

Planning Committee Agenda



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Date: 27 August 2013
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A meeting of the

Planning Committee

will be held on Wednesday 4 September 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
Jerry Patterson (Opposition spokesman)
Helen Pighills
Janet Shelley
Margaret Turner
Catherine Webber
John Woodford

Substitute councillors

All other councillors trained in planning matters

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A handwritten signature in cursive script, appearing to read "M Reed".

Margaret Reed
Head of Legal and Democratic Services

Agenda

Open to the Public including the Press

Map and vision

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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/transport/car_parking/default.asp

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 6 - 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 24 July 2013 (circulated separately).

6. Declarations of pecuniary interests and other declarations

To receive any declarations of disclosable pecuniary interests, and other declarations, in

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

(Pages 9 - 11)

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 at Priors Court Farm Church, West Hanney. P13/V0631/FUL

(Pages 12 - 25)

11. 61 Oxford Road, Abingdon. P13/V1454/FUL

(Pages 26 - 42)

12. 5 The Garth, Botley. P13/V0924/HH

(Pages 43 - 51)

13. Leafield Care Home, 32A Springfield Drive, Abingdon. P13/V1388/EX
(Pages 52 - 60)

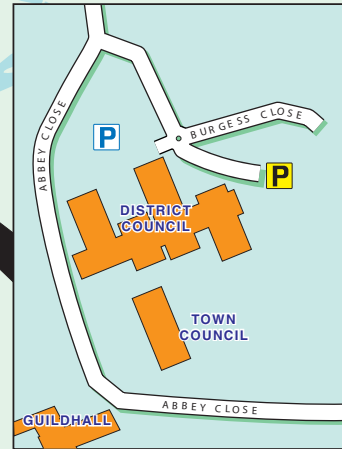
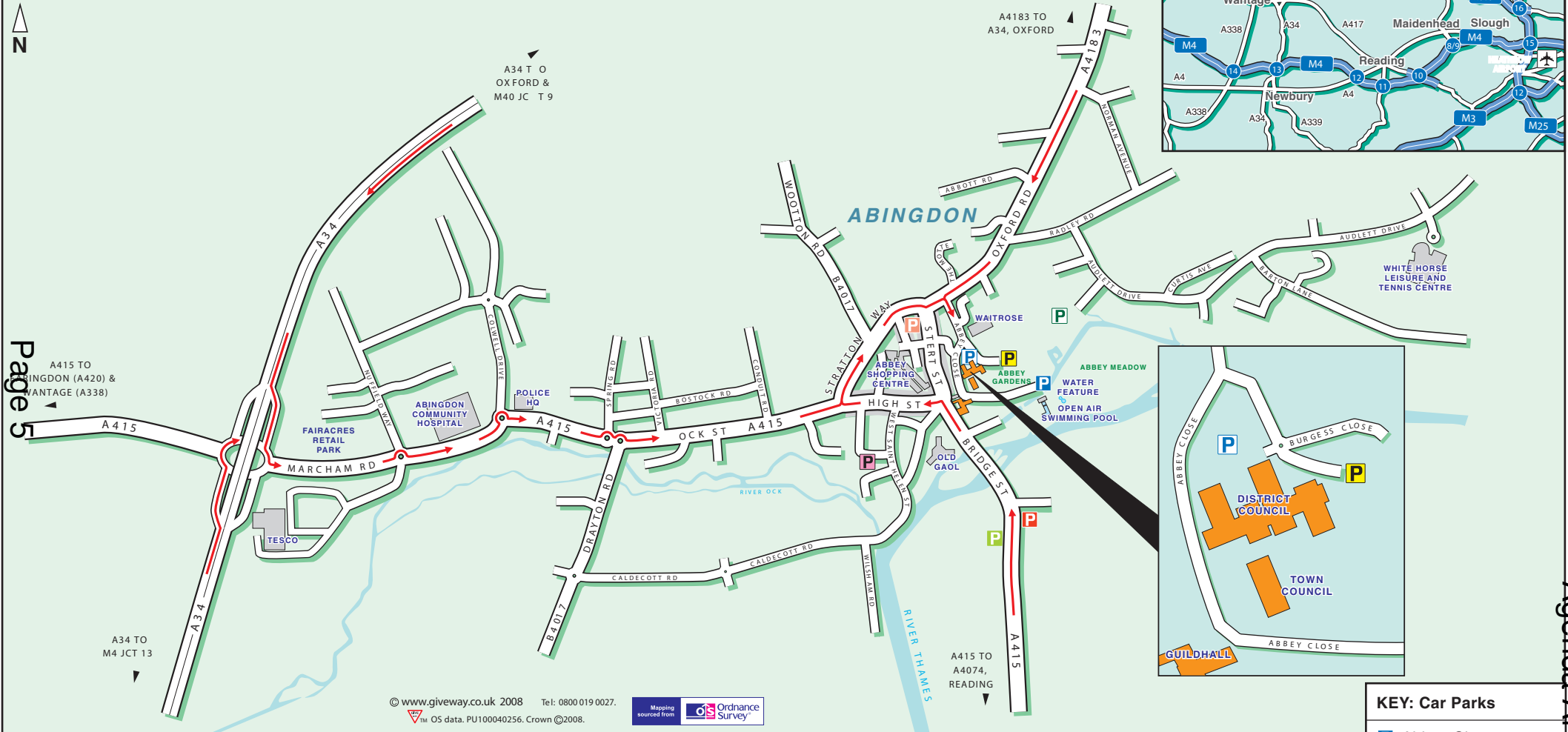
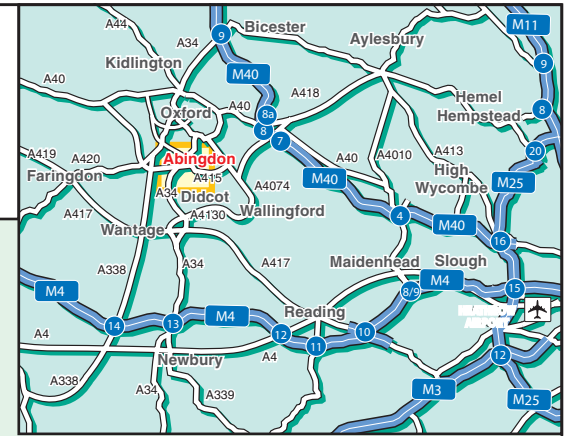
14. 5 Larch Close, Southmoor. P13/V1579/HH
(Pages 61 - 66)

15. Dallas, Westbrook Street, Blewbury. P13/V1000/FUL
(Pages 67 - 78)

16. Thames Valley Police Station, Church Street, Wantage. P13/V1044/LB
(Pages 79 - 86)

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

None.



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

Agenda Item 3

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	Status
Wantage	Land at Broadwater, Manor Road	P11/V1453/0 Permission on appeal 21.03.2012 Reserved matters permission on 20.12.2012	Up to 18	14	
Shrivenham	Land between Station Road and Townsend Road	P12/V0324/FUL Permission on 23.10.2012	31	45	started
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 Permission on 07.09.2012	15	111	started
East Challow	Land at Challow Works, Main Road	P12/V1261/FUL Permission on 18.04.2013	71	182	started
Kingston Bagpuize	Land south of Faringdon Road, Southmoor	P12/V1302/O Permission on 16.01.2013 P12/V1721/RM Permission on 24.04.2013	50	232	started
Watchfield	Land south of Majors Road	P12/V1329/FUL Permission on 21.12.2012	120	352	started
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 Permission on 05.04.2013	18	570	
Grove	Land west of Old Station Road	P12/V1545/O Resolution on 05.12.2012	Up to 133	703	
Kingston Bagpuize	Land West of Witney Road and South of A420	P12/V1836/O Permission on 20.13	Up to 108	811	

Watchfield	Cowan's Camp Depot High Street	P12/V2283/O Permission on 16.05.2013	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 Permission on 11.07.13	Up to 85	1009	
Steventon	Land off Barnett Road	P13/V0094/O Permission on 26.04.2013	Up to 50	1059	
Shrivenham	Land east of Highworth Road	P12/V2582/FUL Permission on 29.04.2013	36	1095	
Milton	Land south of Lambe Avenue	P13/V0145/O Resolution on 24.04.2013	18	1113	
Kingston Bagpuize	Land off Draycott Road	P12/V2653/FUL Permission on 24.05.2013	98	1211	
Faringdon	Land adjacent to Folly Park, Park Road, Faringdon	P13/V0344/FUL Permission on 20.05.2013	28	1239	
East Hanney	Land east of A338, Crown Meadow, East Hanney	P13/V0381 Permission on 23.05.2013	25	1264	
Harwell	Land at South Drive	P13/V0129/O Resolution on 22.05.2013	Up to 120 (107 nett increase)	1371	
Sutton Courtenay	Milton Road, Sutton Courtenay	P13/V0401/O Resolution on 05.06.2013	Up to 70	1441	
Steventon	Land at Causeway Farm, The Causeway	P13/V0692/FUL Resolution on 19.06.2013	31	1472	
Marcham	Land north of Priory Lane	P13/V0859/FUL Permission on 07.08.2013	18	1490	
Milton	Land at Milton Hill, Milton	P13/V0467/O Resolution on 10.07.2013	48	1538	
Abingdon	Land east of Drayton Road	P12/V2266/FUL Refused 24.01.2013 Allowed on appeal 11.07.2013	160	1698	
Marcham	Kings Field, Sheepstead Road	P13/V0575/O Resolution on 24.07.2013	43	1741	
Harwell	Alder View, Grove Rd, Harwell	P13/V1040/O Resolution on 24.07.2013	65	1806	

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 unless a resubmission has been made for consideration by the council.

