

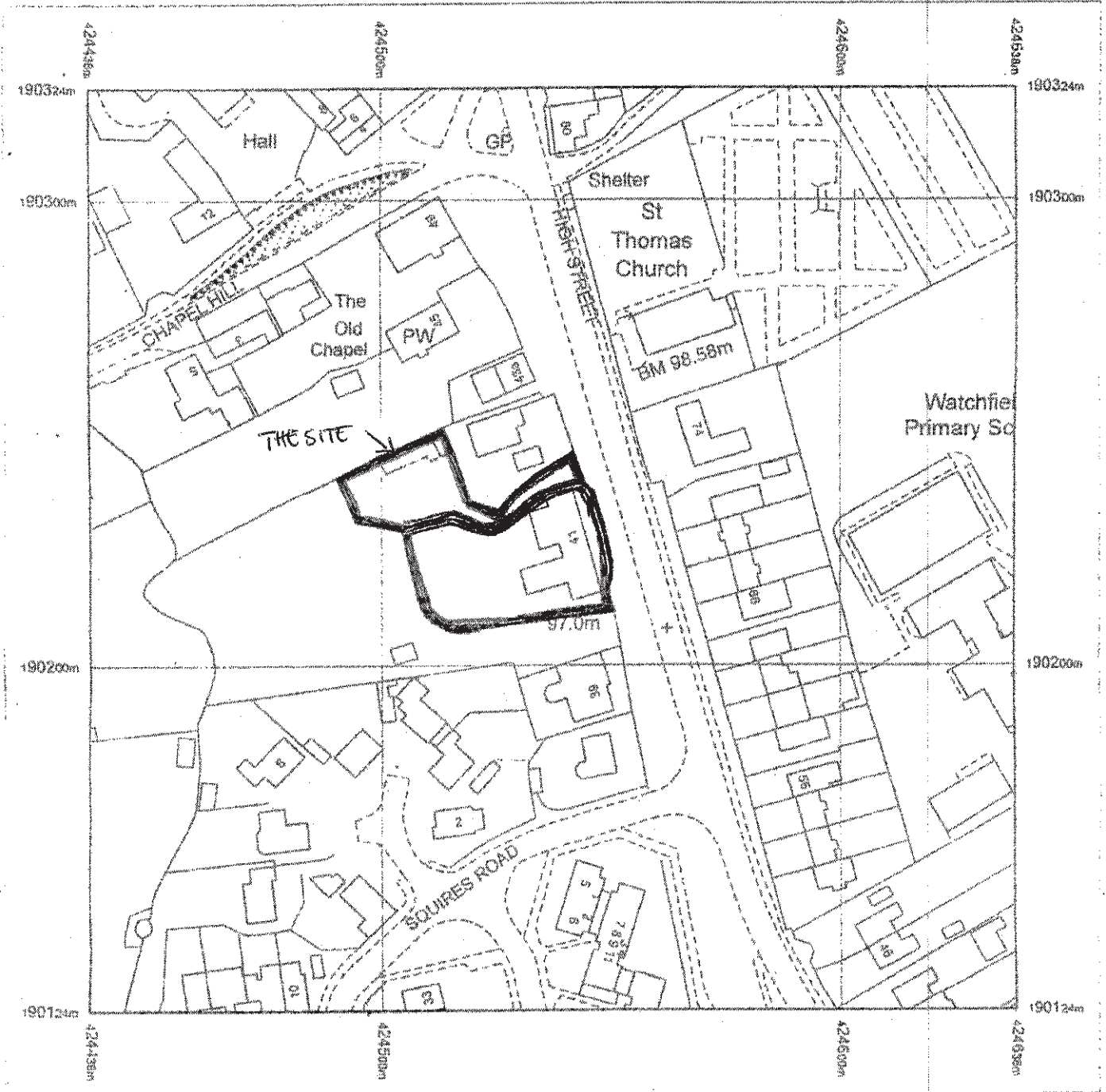


APPENDIX 1

of 2

OS Sitemap™

PP-1774735



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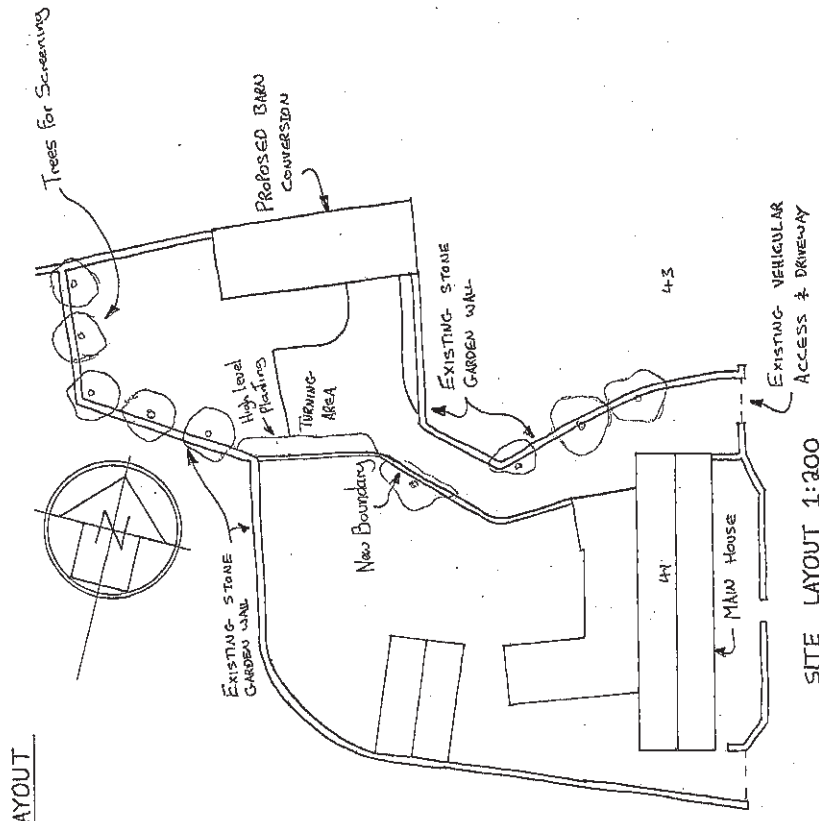
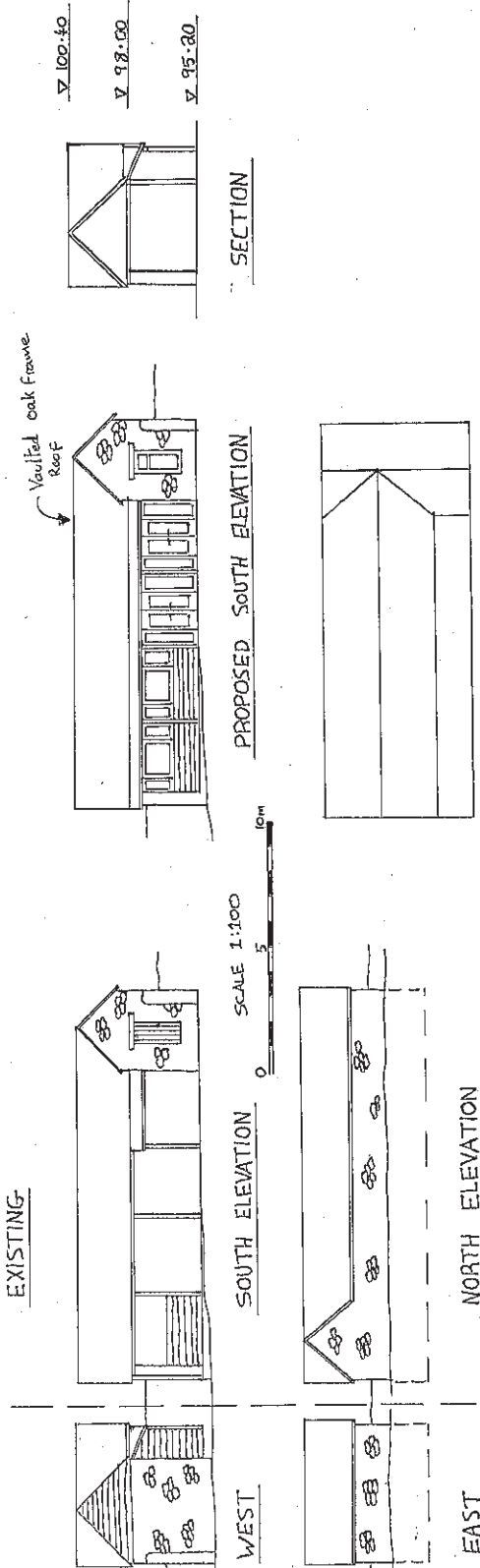
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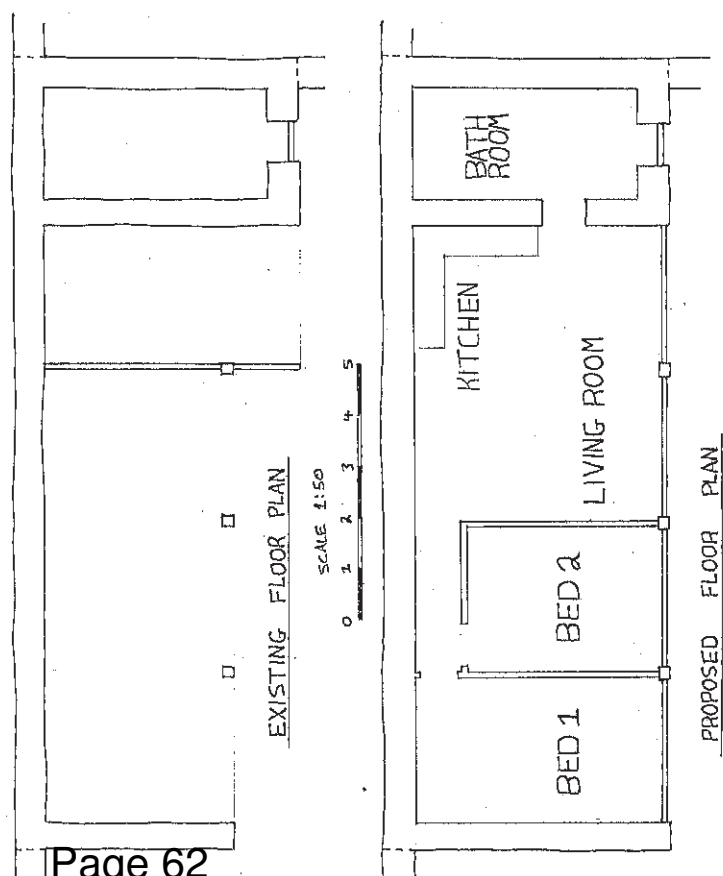
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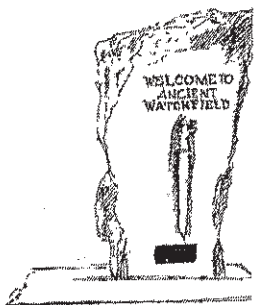
APPENDIX 1 2 of 2