Housing proposals which have been refused / withdrawn				
Parish	Location	Appn no	Units	Running total
East Hendred	Land west of Portway Villas, Reading Road	P12/V1878/FUL Refused 05.12.2012 Now at appeal	21	21
Stanford in the Vale	Land west of the A417	P13/V0146/FUL Refused 23.05.2013	73	104 (nett difference with earlier application)
Ashbury	Land South of Idstone Road	P13/V0016/FUL Refused 11.04.2013	18	122
Sutton Courtenay	Land north of 92 – 112 Milton Road	P13/V0233/FUL Resolved to refuse 19.06.2013	34	156

Updated 12.08.2013

SUMMARY INDEX OF APPLICATIONS

Parish Site Address	Proposal	Application No.
Former Esso Research Centre, Milton Hill	Construction of: A Class B8 home deliveries (Dot Com) centre, with vehicle maintenance building, gatehouse, vehicle fuelling and washing facilities, van and staff parking, service yard, revised access from A4130, emergency access from Featherbed Lane, landscaping and associated infrastructure. <i>Recommendation: that, following a S278 and S106 agreement with the County, Planning Permission be granted, subject to conditions.</i>	P13/V1139/FUL
Unicorn School for the Dyslexic Child, Berkeley House, 20 Marcham Road, Abingdon Dallas, Westbrook Street, Blewbury	Refurbishment of the existing building into 8no. 1 bedroom apartments and the erection of 6no. mews terrace houses (re-submission). Demolition of existing bungalow and erection of 1 detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements. <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V0679/FUL P13/V1000/FUL
Manor Lodge, Church Lane, Longworth	Erection of a new dwelling on land to the east of Manor Lodge. <i>Recommendation: to refuse planning permission, for reasons outlined in the report.</i>	P13/V1304/FUL
32 Westland Road, Faringdon	Proposed extensions to property and subdivision of existing dwelling to create an additional dwelling. <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V0605/FUL
South Hayes, Yarnells Hill, Oxford	The erection of a single front extension, a two storey side extension, a two storey rear extension and internal alterations. <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V1153/HH
Redruthan, Springfield Road, Wantage	Demolish existing rear lean to conservatory and replace with single storey lean to extension. <i>Recommendation: to grant a Certificate of Lawful Use or Development for the reasons outlined in the report.</i>	P13/V1243/LDP

82 Arthray Road, Botley, Oxford	Alteration to ground floor extension to the kitchen. <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V1372/HH
45 Blandy Avenue, Southmoor	Proposed single storey front extension. <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V1306/HH

SUMMARY INDEX OF APPLICATIONS

Parish Site Address	Proposal	Application No.
Land at Priors Court Farm Church Street, West Hanney	Erection of six dwellings (resubmission). <i>Recommendation: to grant planning permission subject to a s106 agreement and conditions.</i>	P13/V0631/FUL
61 Oxford Road, Abingdon	Subdivision of the main house and the former garage structure at 61 Oxford Road to create two detached family homes complete with garage/car ports and private gardens <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V1454/FUL
5 The Garth Botley	Proposed two storey side extension and single storey/rear extensions. (Re-submission of refused application P12/V2559/HH) <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V0924/HH
Leafield Care Home 32A Springfield Drive, Abingdon	Extension of time limit to planning permission P10/V0927 <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V1388/EX
5 Larch Close Southmoor	Extension to front of property <i>Recommendation: to grant planning permission, subject to conditions.</i>	P13/V1579/HH
Dallas Westbrook Street, Blewbury	Demolition of existing bungalow and erection of 1 no. detached dwelling, a pair of semi-detached dwellings, with associated parking, turning, landscaping and improvements to existing access arrangements <i>Recommendation: to grant planning permission, subject a further consultation period and subject to conditions</i>	P13/V1000/FUL
Thames Valley Police, Police Station Church Street, Wantage	Demolition and rebuild of boundary wall on new alignment in matching materials <i>Recommendation: to grant listed building consent, subject to conditions.</i>	P13/V1044/LB

Agenda Item 10

Vale of White Horse District Council – Committee Report – 04 September 2013

APPLICATION NO.	P13/V0631/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	27.3.2013
PARISH	WEST HANNEY
WARD MEMBER(S)	Matthew Barber
APPLICANT	Mr Alan Cottrell
SITE	Land at Priors Court Farm Church Street West Hanney Wantage, OX12 0LW
PROPOSAL	Erection of six dwellings (resubmission).
AMENDMENTS	Received 19.08.13
GRID REFERENCE	440445/192740
OFFICER	Laura Hudson

1.0 INTRODUCTION

1.1 This application relates to land at Priors Court Farm, West Hanney. The site forms a small level paddock located on the southern edge of the village contained by mature hedgerows on all sides and adjacent to the existing residential area on the northern and western site boundaries. The eastern site boundary lies adjacent to an access track which provides a secondary access to Priors Court Farm.

1.2 The site is outside the village conservation area but falls within the lowland vale as defined on the local plan proposals map. The access track also serves as a public right of way.

1.3 The application comes to Committee due to an objection from West Hanney Parish Council and nine letters of objection have been received from local residents.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of six dwellings accessed from the adjacent access to the farm. The application has been submitted to address the Councils five year supply deficit.

2.2 The proposed dwellings would be arranged around a central courtyard taking on the appearance of a former converted farmyard with barn style dwellings of traditional proportions and single storey projections. The properties consist of three five bedroom dwellings, one four bedroom dwelling and two two bedroom units.

2.3 The access track would be widened for a short section adjacent to the site to 4.8 metres to enable vehicles to pass. The proposal also includes improvements to the visibility splays where the access track meets Church Street.

2.4 The application includes two affordable dwellings which equates to 40% as required by Policy H17.

2.5 The proposal includes off street parking within the site for all the dwellings providing four spaces for the four and five bedroom houses and two spaces for the two bedroom houses.

2.6 A previous application for four dwellings on the site was withdrawn due to concerns over the design, layout, lack of affordable housing and lack of improvements to the site access.

2.7 Extracts from the application drawings are **attached** at Appendix 1.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 West Hanney Parish Council – Objects “primarily on the grounds of safety. Access to the development is via a very narrow road where there is no room for passing vehicles and the route is also designated a footpath. Furthermore we are concerned about the impact of the development on flooding, in particular the proposed development land and Church Street itself already experience significant standing water during periods of heavy rain.”

Highways Liaison Officer (Oxfordshire County Council) - No objections. Previous concerns on the withdrawn scheme have been addressed by widening the lane adjacent to the site and improving visibility onto Church Street. Sufficient levels of parking and appropriate turning space are proposed within the development. Conditions recommended.

Conservation Officer Vale – The scheme contains a variety of dwelling sizes and styles and has been designed to resemble a traditional farm courtyard, a design solution appropriate to the sites location. Would prefer not to see a gated access to the development. Recommend planning permission subject to conditions in relation to details and materials.

Landscape Architect - Vale of White Horse DC – The site is located in the Lowland Vale which seeks to protect the long open views within or across the area. The site would be predominantly viewed from the local footpath network to the south and would be seen in the context of the existing housing and building which are located to the north. Whilst there would be a local visual impact this would not justify refusal.

Countryside Officer(South Oxfordshire & Vale of White Horse) – The main habitat on the site is grassland which is of poor quality and would not be classified as a priority habitat. The loss of the small section of hedgerow to facilitate the access is not significant. The Walnut tree may be suitable for roosting bats and contains several woodpecker holes however it is shown to be retained. An informative is recommended in relation to the need for a licence if bats are affected by the development.

Forestry Officer (South Oxfordshire District Council) – Initial request for a full tree survey. This has been carried out and shows that the removal of a section of hedgerow and some trees will have a limited impact. Concerns over the proximity of plot 4 to the Walnut tree and amended plans are awaited to address this concern. An update will be provided at the meeting.

Thames Water Development Control - No objections.

Drainage Engineer (Vale of White Horse District Council) – No objections subject to standard conditions requiring further details.

Housing Dev. (South Oxfordshire & Vale of White Horse DC) - No objections. The scheme provides 40% affordable and the proposal for two bedroom units is appropriate. A S106 Agreement should be entered into to secure the provision.

Waste Management Officer (District Council) - No objections. Contributions of £170 per units for bin provision – total requirement £1020.

Provision of street name plates – contribution required of £213.60 (including

installation.)

Nine letters of objections have been received from neighbouring properties raising the following concerns:

- Concerns over increase traffic given the narrow lane from the Green to the Church.
- The field floods therefore concerns over where the water will go once the houses are built.
- Church Street floods and the proposal will add to this.
- The village cannot take any more houses.
- The school is filled to capacity.
- Public transport in the area is poor.
- The Highway Officer objected to the previous application.
- The access lane is not wide enough for two vehicles to pass.
- The access lane is a public footpath and additional use will be dangerous.
- The proposal will increase the village boundary – all development should be within the village boundary.
- The field is regularly used by wildlife.
- The sewage system cannot cope with additional dwellings.
- The proposal would result in the loss of peace and tranquillity to the area.
- The number of houses proposed in the village far exceeds the number set out in the IHSP (this is no longer relevant).

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1910/FUL](#) - Withdrawn (04/02/2013)
Erection of four dwellings.

[P10/V0390](#) - Approved (21/04/2010)

Demolition of existing modern farm buildings. Conversion and alteration of existing timber framed barn to form a 5-bed dwellinghouse. Conversion of existing open-fronted cartshed to form a garage and store. Conversion of part of existing covered walkway to provide a garden room. Erection of new stone boundary walls to demarcate garden areas to north and south of proposed dwelling.

5.0 **POLICY & GUIDANCE**

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

Policy H13 lists West Hanney as one of the smaller villages in the district suitable for new residential development on sites capable of accommodating not more than four small dwellings within the built-up area of the village.

Policy GS2 indicates that outside the built-up areas of settlements new building will not be permitted unless it is on land identified for development or is in accordance with other specific policies.

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 DC6 requires hard and soft landscaping to protect and enhance the visual

amenities of the site and surroundings and to maximise nature conservation and wildlife habitat creation.

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

Policy H17 requires 40% provision of affordable housing for schemes of more than five dwellings in villages.

Policy NE9 refers to development in the Lowland Vale stating that it will not be permitted if it would have an adverse impact on the landscape particularly the long open views across the area.

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.

Paragraphs 47 – 49 require local planning authorities to identify a five year supply of housing sites. Where this cannot be demonstrated relevant local plan policies for new housing development should not be considered up-to-date until the shortfall is rectified.

5.3 The *Residential Design Guide* was adopted in December 2009. This sets out minimum distances between properties in order to protect residential amenity. Guidance is also provided on good site layouts recommending courtyards as providing defensible space and relating well to existing development by not backing immediately onto it. The guidance also recommends development responds to its setting and provides examples of details found in the local area which can be incorporated into the development including appropriate materials.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in determining this application are: i) The principle of the proposed development in this location in relation to planning policy; ii) the design of the proposed development and its landscape and visual impact; iii) impact on neighbouring properties; iv) access and highway safety considerations; and v) drainage issues.

6.2 *Principle of the proposed development*

The site currently consists of undeveloped paddock land located to the south of the main built-up area of the village. Although the site is visually well contained and relates well to the existing settlement pattern with residential development on two sides, the land falls clearly beyond the existing built up area of the village and is considered to form part of the open countryside in planning terms. The proposal is therefore contrary to policies H12, GS1 and GS2 of the adopted local plan.

6.3 However, the council does not currently have a five year supply of housing land, as required by paragraphs 47 – 49 of the NPPF. Where the council does not have a five year supply of housing land, the relevant local plan housing policies, including policies H12, GS1 and GS2, are not wholly consistent with the NPPF and, therefore, hold limited weight. The NPPF makes clear that, where the development plan is absent, silent or the relevant policies out of date, planning permission should be granted unless

any adverse impacts would demonstrably outweigh the benefits of the proposal. The proposed development, therefore, must be considered on its site specific merits and, in particular, whether it constitutes a sustainable form of development as defined in the NPPF.

6.4 West Hanney is classified as a smaller village within the adopted local plan and the more recent village hierarchy assessment on the basis that the village itself has very limited services and facilities. However, the village is located a short walk from East Hanney, a large village with a range of facilities including a shop and school located in close proximity to West Hanney. The NPPF encourages sustainable development in rural areas including where there are groups of smaller villages where development in one village may support services in a village nearby (para 55). On this basis it is considered that a proposed development of this scale in West Hanney would be considered sustainable in terms of proximity to local services and facilities when balanced against the shortfall in housing supply.

6.5 *Design and visual impact*

The site currently forms an area of paddock land outside the built-up area of the village. However, the site adjoins existing residential development on two sides to the north and west and is visually well contained on all sides by a mature hedgerow. The site, therefore, is distinctly separate from the more open farmland beyond. The proposed development is relatively low density amounting to only 15 dwellings per hectare and the majority of the surrounding hedgerow in addition to the mature Walnut tree would be retained. This, coupled with its location set against the existing village development, would help reduce its prominence from the surrounding landscape.

6.6 The council's landscape officer considers that the proposal would have a limited impact on the long open views within the lowland vale and that refusal on landscape grounds could not be justified.

6.7 In terms of design the proposed dwellings would be arranged around a central courtyard emulating a former farmyard to reflect the sites rural setting. The maximum height of the proposal is two storeys with single storey projections to provide some articulation and reduce the overall scale when viewed from the wider area.

6.8 The previous application for four dwellings proposed a much more suburban layout which was criticised by the Architects Panel who suggested a more rural form such as a courtyard, hence the current proposal.

6.9 *Impact on residential amenity*

The closest existing dwellings to the site are located to the north fronting Church Street with relatively long gardens backing onto the site. Plots 1 and 6 are located at right angles to the site boundary although the subservient element to plot 6 runs parallel to the boundary. Plot 6 is approximately 30 metres away from the rear wall of the neighbouring properties and Plot 1, 38 metres so well in excess of the minimum distance set out in Council Design Guidance.

6.10 Plot 6 backs on to the neighbour to the west of the site, however this neighbouring property sits in a generous curtilage and there is a mature hedgerow along the common boundary. The rear of plot 6 sits around 13 metres from the boundary which is considered acceptable.

6.11 The proposal is considered acceptable in residential amenity terms and complies with

Policy DC9 of the adopted Local Plan which is fully consistent with the NPPF and the adopted residential design guide.

6.12 *Highway safety*

The site would be accessed via the existing farm track with some improvement to meet the requirements of the County Engineer. The improvements include greater visibility splays where the access meets Church Street facilitated by removing the hedge to the east. In addition the proposal includes widening the access on land within the applicants ownership adjacent to the site to allow for vehicles to pass each other. Whilst a 48 metre section running between Hainwood and Sunrise Cottage would remain as existing, the County Engineer has raised no objections given the relatively small number of additional traffic movements created by the proposal and the other improvements proposed.

6.13 Within the site, the houses would be arranged around a central courtyard from which off street parking would be provided for each dwelling. The two bedroom units would each have a car port space with additional space in front, the four bedroom unit has a double car port with two spaces in front and the five bedroom properties would all benefit from a double car port and two spaces in front. The parking provision more than meets County Standards for this location and there is sufficient turning within the courtyard.

6.14 Concern has been raised over pedestrian safety given the public footpath status of the access, however, again the County Engineer is satisfied the proposal would not result in pedestrian and vehicle conflict given the relatively modest nature of the development.

6.15 The proposal is therefore considered to comply with adopted Policy DC5 which is fully consistent with the NPPF.

6.16 *Drainage*

Concern has been raised over the surface and foul water drainage and the impact on existing flooding problems in the area. The site is not classified as an area at risk of flooding therefore the Environment Agency have not commented on the application. However the Council Drainage Engineer has raised no objections subject to the submission of further details by condition to ensure that the site is effectively drained and does not lead to flooding elsewhere. In addition Thames Water has raised no objections in relation to capacity in the local area to cater for an additional six dwellings both in terms of foul drainage capacity and water supply. Refusal on these grounds could not therefore be justified.

6.17 *Ecology*

Concerns have been raised over the impact of wildlife on the site however the Councils ecologist has confirmed that the site is not priority habitat. Whilst the Walnut tree has some ecological value this is proposed to be retained and an informative is recommended to ensure that bat roosting areas are not affected.

6.18 *Contributions and deliverability*

The application includes 40% affordable housing in accordance with local plan policy H17 and the applicants have agreed to provide the bin and street naming contributions. Given the small scale nature of the development, the County Council have not requested any contributions to education or other county services and facilities. The site is deliverable and, therefore, would help contribute to the current housing land

supply shortfall. A one year permission from the date of the decision is recommended to ensure the development is delivered quickly.

7.0 **CONCLUSION**

7.1 It is accepted that the application does not accord with the development plan, however in light of the current housing land shortfall the proposal has to be assessed against the NPPF. The proposed development lies adjacent to the existing built-up area of the village and has been designed to have a limited impact on the character of the area. The facilities of East Hanney, one of the larger villages in the District, are within easy reach of the proposed development.

7.2 It is considered that the proposal constitutes a sustainable form of development within the definition of the NPPF, and the housing can be delivered quickly to help address the current housing land shortfall.

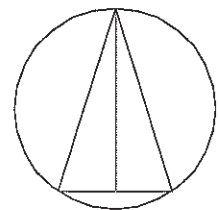
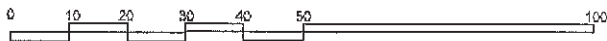
8.0 **RECOMMENDATION**

It is recommended that planning permission is granted subject to a S106 agreement to secure the affordable housing and contributions to bin provision and street naming, and subject to the following conditions:

- 1 : TL1 - time limit - full application (full)
- 2 : Approved plans
- 3 : HY2[I] - access in accordance with specified plan(f)
- 4 : HY7[I] - car parking in accordance with plan (full)
- 5 : HY11[I] - turning space in accordance with specified plan (full)
- 6 : LS1 - landscaping scheme (submission) (full)
- 7 : LS2[I] - ;andscaping scheme (Implement) (full)
- 8 : LS4 - tree protection (full)
- 9 : MC2 - materials (samples) (full)
- 10 : MC9 - building details to be submitted (full)
- 11 : MC24 - drainage details (surface and foul) (full)
- 12: Sustainable drainage system deteails to be submitted
- 13 : RE6 - boundary details to be submitted (details not shown)(full)
- 14 : RE17 - slab Levels to be submitted (dwellings) (full)

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

P13/VO631/Full APP1 - 1 of 7
 PRIORS COURT FARM



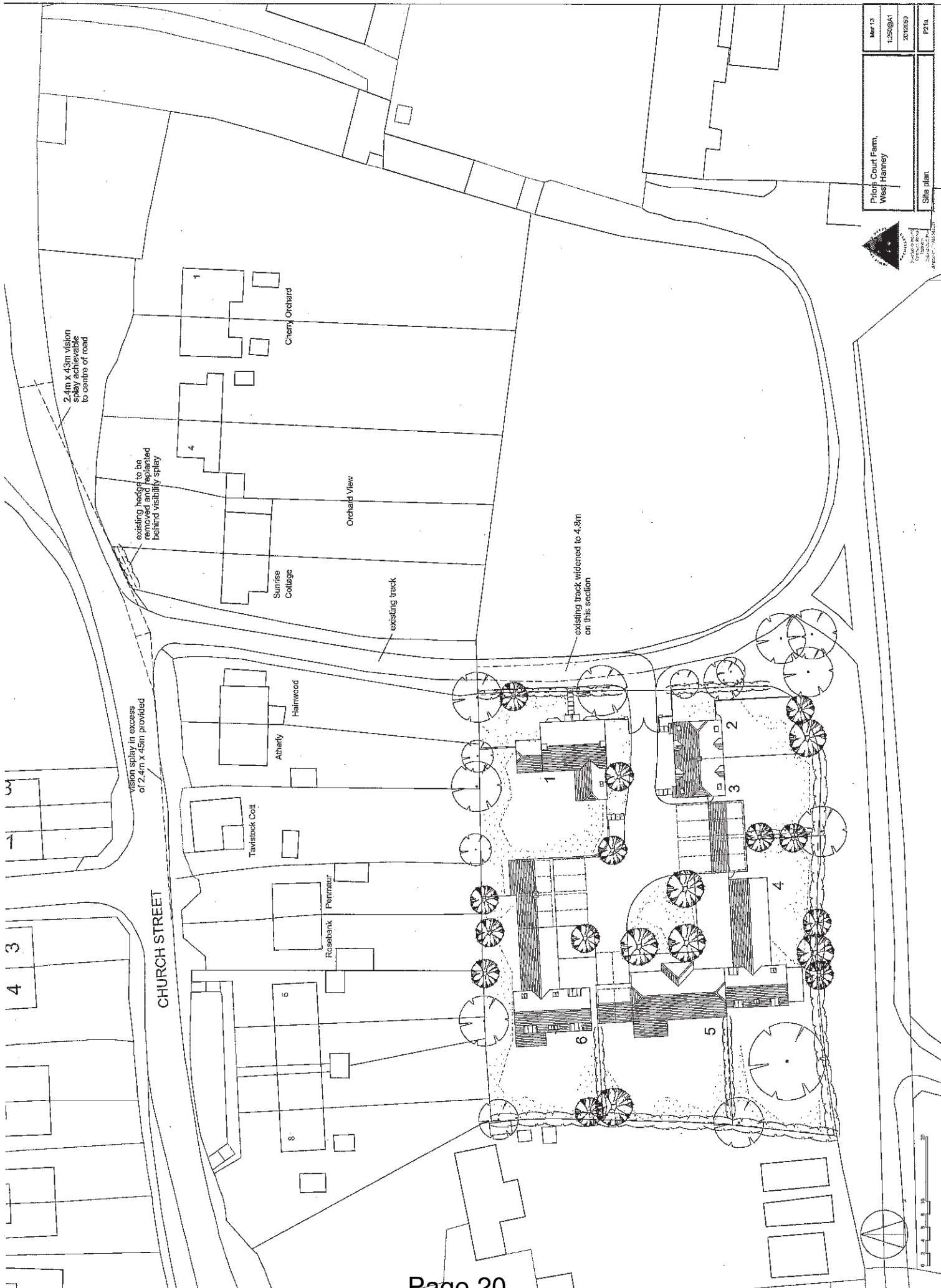
Rochester House,
 Eynsham Road,
 Formoor,
 Ox'ore OX2 9NH
 Telephone: 01865 861281