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|---|
| DRAWING SIZE A1 |
| CLIENT MR & MRS RIDGWAY |
| TITLE PROPOSED BARN CONVERSION |
| SITE 41 HIGH STREET WITCHFIELD SWINDON WILTS SN6 8SZ |
| TEL: 01793 782031 |
| MOBILE: 07867 983360 |
| EMAIL: Ridgway@seymour.com |
| SCALE 1:50 1:100 1:200 |
| DATE 21-09-12 |
| DRAWING NUMBER 001 - PP-0177435 |



ROOF LAYOUT





Watchfield Parish Council

Laura Hudson,
 Planning Officer,
 Vale of White Horse District Council,
 Abbey House,
 Abbey Close,
 Abingdon,
 OX14 3JE

February 11th, 2013

Dear Ms Hudson,

Re: P12/V2021/FUL and P12/V2049/LB 41 High Street, Watchfield, SN6 8SZ

Watchfield Parish Council **OBJECTS** to the above applications on the following grounds:-

1. There was no decision reached in the P12/V0325/DIS (12/00325/COND) to discharge previous conditions that were not met in the original application. There has been no blocking of the existing access following the provision of the new access and no erection of a 5-bar gate to prevent use. The applicants have, therefore, not complied with conditions imposed by County Highways, outlined in 6.4 of the Officer's report for P11/V2513/LB (11/02513/LBC), stating that existing access must be blocked.
2. The development will be harmful to the setting of this substantial listed building in a prominent position on Watchfield High Street and would adversely affect the character of the area. There has been previous development at the rear and side of the building and to further divide the plot would mean the setting would be far too small for a building of this size. This application would represent overdevelopment of the site and would be in contravention of policies HE1 and HE5 of the adopted Local Plan, designed to preserve the character of areas and buildings.
3. There has been prior unauthorised construction of a dividing fence abutting the listed building. This has been allowed to remain despite Watchfield Parish Council contacting the Vale planning enforcement officer.

All correspondence should be addressed to the Clerk

Chairman

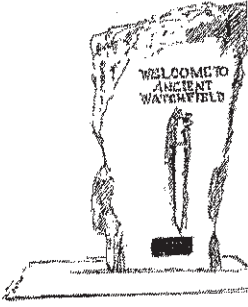
R Holman – 96 High Street – Watchfield – Oxon – SN6 8SW

Tel: 01793 782234 – e-mail r.holman96@btinternet.com

Clerk

Dr C Matthews – 8 Barrington Road – Watchfield – Oxon – SN6 8SU

Tel: 01793 784217 – e-mail watchfieldclerk@hotmail.co.uk



Watchfield Parish Council

4. The actual design submitted for the barn conversion appears to be too ambitious for the size of building. To fit a 2-bedroomed dwelling and associated car parking in this small plot seems ambitious.

In summary, we object on the grounds of:-

- Over-development of the listed building curtilage
- Detrimental effect on the character of the area and listed building
- Design concerns
- A history of disregard for previous planning decisions

Yours sincerely,

Dr C Matthews
Clerk to Watchfield Parish Council

All correspondence should be addressed to the Clerk

Chairman

R Holman – 96 High Street – Watchfield – Oxon – SN6 8SW
Tel: 01793 782234 – e-mail r.holman96@btinternet.com

Clerk

Dr C Matthews – 8 Barrington Road – Watchfield – Oxon – SN6 8SU
Tel: 01793 784217 – e-mail watchfieldclerk@hotmail.co.uk

| | |
|-------------------------|--|
| APPLICATION NO. | P13/V0083/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 16 January 2013 |
| PARISH | CUMNOR |
| WARD MEMBER(S) | Dudley Hoddinott Judy Roberts John Woodford |
| APPLICANT | Mr and Mrs Stone |
| SITE | The Byre Chilswell Farm Chilswell Lane Boars Hill OX1 5EP |
| PROPOSAL | Erection of single storey detached garage and home gym (resubmission of P12/V2323/HH) |
| AMENDMENTS | 01 March 2013 |
| GRID REFERENCE | 449300/203324 |
| OFFICER | Abbie Gjoka |

1.0 INTRODUCTION

1.1 This application seeks planning permission for the erection of detached garage and home gym. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because Cumnor Parish Council objects.

2.0 PROPOSAL

2.1 The site is located within the Oxford Green Belt. The site forms a small cluster of barn conversions some of which are listed. The Byre is curtilage listed. The proposal is for the erection of a detached garage and home gym. A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council has objected. A copy of their objections is **attached** at appendix 3.

3.2 Conservation Officer – No objections to the originally submitted plans or the amended plans.

3.3 Neighbour comments – Two letters of objection have been received from the occupiers of Mill Barn and The Dairy. The objections relate to both the originally submitted plans and the amended plans, and can be summarised as follows:

1. The proposal will create an unacceptable increase in the massing of the building on the eastern boundary which is shared with Mill Barn, a listed building.
2. The proposal will harm Mill Barn in terms of dominance and visual intrusion and will detract from its historic character and setting.
3. The proposal does not comply with policy GS3 of the Local Plan
4. The scale of the proposal does not respect the architectural form of the existing buildings on the farm.

4.0 RELEVANT PLANNING HISTORY

4.1 [P12/V2323/HH](#) - Withdrawn (18/12/2012)
Single storey detached garage and home gym.

- 4.2 [P12/V1677/LB](#) - Approved (05/10/2012)
Proposed single storey side extension. Proposed below ground outdoor swimming pool.
- 4.3 [P12/V1605/HH](#) - Approved (05/10/2012)
Proposed single storey side extension. Proposed below ground outdoor swimming pool.
- 4.4 [P08/V0120/LB](#) - Approved (29/02/2008)
Internal alterations to include alteration to staircase, sub-division of existing bedroom, proposed new window to north elevation and insertion of conservation roof lights.
- 4.5 [P04/V0413](#) - Approved (29/04/2004)
Erection of car port/store and loose boxes, tack room and feed store. Construction of new access drive with passing place. Removal of farm buildings. Ancillary fencing and walling.
- 5.0 **POLICY & GUIDANCE**
Vale of White Horse Local Plan 2011
- 5.1 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
- 5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.3 Policy DC9 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.
- 5.4 Policy GS3 refers to the impact of new development on the openness and special character of the Oxford Green Belt.
- 5.5 Policy HE4 refers to the impact of new development on the setting of listed buildings.
- 5.6 The Residential Design Guide was adopted in December 2009.
- 6.0 **PLANNING CONSIDERATIONS**
- 6.1 The main issues to consider in determining this application are the impact on the openness and visual amenity of the Green Belt, the impact on the setting of the adjacent listed building and the impact on the amenities of neighbouring properties. The proposed outbuilding will replace an existing higher outbuilding which is located slightly further to the west. The new building will create a two bay garage with a home gym and shower room. The garage will measure 6.1 metres by 14.3 metres wide and will be located 2.0 metres away from the eastern boundary. It will have a pitched roof measuring 4.7 metres high to the ridge with low eaves measuring 2.1 metres high.
- 6.2 The originally submitted application proposed an outbuilding closer to the back of the main house and Mill Barn, which left only a small gap. Amended plans have been submitted which have moved the outbuilding further to the north which will provide a gap of 4.5 metres between the back of the main house and the new outbuilding. This will avoid there being a solid mass of buildings on the east boundary with Mill Barn. The outbuilding will have low eaves with a pitched roof sloping away from the east boundary

and it is, therefore, considered that the proposal will not have a harmful impact on the neighbouring property in terms of over-dominance or overshadowing. There is also a slight difference in levels between the neighbouring property, Mill Barn, and the application site. This will result in the proposed outbuilding being set down slightly lower, thereby further reducing its impact.

6.3 The Conservation Officer has raised no objections to the proposal. It is not considered that the location, scale or design of the proposed building will harm the significance of the group of converted farm buildings which are grade II listed buildings.

6.4 The proposed outbuilding will be located close to the existing dwelling. Its modest height and visually contained location ensure that it will not harm the openness or visual amenity of the Green Belt.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC9, HE4, DC5 and GS3 of the Vale of White Horse Local Plan 2011. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on residential amenity, the setting of adjacent listed buildings, and the Green Belt.

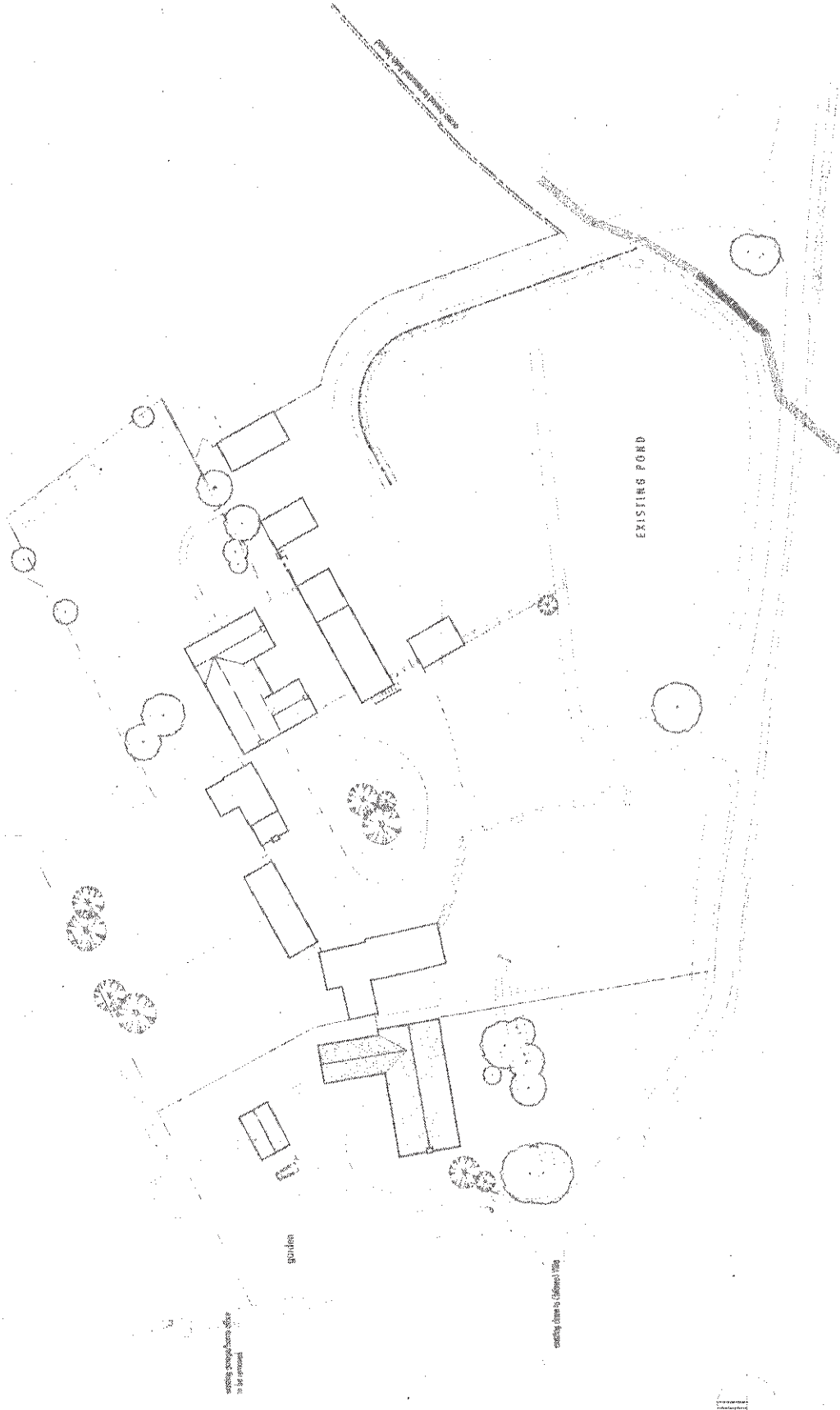
8.0 **RECOMMENDATION**

Grant planning permission subject to the following conditions:

1. **TL1 - Time limit**
2. **Approved plans**
3. **MC1 - Materials (details)**
4. **CN9 - Submission of joinery details**

Author: Abbie Gjoka
Contact number: 01235 547676
Email: abbie.gjoka@southandvale.gov.uk

Appendix 1 of 1
P13/V0083/HH The Byre, Boars Hill

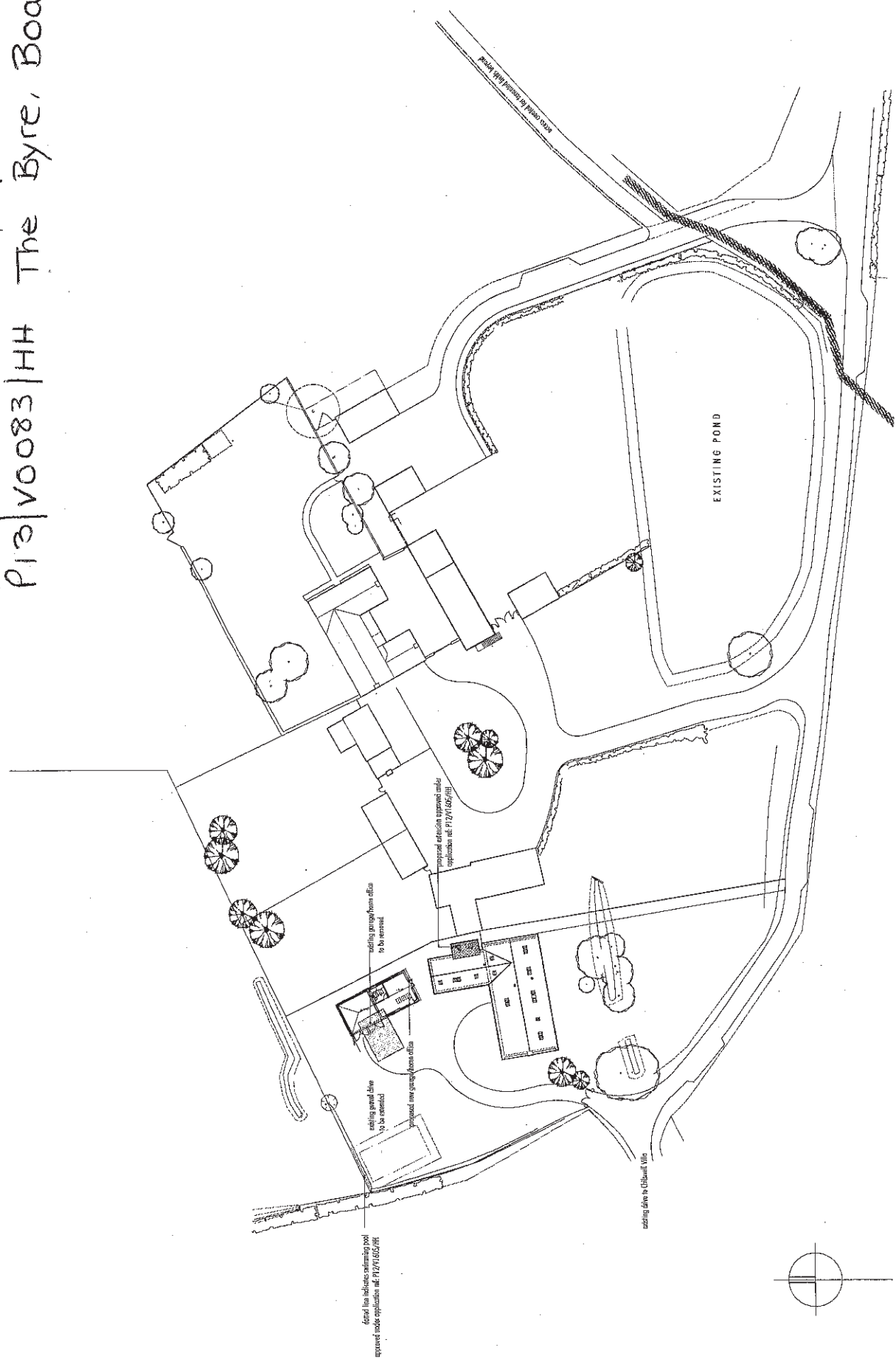


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| The ANDERSON ORR Partnership <small>The Studio, 75, Church Road, Wincobury, OXFORD, OX2 1LZ, 01360 812916</small> | SCALE 1:500 | CLIENT MR AND MRS D STONE |
| | DATE 12/04/07 | DRAWING EXISTING SITE PLAN |
| PROJECT THE BYRE CHILSWELL FARM, BOARS HILL, OXFORD | DRAWING NO. 12047 | DRAWING NO. 12047-SU01 |



All drawings in this set have been checked on 10/1/07 and are correct for the information shown. The drawings are the property of the Anderson Orr Partnership and should be returned to the Partnership if they are not required. For use in printed form only. Copyright reserved.