Priors Court Farm,
 West Hanney

Aug 2012
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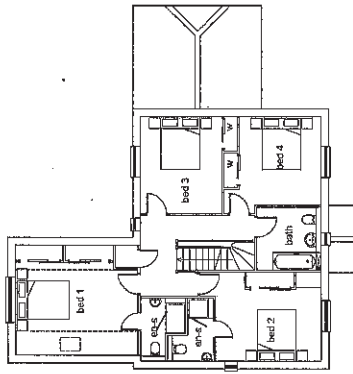
Site location plan

P06

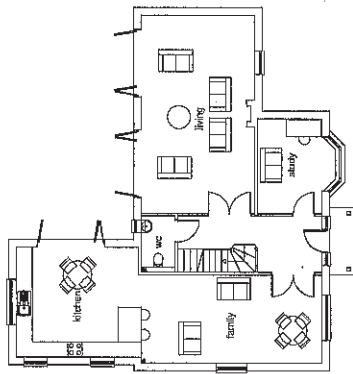


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Prior Court Farm, West Hanney			
Site plan			

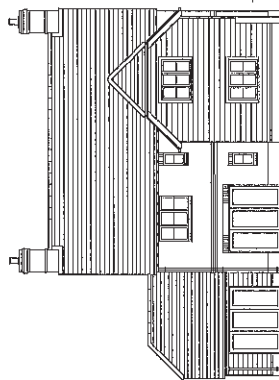




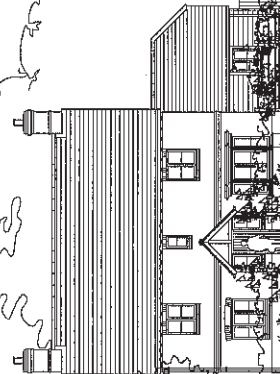
plot 1 - first floor plans



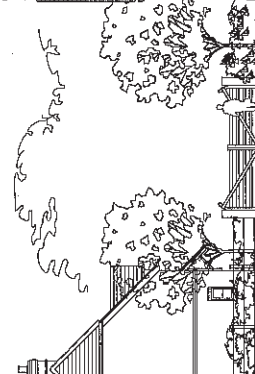
plot 1 - ground floor plans



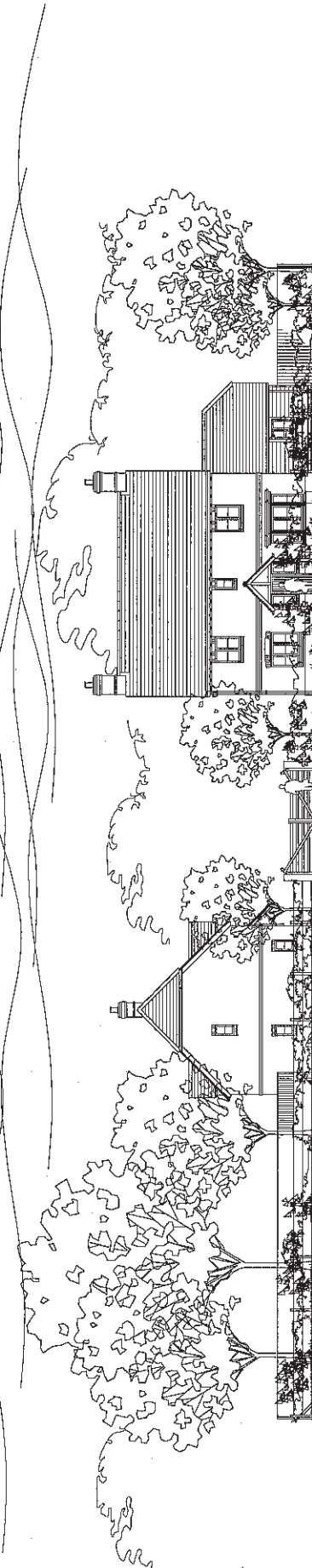
plot 1 - west elevation
the farmhouse



plot 1 - front elevation
the farmhouse



plot 4 - right side elevation
the cottages



elevation from lane

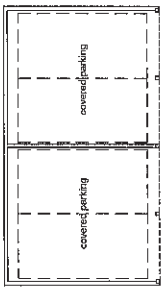


Prison Court Farm,
West Hanney

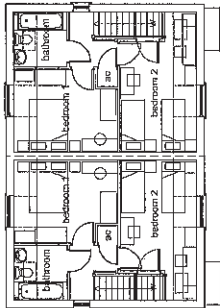
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11/10/2011
2012/2011

Plans and elevations
7/22

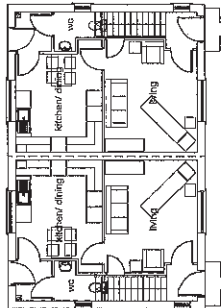
Architectural Design
Prison Court Farm,
West Hanney,
Warwickshire,
CV35 9EF



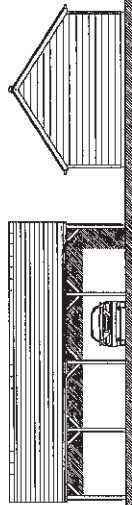
plan covered parking, plots 2-4



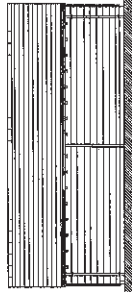
plot 2&3- first floor plans



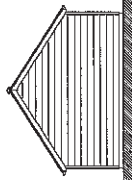
plot 2&3- ground floor plans



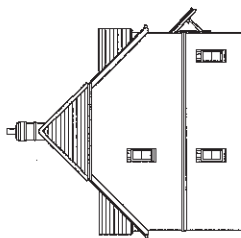
front elevation covered parking, plots 2-4



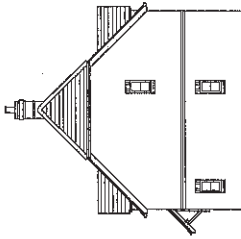
south elevation



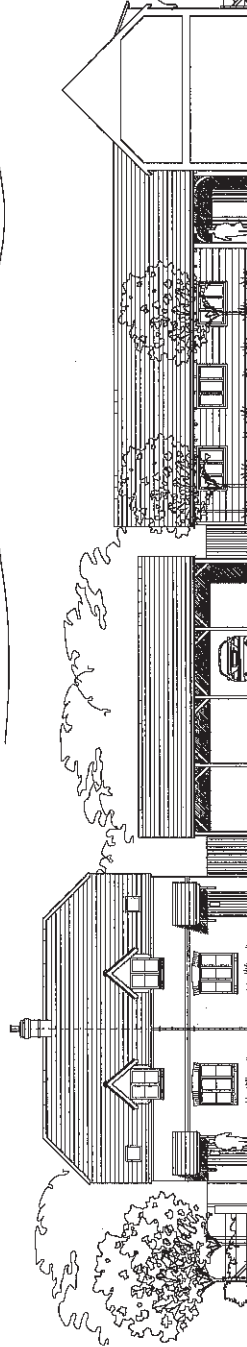
west elevation



plots 2&3- east elevation the cottages



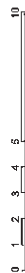
plots 2&3- west elevation



plots 2&3- front elevation the cottages

section through site - facing south

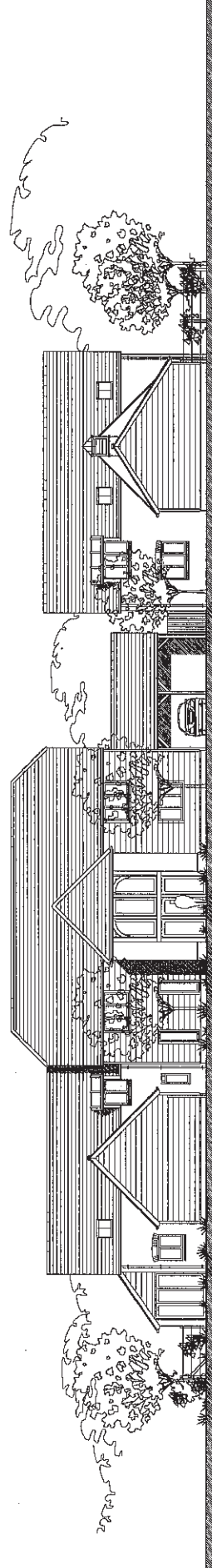
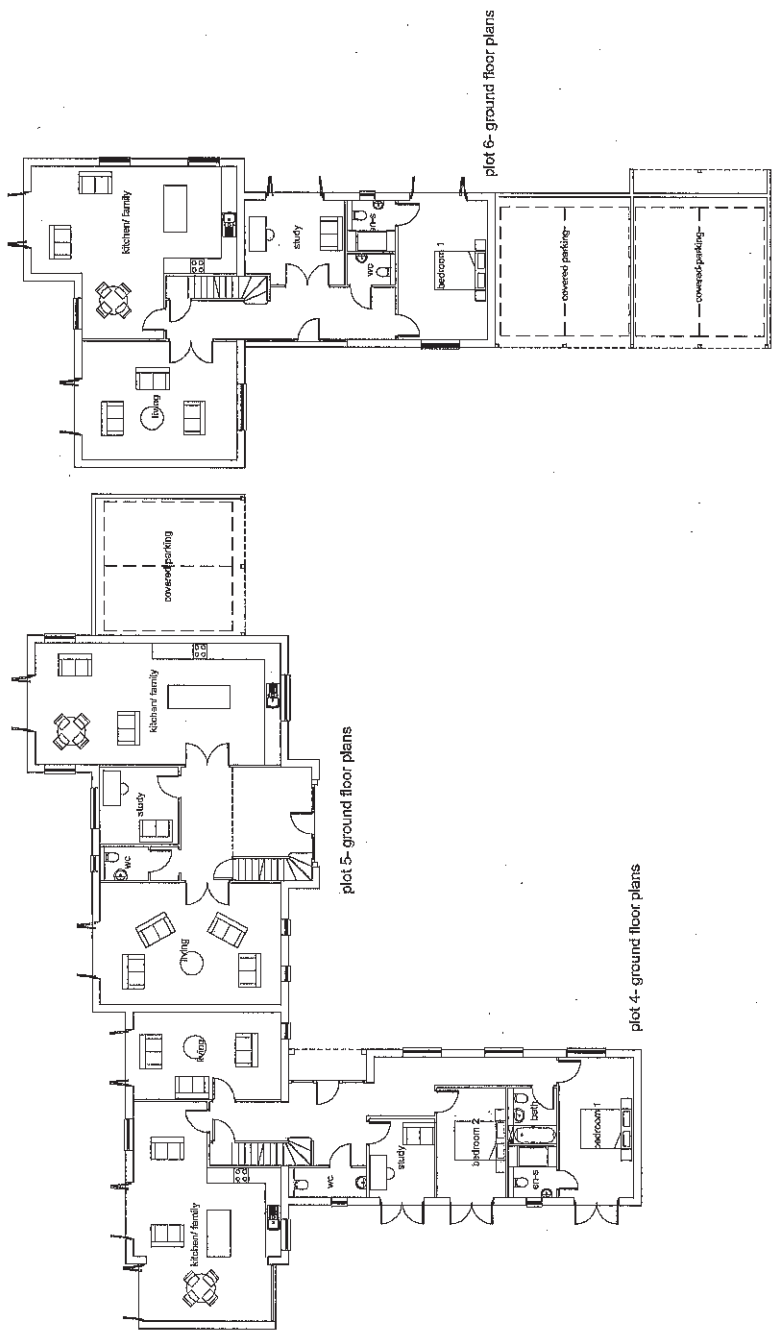
plot 4- front elevation the barns