Appendix 2 1 of 4
 P13/V0083/HH The Byre, Boars Hill



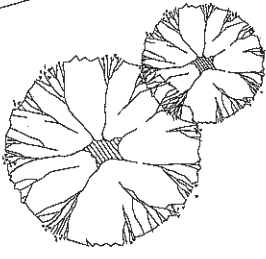
REV 8 25.02.12 Change in site
 REV 4 30.01.12 Boundary position amended

| | | | |
|---|--------------|------------------|--|
| The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX39 1LZ t: 01845 873936 | | scale 1:500 | client MR AND MRS D STONE |
| PROJECT THE BYRE CHISWELL FARM, BOARS HILL, OXFORD | drawn DC | date JAN' 13 | description BLOCK PLAN AS PROPOSED |
| | pub 12047 | rev 12047-P09 | rev B |



All dimensions must be checked on site and not scaled from this drawing.
 Prior to implementation the proposals shown should be consented by a Structural Engineer and checked for compliance with the Building Regulations.
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Appendix 2 2 of 4
 P13/V6083/HH The Byre
 Boars Hill



W. side

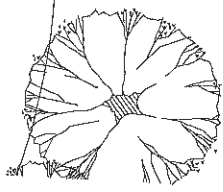
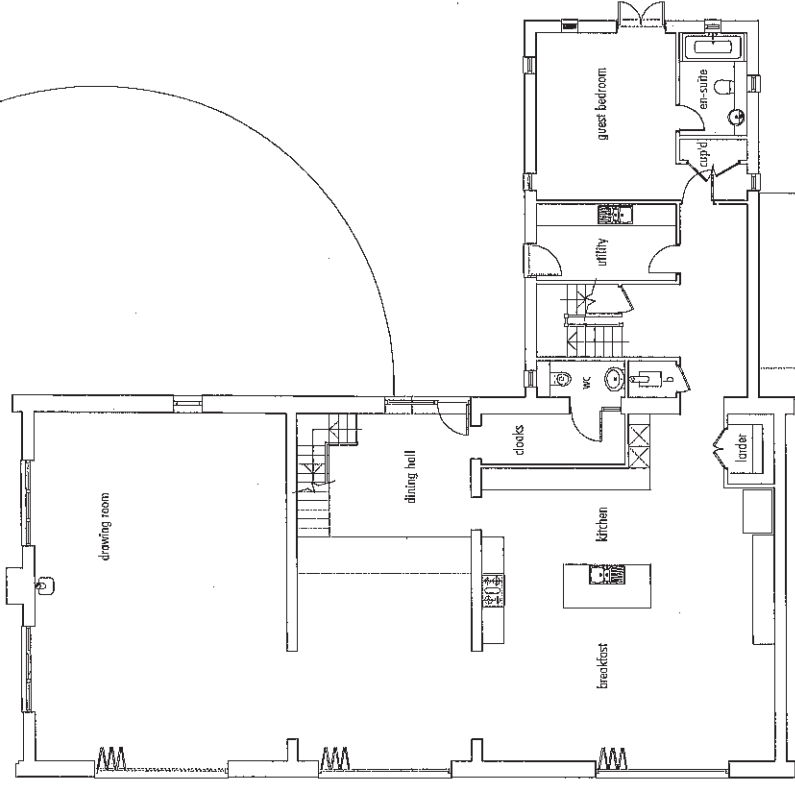


Fig 7A

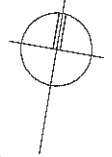


existing garage to be demolished shown dashed

2-bay garage

home gym

GROUND FLOOR / SITE PLAN



REF: Z2.02.13 All of proposed garage cancelled
 REF: 3.01.13 boundary position amended

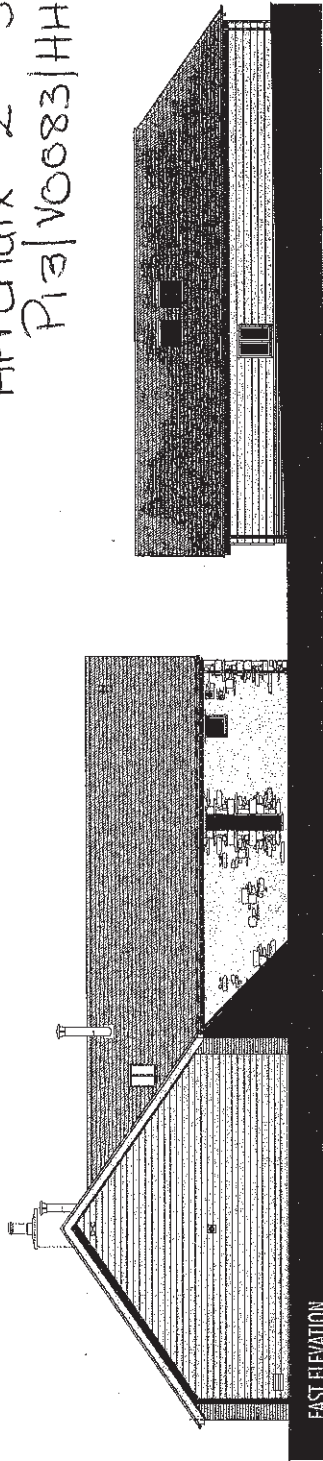
location of proposed extension approved under
 applications ref: P12N (65/HH) shown
 08/08/14

| | | | |
|---------|--------|---------|--------------------|
| scale | 1:100 | client | MR AND MRS D STONE |
| date | JAN'13 | drawing | GROUND / SITE PLAN |
| drawn | TW | ref | T2047 |
| checked | TW | no | T2047-P10 |
| | | rev | B |

The ANDERSON ORR Partnership
 The Orrels, 70, Church Road, Wheatley, OXON, OX33 1LZ t. 01865 879336
 PROJECT
 EXTENSION & ALTERATIONS,
 THE BYRE, CHILSWELL FARM, BOARS HILL, OXFORD

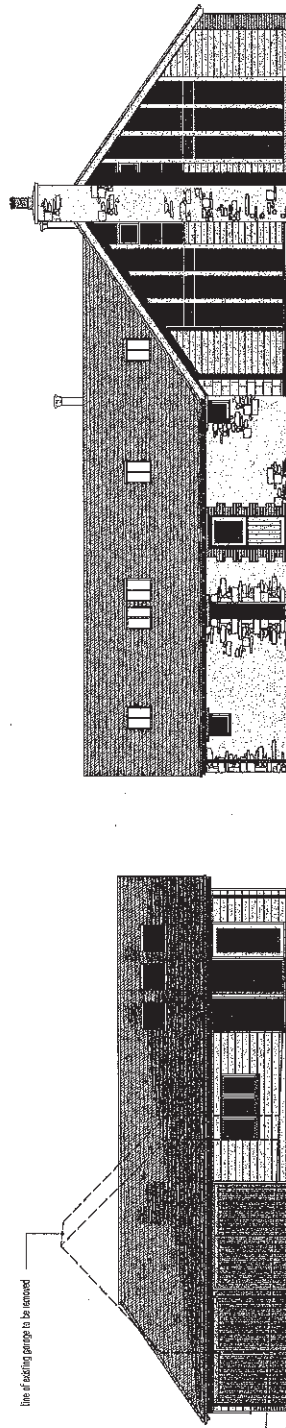
All dimensions must be checked on site and
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Appendix 2 3 of 4
 P13/V0083/HH The Byre Boars Hill



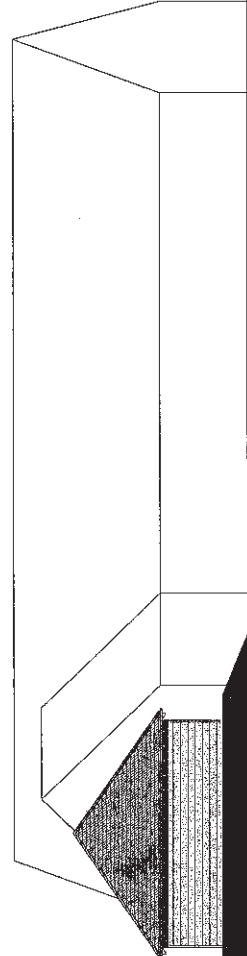
EAST ELEVATION

PROPOSED GARAGE BUILDING

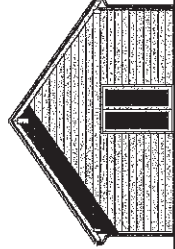


WEST ELEVATION

PROPOSED GARAGE BUILDING



NORTH ELEVATION



SOUTH ELEVATION

line of existing garage to be removed



Rev A 26.02.13 garage position re sited

| | RIDGE HEIGHT | FLOOR AREA | VOLUME |
|--------------------------|--------------|------------|--------|
| EXISTING GARAGE BUILDING | 5.8m | 41sq2 | 178m3 |
| PROPOSED GARAGE BUILDING | 4.7m | 86sq2 | 26m3 |

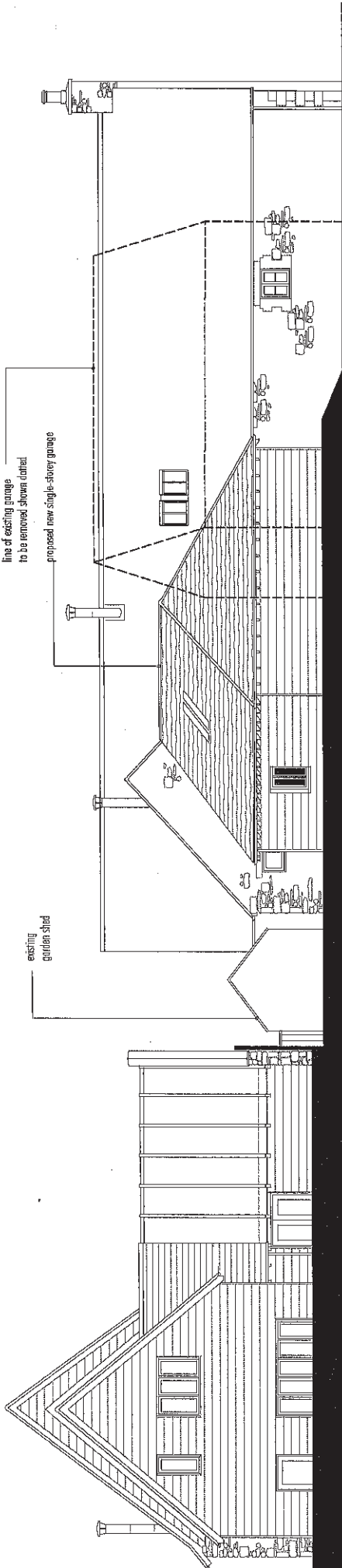
All dimensions must be checked on site and not relied upon for the drawings.
 Plans to implement the proposals shown should be prepared by a Structural Engineer and checked for compliance with the Building Regulations.
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|--|--|------------------|------------------------------|
| The ANDERSON ORR Partnership The Studio, 70, Church Road, Wincobury, OXON, OX33 1Z. E-01853 873536 | | scale 1:100 | client MR AND MRS D STONE |
| PROJECT THE BYRE CHILSWELL FARM, BOARS HILL, OXFORD | | date JAN '13 | drawing ELEVATIONS |
| | | drawn DC | no 12047-PT1 |
| | | checked 12047 | rev A |

Appendix 2 4 of 4
 P13/V0083/HH The Byre, Boars Hill

P13/V0083/HH

Appx 2



NORTH ELEVATION

MILL BARN

THE BYRE



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| | | | |
|--|--|-----------------------|--|
| The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 879986 | | scale 1:100 | client MR AND MRS D STONE |
| PROJECT EXTENSION & ALTERATIONS, THE BYRE, CHILSWELL FARM, BOARS HILL, OXFORD | | date 12047 | drawing CONTEXTUAL ELEVATION |
| | | drawn TW | no. 12047-P12 |
| | | job 12047 | rev |



CONSULTATION WITH CUMNOR PARISH COUNCIL

| | | | |
|------------------------|--|----------------|-------------|
| Application reference: | P13/V0083/HH | Officer: | Abbie Gjoka |
| Application type: | Other | Amended plans: | |
| Address: | The Byre, Chilswell Farm, Chilswell Lane, Boars Hill, Oxford OX1 5EP | | |
| Proposal: | <i>Erection of single storey detached garage and home gym (re-submission of P12/V2323/HH).</i> | | |

CUMNOR PARISH COUNCIL:

1. **FULLY SUPPORTS** this application for the following reasons:
2. has **NO OBJECTIONS** to this application.
3. has **NO OBJECTIONS** to this application but wish the following comments to be taken into account:
4. **OBJECTS** to this application for the following reasons:

Cumnor Parish Council notes that this application is a re-submission of P12/V2323/HH which sought to replace the current two-storey garage/home office with a detached garage/home gym in the north west corner of the site. Cumnor Parish Council did not object to that application but notes that it was withdrawn after the local planning officer and conservation officer objected on the grounds that it was too remote from the house and would 'extend the area of this historic agricultural complex and set a precedent for future extensions'. Cumnor Parish Council remains of the opinion that P12/V2323/HH was preferable to the current proposal which would, in its opinion, have a detrimental effect on the neighbouring property, Mill Barn, which is itself a Grade II listed building, by having an adverse effect on its historic character and setting. The new building, if allowed, would have an over-dominant effect on Mill Barn by creating a virtually unbroken building line of some 38 metres along their joint boundary and in doing so would much reduce the light to the garden immediately to the rear of Mill Barn and to ground-floor rooms, notably the kitchen, looking out to the back of Mill Barn. Council further notes that the proposed building has a significantly larger volume than the building it is replacing and wishes to ensure that the increase in volume is in line with the Vale's Green Belt policy, which Cumnor Parish Council fully supports.

5. If you have a current Parish Plan does it support your view on this application? If so, please give details of the relevant section below:

Signed byT Brock.....

Dated 5 February 2013



CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P13/V0083/HH
Application type: Other
Address: The Byre, Chilswell Farm, Chilswell Lane, Boars Hill, Oxford OX1 5EP
Proposal: *Erection of single-storey detached garage and home gym (re-submission of P12/V2323/HH). Amended Details.*

Officer: Abbie Gjoka
Amended plans: Yes

CUMNOR PARISH COUNCIL:

- 1. considers that this application should be **APPROVED** for the following reasons:
- 2. considers that this application should be **REFUSED** for the following reasons (planning reasons must be given):

Cumnor Parish Council notes that in this amended version of P12/V2323/HH the proposed new building has been moved 2-3 yards towards the rear of the property, allowing a slightly larger gap between the house and the proposed garage/home gym. No other changes to the proposals are apparent. In Council's opinion this change does nothing to address the fact that the proposed building will have a detrimental effect on the historic setting and ambience of Mill Barn, which is itself a Grade II listed building. The new building, if allowed, would have an over-dominant effect on Mill Barn by creating a virtually unbroken building line of some 40 metres along their joint boundary and in doing so would much reduce the light to the garden immediately to the rear of Mill Barn and to ground-floor rooms, notably the kitchen, looking out to the back of Mill Barn. Though there is now to be a gap of about 4 yards between the current and proposed buildings, this would not reduce the over-dominant feel to what is being proposed. Council further notes that the proposed building has a significantly larger footprint and volume than the building it is replacing and wishes to ensure that the increase in volume is in line with the Vale's Green Belt policy, which Cumnor Parish Council fully supports.

- 3. has **NO STRONG VIEWS** on this application and accepts that VOWH will determine it as it considers appropriate. (Please include any comments below)

Signed byT Brock.....
Clerk to Cumnor Parish Council

Dated 19 March 2013

| | |
|-------------------------|--|
| APPLICATION NO. | P12/V2687/RET |
| APPLICATION TYPE | RETROSPECTIVE |
| REGISTERED | 9 January 2013 |
| PARISH | ABINGDON |
| WARD MEMBER(S) | Pat Lonergan Vacancy |
| APPLICANT | Mr Philip Rudman |
| SITE | 213 Radley Road Abingdon OX14 3SQ |
| PROPOSAL | Erection of outbuilding for use as gym/hobbies room (retrospective). |
| AMENDMENTS | None |
| GRID REFERENCE | 450976/198235 |
| OFFICER | Ian Severn |

1.0 INTRODUCTION

- 1.1 This planning application has been submitted further to planning enforcement investigation reference no. VE12/173, in which it has been determined that the development does not meet the requirements of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and so requires planning permission.
- 1.2 213 Radley Road is a two storey three bedroom semi-detached property with a long rectangular shaped garden.
- 1.3 Planning permission was granted on 15 April 2009 for the erection of a two storey rear extension (reference no. P09/V0225).
- 1.4 The application is retrospective as the walls, windows and roof beams have been put into place. Retrospective planning applications must be assessed in the same way as applications for proposed development.
- 1.5 The application comes to committee because Abingdon Town Council objects.

2.0 PROPOSAL

- 2.1 The application seeks retrospective planning permission for the retention of the single storey outbuilding described in the application as a gym / hobbies room.
- 2.2 The building is concrete block with a rendered finish, UPVC windows and wooden double doors. Although the roof was originally dual pitched, it is proposed to be modified to a short tiled pitch with a flat roof measuring an overall height of three metres rather than the original height of four metres. It measures 7.5 metres across and 4.6 metres deep.
- 2.3 The building is positioned at the end of a long narrow garden and is situated abutting the boundaries of numbers 211 and 215 Radley Road and numbers 16 and 18 Hamble Drive.
- 2.4 A copy of the site plan and application drawings are **attached** at appendix 1.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Abingdon Town Council:

‘The committee objected to this application. Members considered that the proposal would unacceptably harm the amenities of neighbouring properties due to noise from the outbuilding and therefore objected to the application on the grounds that it is contrary to Policy DC9 (Impact on Neighbouring Uses) of the Vale of White Horse Adopted Local Plan 2011.’

3.2 Three letters of objection have been received from neighbours on the grounds that the building’s height makes it appear overbearing to properties to the rear due to an immediate drop in land levels between the properties. The objections also relate to the distance to neighbouring boundaries and the potential number of people using the building as a gym.

3.3 Two letters of no strong objection have also been received from neighbours

3.4 Environmental Protection Team – No strong views

4.0 RELEVANT PLANNING HISTORY

4.1 [VE12/173](#) – Enforcement investigation
Unauthorised outbuilding in garden

4.2 [P09/V0225](#) – Approved (15/04/2009)
Erection of a two storey extension

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design

DC9 - Impact of development on neighbouring uses

5.2 National Planning Policy Framework 2012 (NPPF)

6.0 PLANNING CONSIDERATIONS

6.1 The main planning issue raised by this application is the height of the building in relation to the neighbouring boundaries and the sharp drop in ground levels to the properties to the rear of the site.