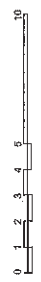
Praxis Architects
Praxis Court Farm,
West Hanney

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Plans and elevations



section through site - facing west

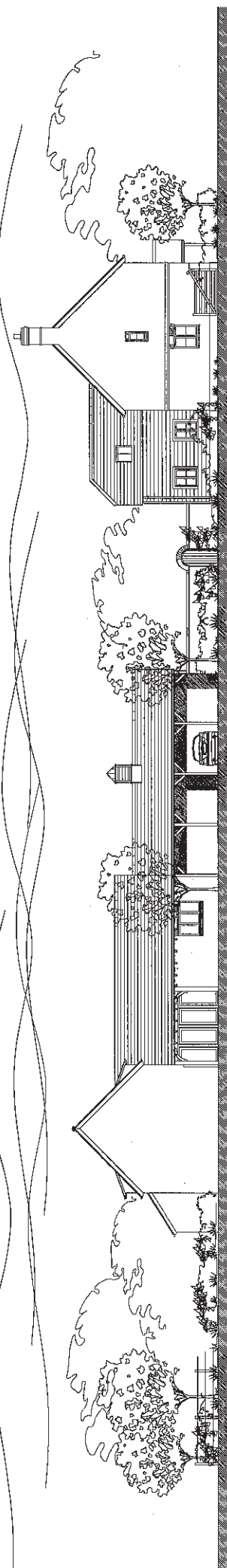
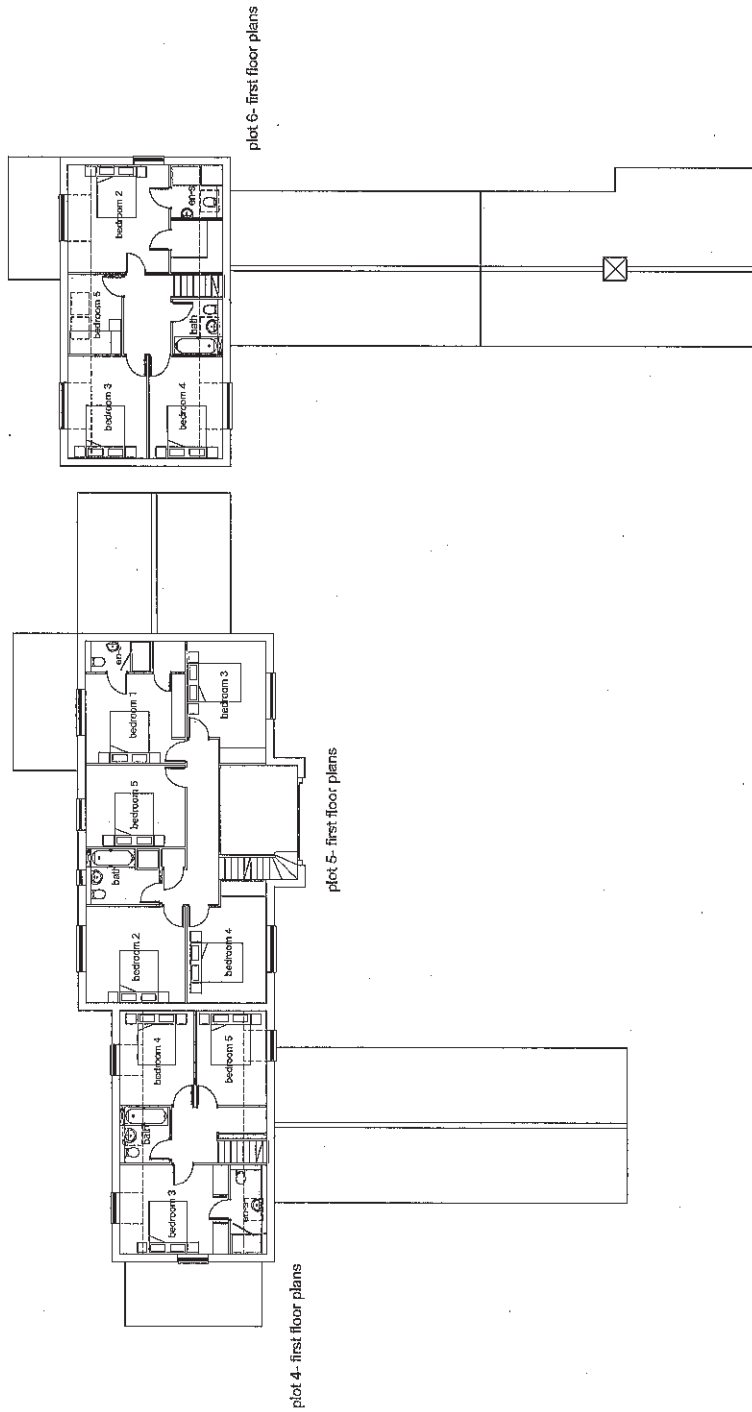


Priors Court Farm,
West Hamney

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Plans and elevations

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2013/05/07
P24a



plot 1 - south elevation
the farmhouse

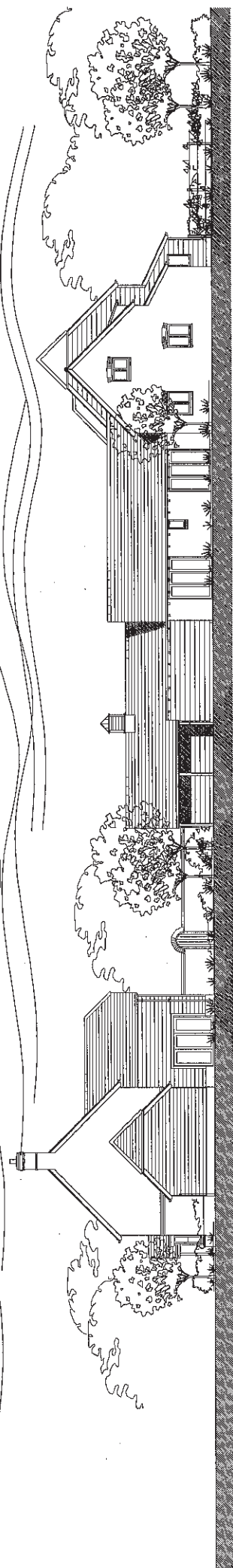
plot 6 - front elevation
the barns

section through site - facing north



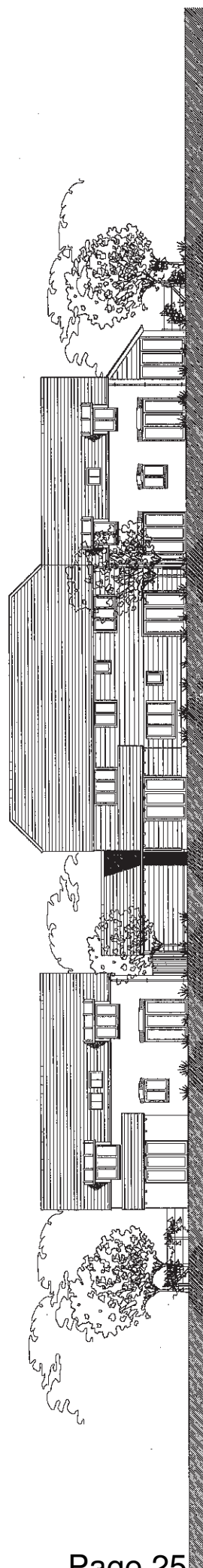
PricewaterhouseCoopers
 1500 West 10th Street
 Suite 200
 West Hamney, WA 98154

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2012650		
Plans and elevations		



plot 1 - north elevation
the farmhouse

elevation from north

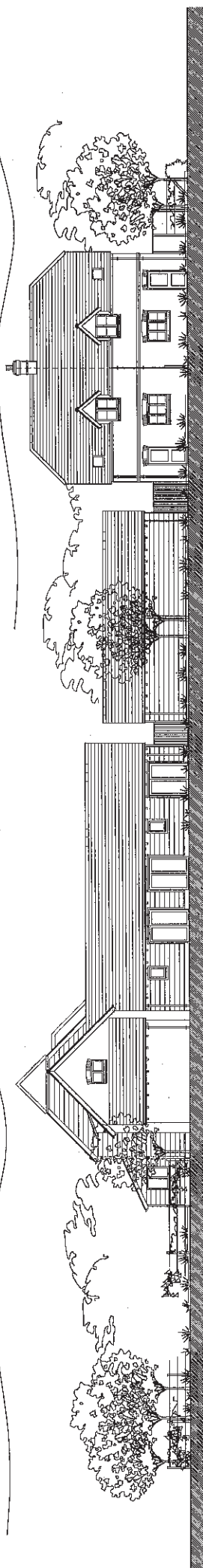


plot 4 - west elevation

plot 5 - west elevation

plot 6 - west elevation
the barns

elevation from west



plots 2&3 - south elevation
the barns

plot 4 - south elevation
the barns

elevation from south



Priors Court Farm,
West Hamney

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Plans and elevations

Agenda Item 11

Vale of White Horse District Council – Committee Report – 4 September 2013

APPLICATION NO.	P13/V1454/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.7.2013
PARISH	ABINGDON
WARD MEMBER(S)	Angela Lawrence Helen Pighills
APPLICANT	Mr Ian Burles
SITE	61 Oxford Road Abingdon, OX14 2AA
PROPOSAL	Subdivision of the main house and the former garage structure at 61 Oxford Road to create two detached family homes complete with garage/car ports and private gardens (As amended by Drawing No: 13022-P01 Revision A and Tree Survey Report accompanying agent's email of 18 July 2013).
AMENDMENTS	One - As above
GRID REFERENCE	450358/198245
OFFICER	Mr Peter Brampton

1.0 INTRODUCTION

- 1.1 No.61 Oxford Road is a large detached dwelling set well back from the street frontage. It is accessed via an existing drive in the northwestern corner of the site. The property currently benefits from a generous rear garden, although there is an extant planning permission for the erection of a detached dwelling on the easternmost part of the site. A location plan is **attached** at appendix 1.
- 1.2 Next to No.61 is a large link-attached garage. The plans provided demonstrate this garage has been converted into two flats, a 1-bed and a 2-bed. No planning permission has been granted for this conversion, but the works have become lawful through the passing of time.
- 1.3 The site sits on higher ground to the street, with a gentle west to east upwards gradient evident across the site. The house itself is of red brick construction under a plain clay tiled roof. It is two-storey with a hipped roof structure on a north-south axis, with gabled projections to east and west. The garage is a more modern brick and tile structure, under a pitched roof.
- 1.4 It is important to note that No.59, immediately south of the site, is a comparable building in age, design and materials. This site has recently benefited from the erection of a detached dwelling on its rearmost part, in a similar arrangement to that approved here.
- 1.5 The application comes to committee as Abingdon Town Council objects to the proposal.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for the removal of the single storey link between the house and garage to allow the creation of two detached family homes. The main house will be a 5-bed dwelling, whilst the garage will be a 3-bed dwelling. Each building will benefit from single storey rear extensions, whilst a single storey front extension to the garage is proposed. Each property will have a private garden to the rear. To the front, two detached garages will provide parking for the new dwellings.

2.2 The proposed extensions and garaging are faced with a combination of vertical weather boarding, brickwork and glazing underneath a flat roof. The garaging will have a sedum roof.

2.3 Extracts from the applications plans are **attached** at appendix 2. Documents submitted in support of the application, including the design and access statement, are available on the council's website

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Abingdon Town Council** – Recommends refusal – *“The committee considered that the proposed development represented an overdevelopment of the property which would harm the character of the surrounding area and also that the proposed development would not provide adequate living accommodation for those residing in the units. Consequently, the application was in contravention of Saved Policy H14 (Sub-division of dwellings) of the...Local Plan 2011.”*

3.2 **Neighbour Representations** – None received

3.3 **Highways Liaison Officer (Oxfordshire County Council)** - No objections subject to conditions relating to garage accommodation being retained, access, parking and turning.

3.4 **Waste Management** – General comments on the council's waste collection contract provided

3.5 **Forestry Team** – Views to be reported to the planning committee as a verbal update

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1708/FUL](#) - Approved (13/09/2012)

The application is for a new two storey family dwelling and alterations to No.61 Oxford Road.

[P12/V0997](#) - Approved (18/06/2012)

Erection of a family dwelling on land to the rear of No. 61 Oxford Road and new vehicular access. Demolition of a single storey side extension to existing dwelling.

[P11/V1255](#) - Refused (27/03/2012)

Erection of a family dwelling on land to the rear of No. 61 Oxford Road and new vehicular access.

[P11/V0006](#) - Refused (17/03/2011) - Refused on appeal (17/01/2012)

Erection of two dwellings within land to the rear of No. 61 Oxford Road and new vehicular access. (Re-submission)

[P10/V0904](#) - Refused (08/07/2010)

Erection of two new dwellings and sub-division of the existing site. (Land rear of 61 Oxford Road)

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

GS1 - Developments in Existing Settlements

DC1 - Design

DC5 - Access

DC6 - Landscaping

DC9 - The Impact of Development on Neighbouring Uses

H10 - Development in the Five Main Settlements

The National Planning Policy Framework (NPPF)
Residential Design Guide – 2009
Sustainable Design and Construction – December 2009

6.0 **PLANNING CONSIDERATIONS**

Principle of development

- 6.1 Policy H10 confirms that the principle of residential development within the built up limits of Abingdon is acceptable. This is provided the character of the area is preserved and there is no loss of facilities.

Character and appearance

- 6.2 Policy DC1 of the Local Plan states that development will be permitted provided that it is of high quality and inclusive design. The layout, scale, mass, height, detailing, materials and relationship to adjoining buildings should not adversely affect those attributes that make a positive contribution to the character of the locality. Policies DC5, DC6 and DC9 seek to ensure that all new development is acceptable in terms of highway safety, include hard and soft landscaping measures and does not cause harm to the amenity of neighbours.
- 6.3 Section 4.2 of the adopted Residential Design Guide states the key factor in the subdivision of plots is that the sites context should dictate the approach for designing and laying out the new buildings. New buildings need to fit comfortably within the street, and there should be a positive relationship between the built form and the street. Section 4.5 of the guide deals with development in lower density areas, including Oxford Road Abingdon, and confirms that such areas are characterised by residential properties, set in relatively large landscaped grounds. The established form and character of these areas should provide the context for the layout and design. New developments should be set back from the road to respect adjacent building lines and visual gaps that reflect the general character of the immediate area should be retained.
- 6.4 The Town Council contends the scale of this development represents an overdevelopment of the site that has a harmful impact on the character of the area. Officers do not agree with this assessment.
- 6.5 Oxford Road is a main route into Abingdon, and is flanked by traditional frontage housing. Buildings along the road are a variety of single, one-and-a-half, and two-storey dwellings. The linear plots and the parallel siting of dwellings along this part of Oxford Road establish a lower density pattern of development. Mature landscaping screening at the front, with generous rear gardens, is typical of this low-density character.
- 6.6 The application site is typical of the area, with significant planting along the western front boundary provided substantial screening of the front of the main house. The house sits amongst the mature planting, and the site has a verdant suburban character. The ratio of building footprint to plot size is small, even allowing for the substantial link-attached garage.
- 6.7 Officers consider that, if the existing garage was not on the site and had not already been converted to two small flats, the subdivision of this site in the manner proposed here would be unacceptable. The small gap between the two houses is not reflective of the character of the area. In this respect, the proposal is contrary to Section 4.2 of the Design Guide. However, the garage does exist, and does provide two additional residential units on the site. Therefore, the key to assessing this proposal is whether the increase in built form has a material impact on the character of the site and the

surrounding area.

- 6.8 Turning to the garage first, this will remain largely as existing, providing the entirety of the proposed first floor accommodation under the existing roof. The only additions are two single storey flat roof extensions, one to the front and one to the rear, and a small dormer window. Combined, these extensions will add around 31 square metres to the existing structure, which has a footprint of around 60 square metres. Given the low form of these extensions, which are subservient to the main building, officers are satisfied the building can accommodate this level of development. The mature planting fronting the road means that views of the converted garage as a dwelling will be extremely limited from the public realm. Therefore the impact of the increase in scale on the character of the area will be very minor. Moreover, the resultant building will retain the scale and relationship of the existing garage relative to the main house and will not appear out of keeping even when fully converted into a dwelling.
- 6.9 The proposed extensions to the main dwelling are also single storey in nature and do not significantly exceed what could be achieved under permitted development. There is no objection to these elements of the proposal.
- 6.10 Overall, officers are satisfied these proposals do not result in a significant increase in the bulk of either building, particularly given the removal of the existing link between the two. Given this, there is no harm to the character of the area from this proposal, despite the rather close relationship between the two buildings.
- 6.11 The proposal makes use of the deep frontage on the site to erect two detached double garages at the front of each property. Often, forward garages can have a harmful impact on the character of the area, particularly when they break forward of a linear building line such as this. In this instance, officers conclude again that the harm caused does not warrant a refusal of planning permission.
- 6.12 Each garage is a single enclosed bay and a single car port. They reach only 2.7 metres in height, with a sedum roof helping them to blend into the densely planted nature of the site. They project only around 2 metres in front of the adjacent no.63A, which lies to the immediate north, and sit nearly 20 metres back from the front boundary. Thus, the depth of frontage is still generous, and respects the character of the area. For these reasons, officers do not consider the garaging will cause material planning harm.
- 6.13 The proposed site layout provides 174 square metres of private amenity space to the 3-bed dwelling and 252 square metres for the 5-bed dwelling. Whilst these gardens are small, relative to the size of gardens seen elsewhere in the area, officers consider they are acceptable for units of this size and it would be harm to demonstrate any material planning harm. This is another factor in officers' conclusion that this proposal does not represent an overdevelopment of the site.
- 6.14 Overall, officers consider the increase in built form from this proposal is relatively minor and so no material harm to the character of the area will occur. However, given the relatively compressed nature of the development, it is necessary to restrict permitted development rights for future extensions to the two buildings, and outbuildings within their curtilage.

Future living conditions

- 6.15 The second element to the Town Council objection is that the overdevelopment of the site will lead to poor living conditions for the future occupiers of the new houses. As explained above, officers accept that the garden sizes are small relative to the area, but

are still generous for the types of dwellings proposed. Each house will benefit from sufficient amenity space, and this is a key factor in securing good quality living conditions for future occupiers. The two units, by being set on a building line consistent with the area, will enjoy an acceptable level of privacy, not overlooking each other, or being unduly overlooked by neighbours, or the new property to be built at the rear. Overall, officers are satisfied that this proposal will provide acceptable levels of amenity for future occupants.

Relationship to surrounding properties

- 6.16 The proposal will not have a significant impact on the amenity of neighbouring properties. The low level nature of the proposed extensions ensures they will not block undue amount of light to the rear of No.63a to the north, or No.59 to the south. The only window that would allow a direct increase in overlooking of neighbouring land is the dormer window within the converted garage. As this window serves a bathroom, it is reasonable to obscure glaze and fix it shut by condition to preserve the amenity of the occupants of No.63a. With this condition in place, the proposal will preserve the amenity of neighbours.