6.2 To help to address the concerns of neighbours, the applicant has submitted amended plans marked which show a more sympathetic roofline to that originally proposed. The new height and flat roof finish is also more in keeping with an existing shed at number 211 Radley Road which is immediately adjacent to the proposed building.

6.3 The height of the roof shown on the amended plans is now only 0.5m above that permitted under the Town and Country (General Planning Development) Order 1995 (as amended). If the structure as originally proposed and built had been located so that it was not within two metres of a boundary, despite being considerably higher, it would have constituted permitted development.

6.4 Although concerns regarding potential noise can be a planning consideration under policy DC9, the proposal is to use the building for purposes ancillary to the main dwelling and, therefore, any noise emanating from the building would be in keeping with such residential use and so could not be considered unduly harmful.

6.5 It should also be noted that as part of the consultation process on the application, the following response was received from the council's environmental protection team: 'Should any noise problems arise from the use of a domestic outbuilding, these would be better dealt with using the nuisance provisions of the Environmental Protection Act 1990'.

7.0 **CONCLUSION**

7.1 Based on the relevant supporting evidence from the applicant, comments from interested parties, and relevant policies and planning guidance, it is considered that the amended plans have satisfactorily overcome the objections raised and the proposal as amended does not have an adverse effect on the character of the local area or the amenity of neighbouring properties. Therefore, the application complies with local plan policies and so planning permission should be granted.

7.2 In accordance with paragraphs 186 and 187 of the NPPF the council takes a positive and proactive approach to development proposals. The planning service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and, where possible, suggesting solutions to problems.

8.0 **RECOMMENDATION**

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

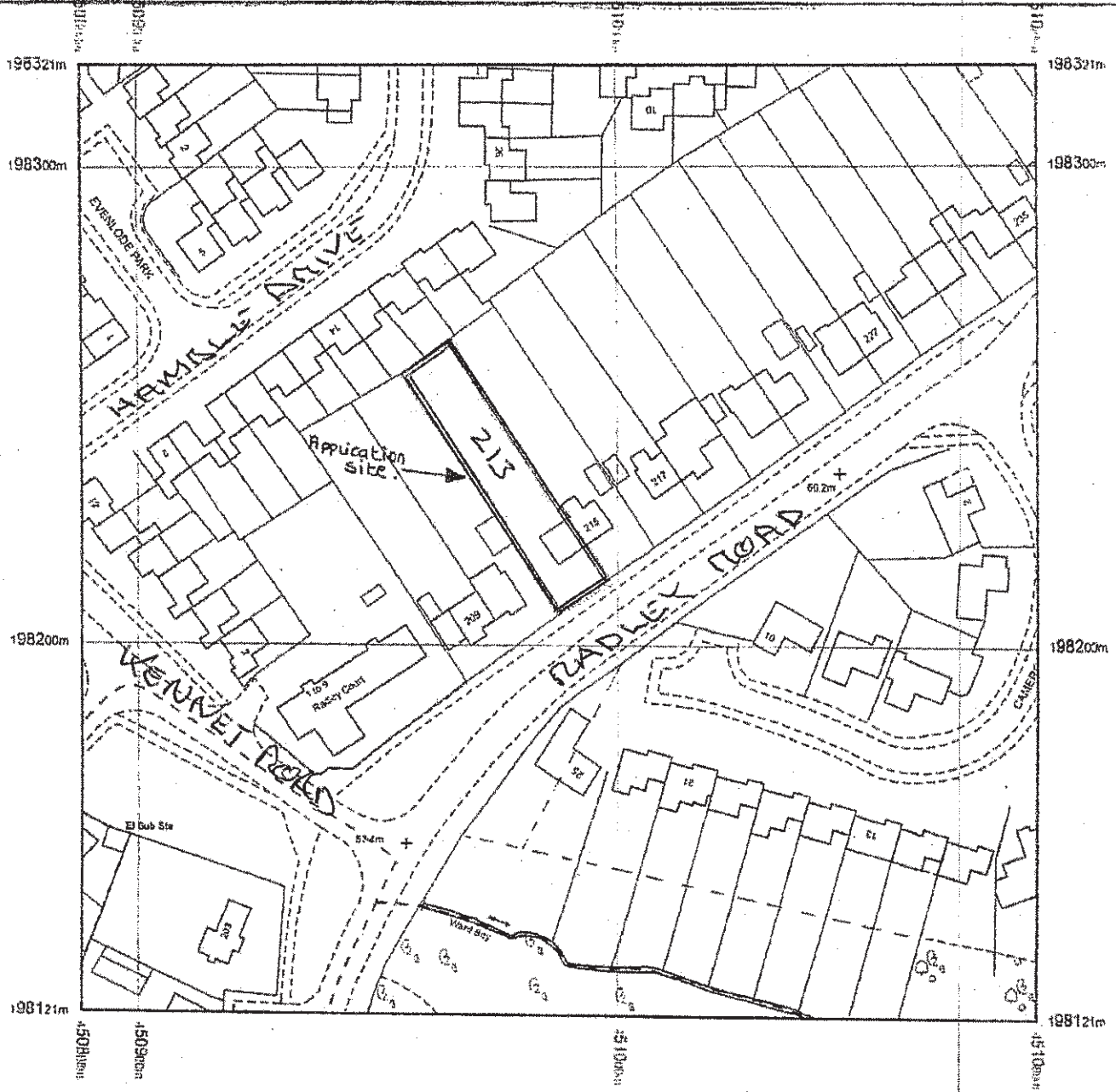
1. **That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 'Amended Plans 20-02-2013 1, 2 and 3', except as controlled or modified by conditions of this permission.**
2. **The building hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse within the application site and for no other purpose.**

Author: Ian Severn
Contact number: 01491 823271
Email: ian.severn@southandvale.gov.uk

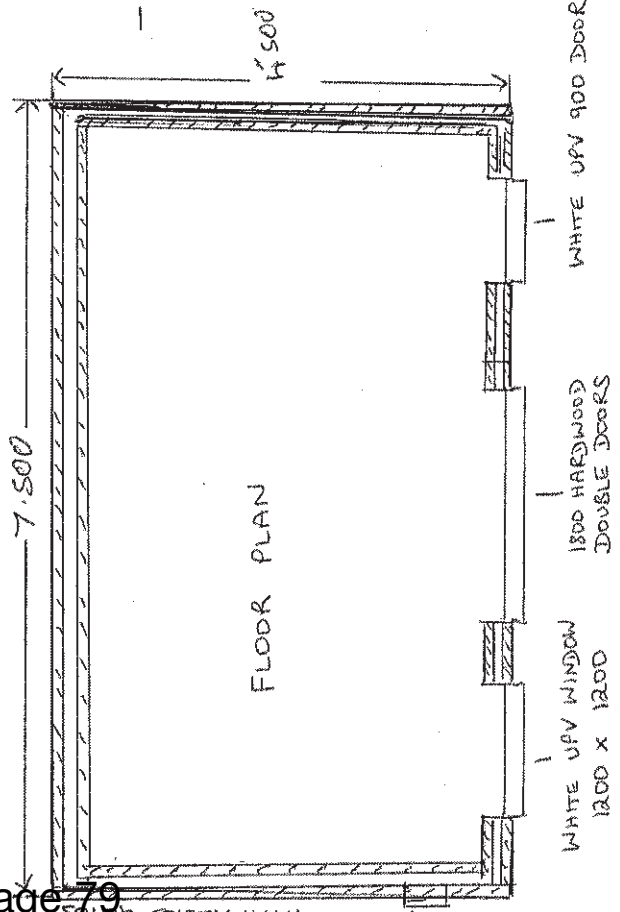
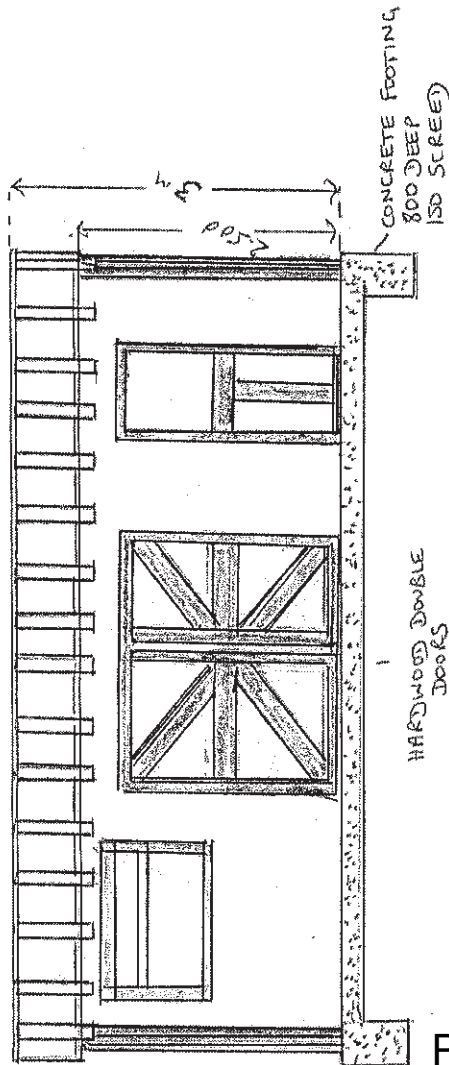
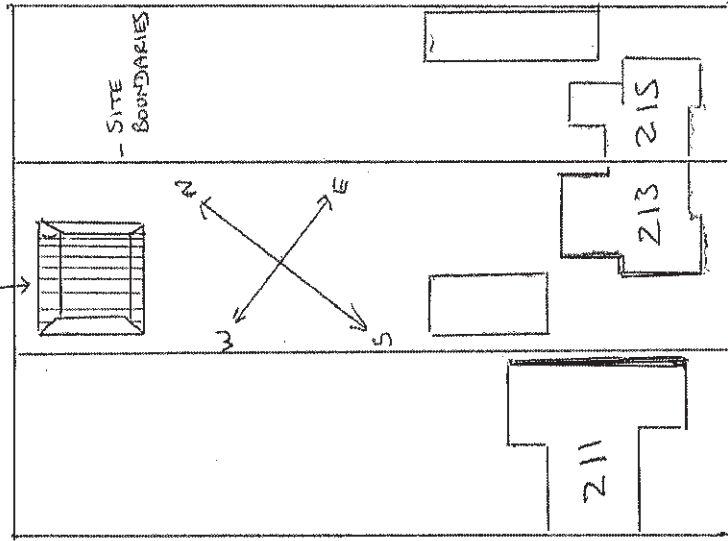
APPLICATION REF
P12/V2087/1+H
213 RADLEY ROAD