Highway Safety

- 6.17 With the detached garaging, each house will benefit from appropriate parking. The 3-bed dwelling will benefit from two spaces, whilst the 5-bed will benefit from four, given the extra hardstanding available at the front of the dwelling. The highways liaison officer has identified the overall level of parking provision is acceptable, but that the internal dimensions of the garages are marginally too shallow. This minor increase in size can be accommodated by a condition, which will also ensure the garages are retained for the parking of vehicles.
- 6.18 The site provides adequate turning and manoeuvring space so that cars can enter and exit the site in a forward gear. The existing access will be closed up, and a new access provided in the southern corner of the site. This access was approved as part of the previous application and will provide adequate visibility at the point it meets the public highway. With the recommended conditions in place, this application will have an acceptable impact on highway safety.

Other issues

- 6.19 A detailed tree protection scheme was agreed in respect of the previous application for the new dwelling to the rear, given the proposed new driveway, which runs close to some of the largest trees on site. The retention of these important trees, particularly those on the front boundary, is paramount to the success of this scheme. Previously, the protection of these trees was secured by a pre-commencement condition. The additional building works required to implement this new scheme will largely take place away from the larger trees. Therefore, it is reasonable to carry the same pre-commencement condition across to this new application. A verbal update on the forestry officer's views on this aspect of the proposal will be given to the planning committee.
- 6.20 A pre-commencement condition will cover matters of drainage, including SUDS and ensuring no surface run off water discharges onto the highway. Adequate bin storage is proposed for the front of each dwelling, to meet the requirements of the council's waste contractor.

7.0 **CONCLUSION**

- 7.1 The principle of residential development in this location is acceptable. The proposed alterations and extensions to the main house and garage are acceptable, as they will not have a detrimental impact on the character of the area. The overall amount of

development proposed is not significant and does not represent an overdevelopment of the site. Sufficient parking, turning and manoeuvring space will be provided for the new dwellings, which will not have a detrimental impact on neighbouring amenity. The future occupiers of the houses will enjoy a good level of amenity and privacy. The retention of the mature planting within the site, particularly along the front western boundary, is vital and will be secured by condition. Accordingly, subject to the recommended conditions, the proposal complies with relevant local and national planning policy and guidance

8.0 **RECOMMENDATION**

Grant Planning Permission subject to:

- 1 : Commencement Three Years
- 2 : planning condition listing the approved drawings
- 3 : Materials as per plan
- 4 : Boundary Details to be agreed
- 5 : Access, Parking & Turning in accordance with plan.
- 5 : Existing Access to be closed
- 6 : Garage Accommodation to be retained
- 7 : Tree Protection to be agreed
- 8 : Drainage Details to be agreed
- 9 : Restriction on permitted development – extensions, roof extensions and outbuildings
- 10 : North facing first floor window on garage to be obscure glazed and fixed shut

Author: Peter Brampton
Contact Number: 01491 823751
Email: peter.brampton@southandvale.gov.uk

P13/V1454/FUL APPENDIX 1
61 Oxford Rd



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Application No. P13/V1454/FUL

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Page 32



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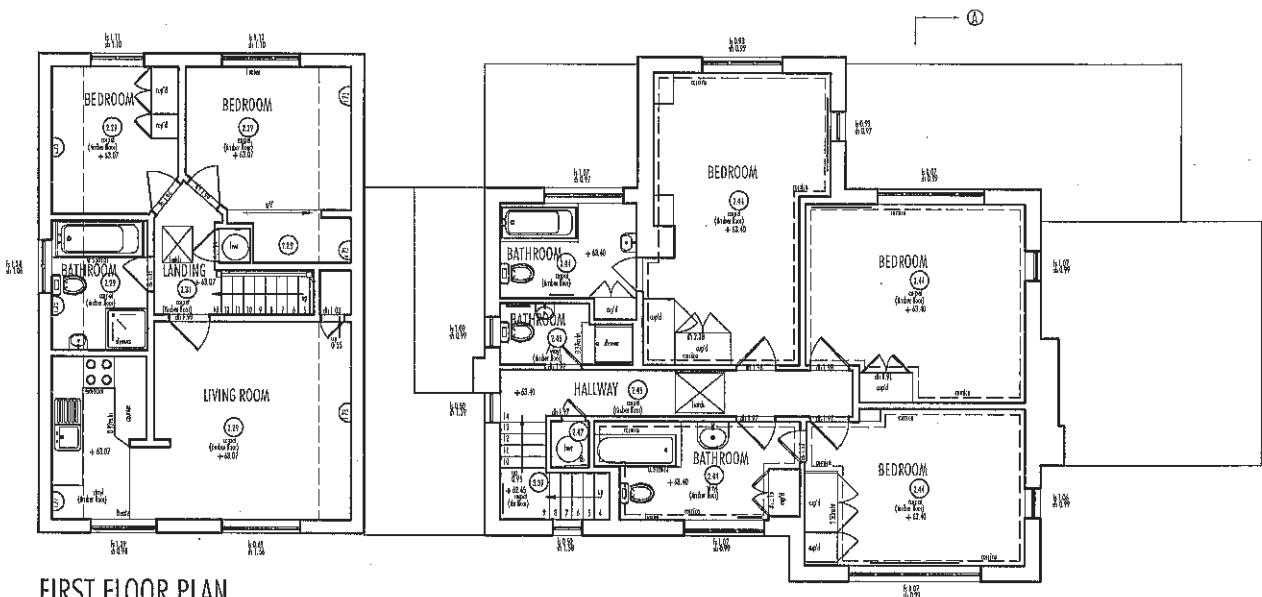


○ - trees to be removed

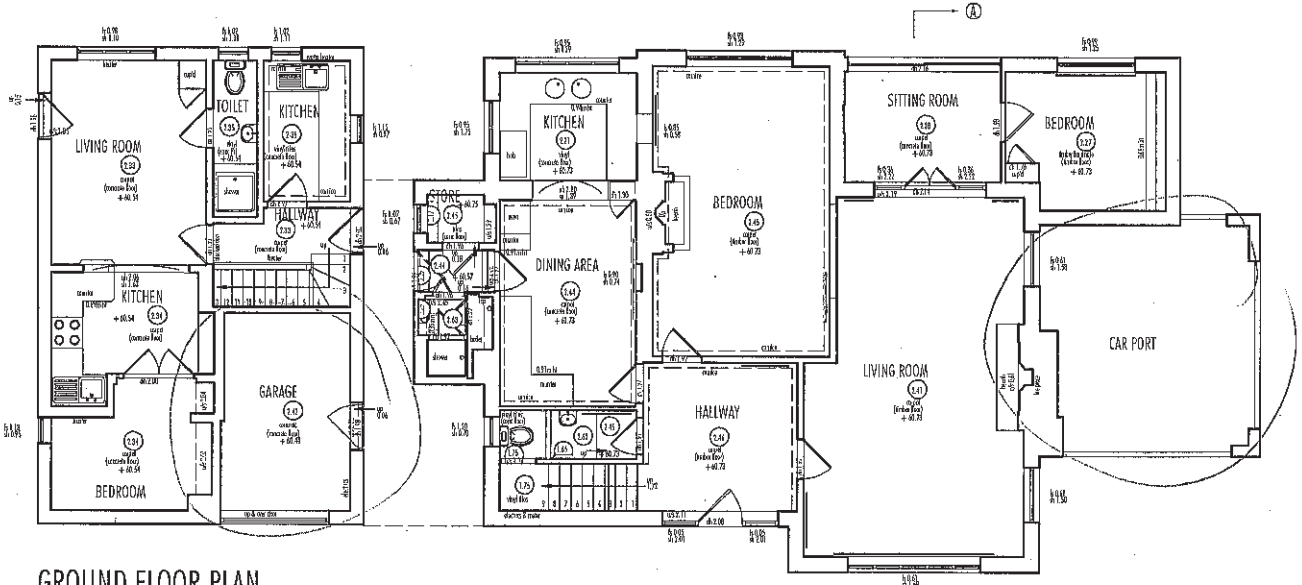
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 Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations.
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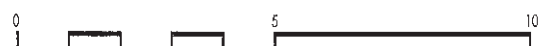
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FIRST FLOOR PLAN

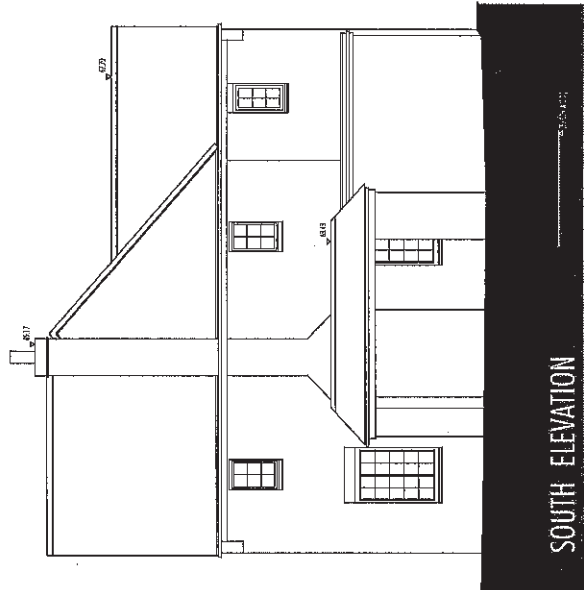
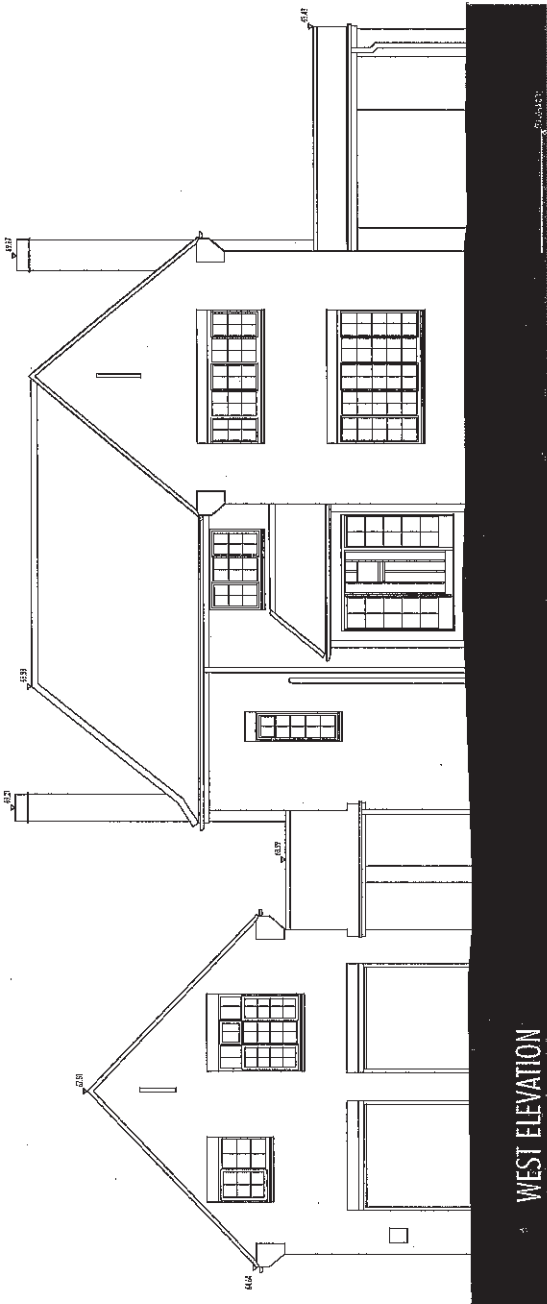