Appx 1

OX143SQ



PROPOSED GYM/HOBBIES ROOM



EXTERNAL LEAF OF CONCRETE BLOCK, INTERNAL LEAF THERMAITE RENDERED EXTERNAL WALLS

FLOOR PLAN

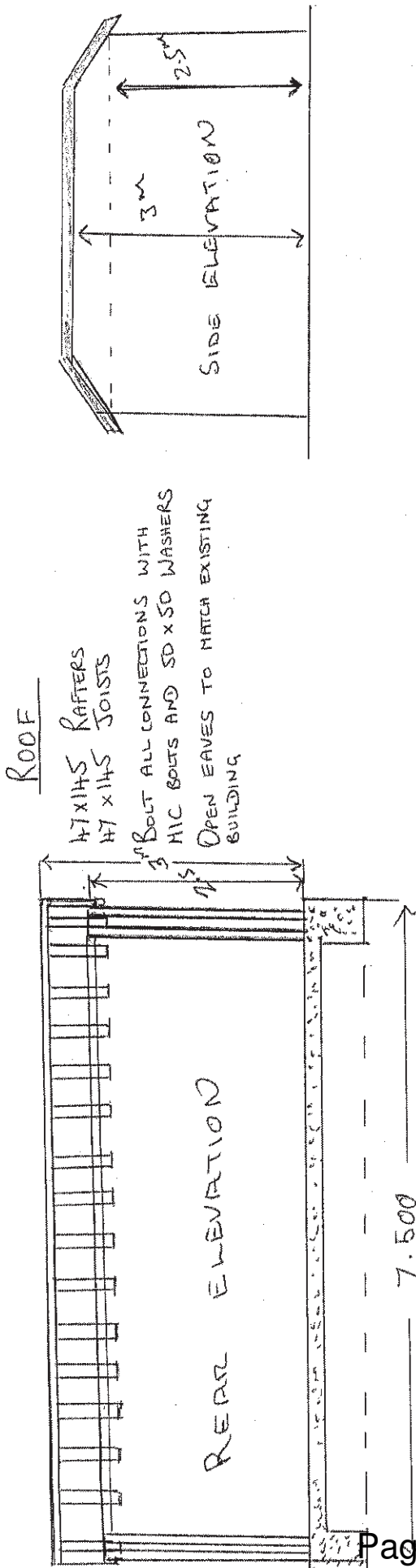
AMENDED PLANS 20-2-2013
PROPOSED GYM/HOBBIES ROOM

213 RADLEY ROAD
ABINGDON OX14 3SQ

FOR

MR & MRS RUDMAN

SCALE 1:50



EXTERNAL FINISHES

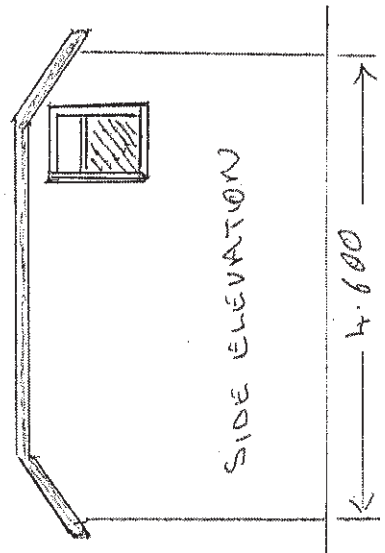
ROOF: PLAIN CONCRETE TILES FRONT AND BACK
 SECTION GREEN MINRAL FELTED TOP SECTION.

WALLS: RENDERED FINISH

WINDOWS & DOOR: WHITE UPV
 WOODEN DOUBLE DOORS

GUTTERING: BLACK UPV

* ALL TO MATCH EXISTING BUILDING.



AMENDED PLANS 20-2-2013

PROPOSED GYM/HOBBIES ROOM

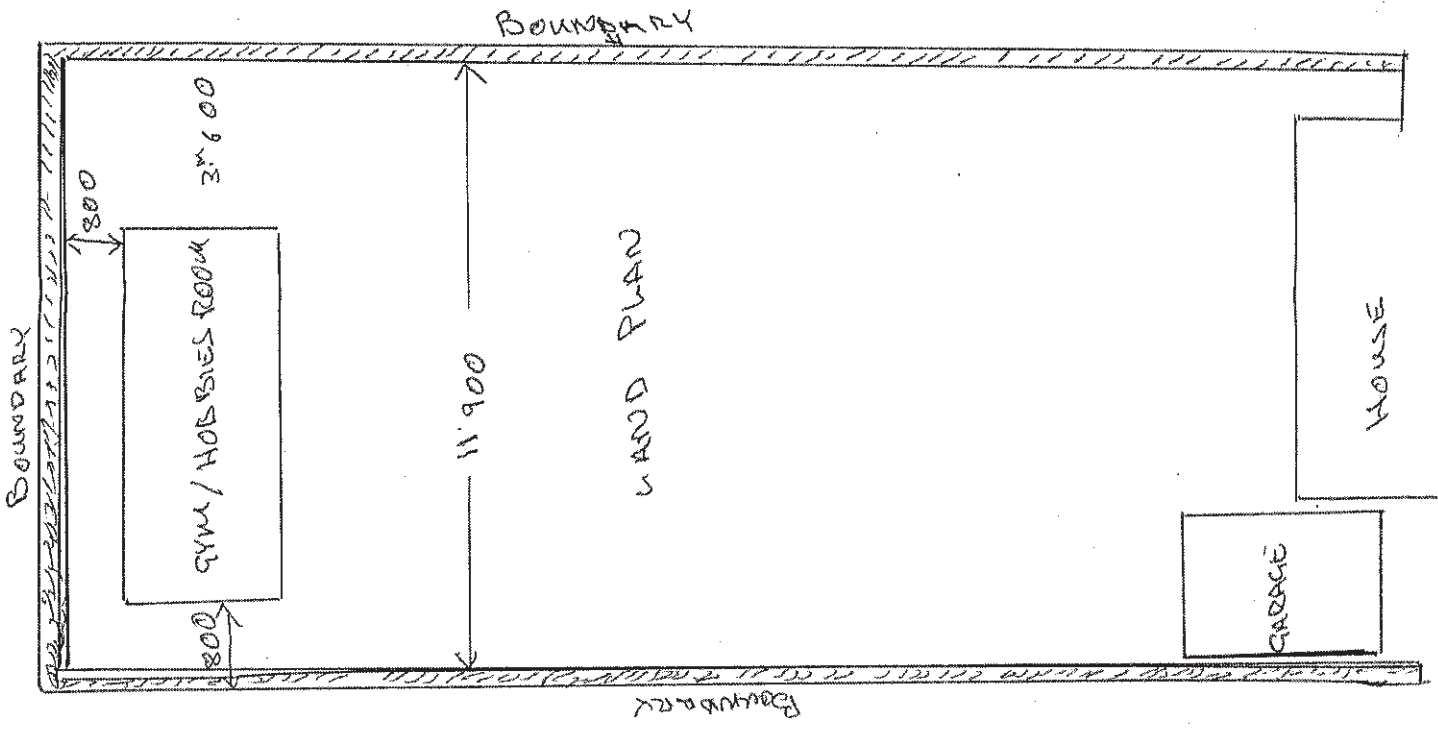
213 RADLEY ROAD

ABINGDON OX14 3SQ

FOR

MR & MRS RUDMAN

SCALE 1:50



AMMEND PLANS 20-2-2013
 PROPOSED GYM / HOBBIES ROOM
 213 RADLEY ROAD
 BIRNBOURNE OX14 3SQ
 FOR
 MRS MRS RUDMAN

Agenda Item 17

Vale of White Horse District Council – Committee Report – 24 April 2013

| | |
|-------------------------|--|
| APPLICATION NO. | P13/V0223/A |
| APPLICATION TYPE | ADVERTISEMENT |
| REGISTERED | 4 February 2013 |
| PARISH | HARWELL |
| WARD MEMBER(S) | Margaret Turner Reg Waite |
| APPLICANT | Robin Moxon |
| SITE | Harwell Science & Innovation Campus Chilton Didcot OX11 0RA |
| PROPOSAL | Erection of two freestanding signboards (two different sites within the Harwell Campus) |
| AMENDMENTS | None |
| GRID REFERENCE | 448271/187079 |

1.0 INTRODUCTION

- 1.1 The sites of the proposed signs lie within the designated Enterprize Zone and the Harwell Oxford campus. They are on the eastern edge of the campus beside the entrance points off the main highway. The whole site lies in the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- 1.2 The application comes to committee as both Harwell Parish Council and Chilton Parish Council object.
- 1.3 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 The proposal is to display two identical freestanding advertisement signs beside the two main entrances into the Harwell Science and Innovation Campus. The signs are 2m high x 3m long, and will be mounted on poles 0.5m off of the ground (i.e. the top of the signs will be 2.5m above the ground). The signs will not be illuminated.
- 2.2 Extracts from the application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Harwell Parish Council:

*“The parish council acknowledges that the signs in this application are smaller than those proposed in application P12/V1578A but feels that its original objections to application P12/V1578A still apply to the current proposals:
i.e. that sign A (Curie Approach) would be “too visually prominent on the highway in the North Wessex Downs Area of Outstanding Natural Beauty and would therefore be out of keeping with its immediate surroundings”;
that sign B (Fermi Approach) in Chilton parish would “cause distraction to road users at this very busy roundabout ... and adds to the general clutter of signs along the front of the site which is in an AONB. There should be an amalgamation of signage to suit all needs.”*

3.2 **Chilton Parish Council:**

“The parish council did not object to the wording or the design of the signs. The council objects to the Fermi Ave sign as it adds additional sign clutter which could be easily overcome by combining the message with an advertisement already on another board.

The council does not object to the Curie Ave sign but does suggest that the sign could be positioned more properly and less obtrusively at the turn-off into Curie Avenue.”

- 3.3 **OCC Highways Engineer** – Concerns were raised regarding the previous application due to the location of the signs very near to or on the public highway. No highway safety concerns were raised at that time.
The current application no longer proposes signs on the public highway and, therefore, no objections are raised to this proposal.

- 3.4 **The North Wessex Downs AONB Unit** - no comments received.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V1578/A](#) - Refused (20/09/2012)

Erection of two freestanding signboards (two different sites within the Harwell Campus) Both signs measured 2.5m x 4m. The reason for refusal was:

“The two advertisement hoarding signs are considered to be of a scale and a size which is inappropriate within the North Wessex Downs Area of Outstanding Natural Beauty and due to their positioning and proximity to the A4185, the main highway that runs alongside the site, the two signs are considered to be overly prominent and imposing to this special countryside character. The signs are therefore considered to be contrary to local plan policy DC1, DC9, and E7(iv).”

- 4.2 [P07/V0813/A](#) - Refused (10/07/2007)

Erection of 24 directional and welcome signs.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011**

The local plan was adopted in July 2006. Policies that have been considered to be saved by the Secretary of State decision of 1 July 2009 whilst the new local plan is being produced include the following relevant policies.

- 5.2 Policy DC1 of the adopted local plan requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

- 5.3 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

- 5.4 Policy E7 provides for proposals for the Science and Innovation campus to be assessed comprehensively and that (under criterion iv) structures should not harm the character and appearance of the surrounding area.

- 5.5 The National Planning Policy Framework says that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Only those advertisements which will clearly have an appreciable impact on a building or the surroundings should be subject to detailed assessment (paragraph 67), Paragraph 115

says that great weight should be given to conserving the landscape and scenic beauty of AONBs.

6.0 PLANNING CONSIDERATIONS

- 6.1 The sites of the two proposed signs lie within the North Wessex Downs AONB and, therefore, their size and prominence are important considerations when assessing the merits of the proposal, particularly in relation to the impact of the signs on the amenity of the surrounding area.
- 6.2 The proposed signs are relatively large (2m x 3m) but they are not considered to be so large to be harmful to the generally open character and appearance of the boundary of the Harwell Oxford site. Their positioning set back from the road and their reduced size has addressed the reason for refusing the previous proposal relating to that proposal's harmful visual impact on the AONB.
- 6.3 The two signs are relatively large advertisements beside the main highway that runs alongside the site (the A4185). Whilst they are large, they have been reduced in size compared to the signs previously refused under delegated authority (application no. P12/V1578/A). In addition, the proximity of both signs to the highway have been altered to provide a wider separation from the carriageway, which was a previous concern in terms of potential impact on passing traffic and therefore highway safety (although this was not a planning ground of objection of the local highway authority).
- 6.4 The repositioning of the proposed signs away from the highway has led the local highway authority raising no objections on highway safety grounds.

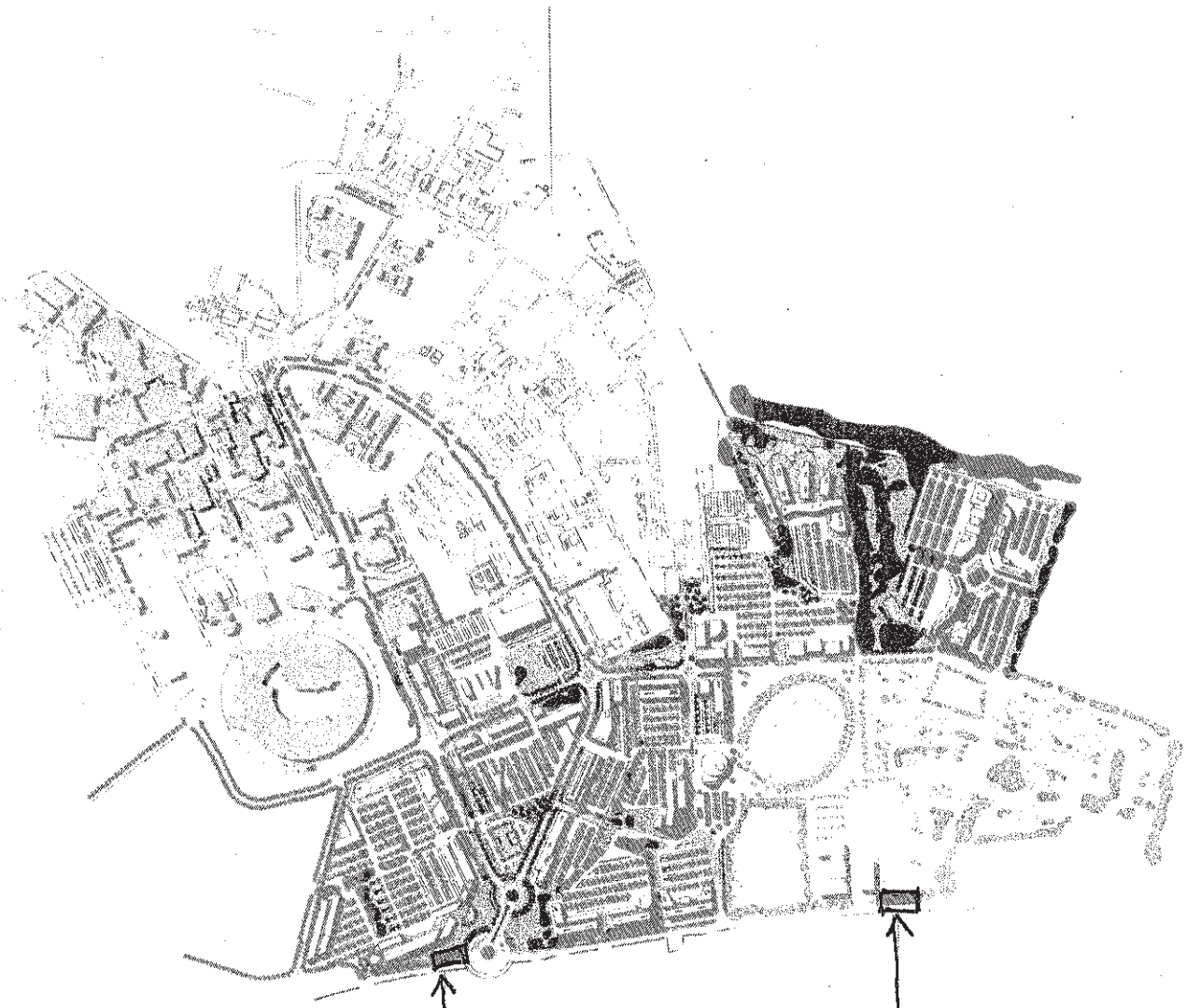
7.0 CONCLUSION

- 7.1 The two proposed signs are not considered to be harmful to the amenity of the area or the natural beauty of the AONB, and they do not pose a highway safety risk.

8.0 RECOMMENDATION

Grant advertisement consent subject to standard advertisement conditions 1 – 5

Author / Officer: David Rothery – Major Applications Officer
Contact number: 01235 540349
Email address: david.rothery@southandvale.gov.uk



SIGN LOCATION
Sign B
Fermi approach

SIGN LOCATION
Sign B
Curie approach

P13 V0223 A
Harwell Campus

Sign B

3m

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2m

PART OF THE SCIENCE MADE FOR ENTERPRISE ZONE

P13 V0223/A
Hawwell Campus

Sign B
Curie approach



P13 V0223A
Harwell Campus

Sign B
Fermi approach