GROUND FLOOR PLAN



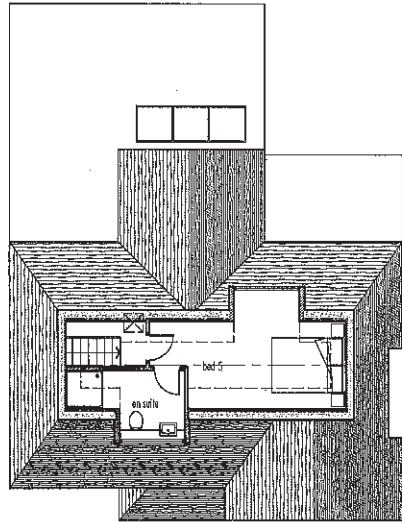
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The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936		scale 1:100@A3	client MR I BURLES
PROJECT PROPOSED SUB-DIVISION, EXTENSION & ALTERATIONS TO 61 OXFORD ROAD, ABINGDON, OXFORDSHIRE		date MAY '13	drawing FLOOR PLANS AS EXISTING
		drawn GF	no. T3022-SU01
		job 13022	rev /

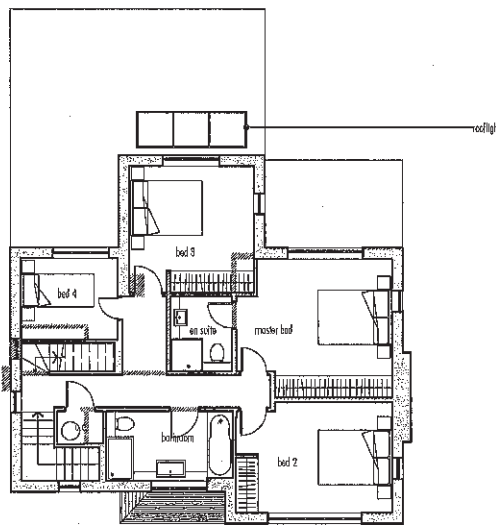


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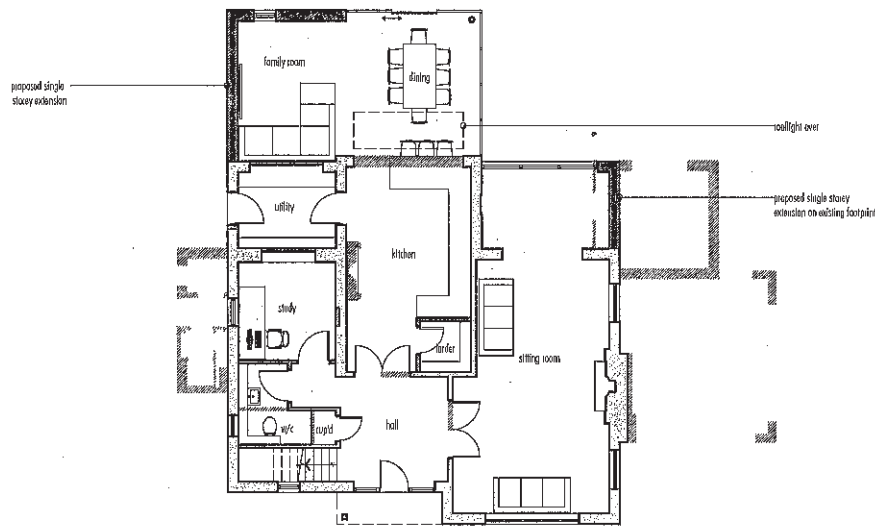
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

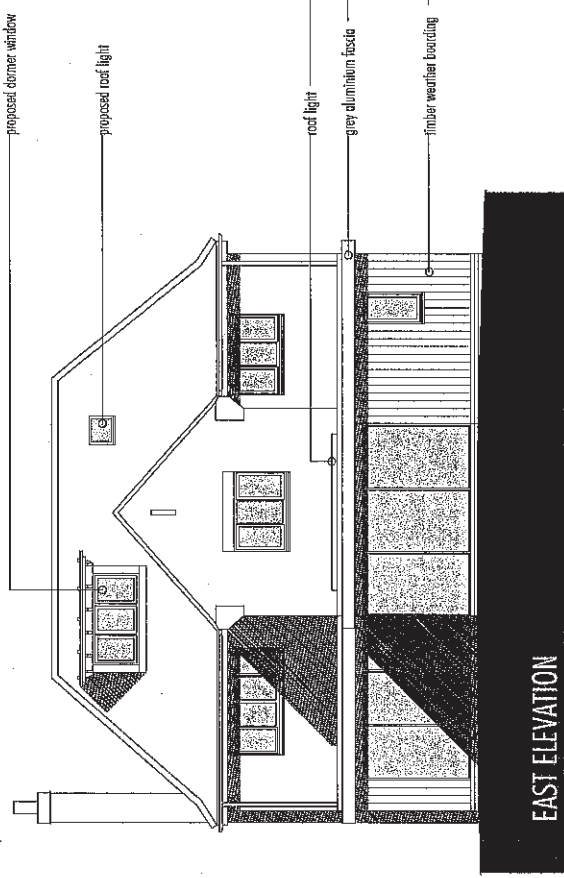
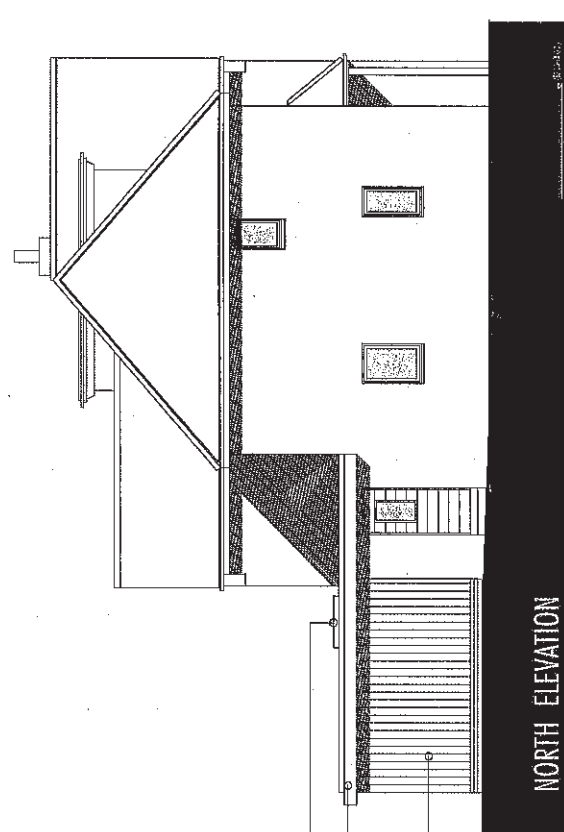
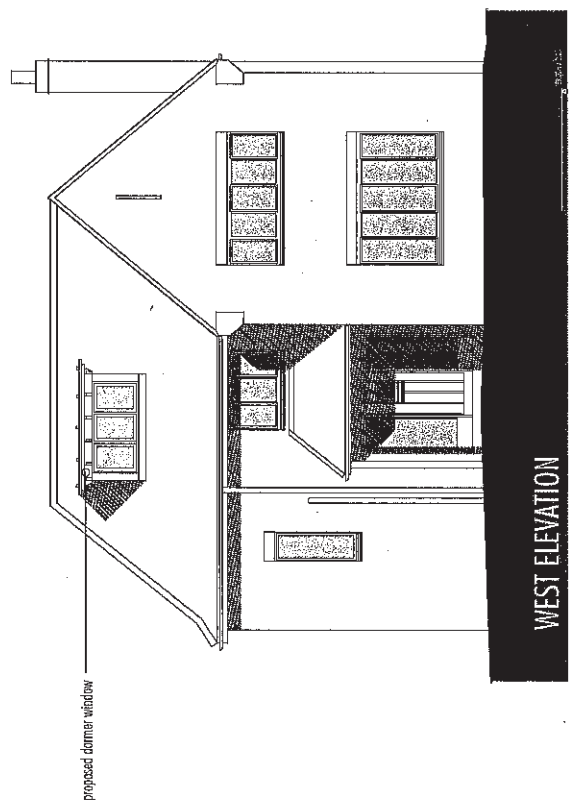
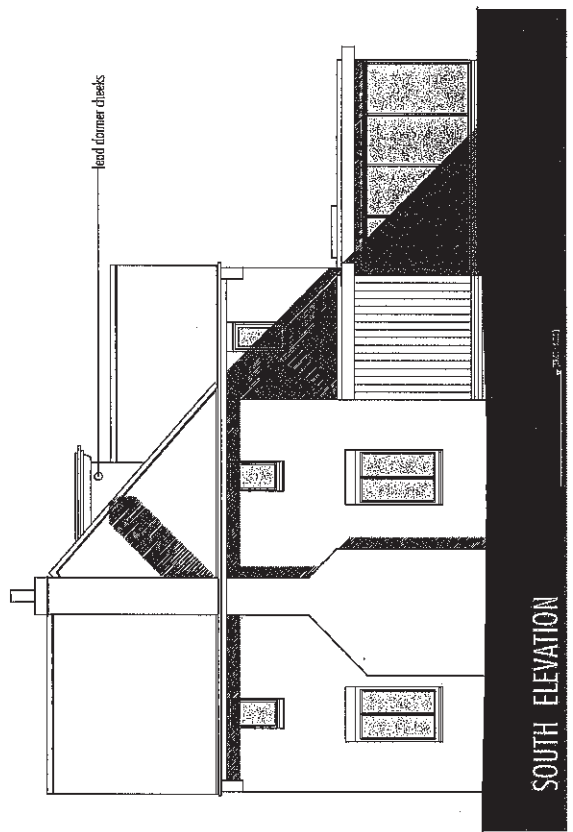
 - proposed wall to be removed
 - proposed new construction

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job no. 13022		no. 13022-P04	rev /

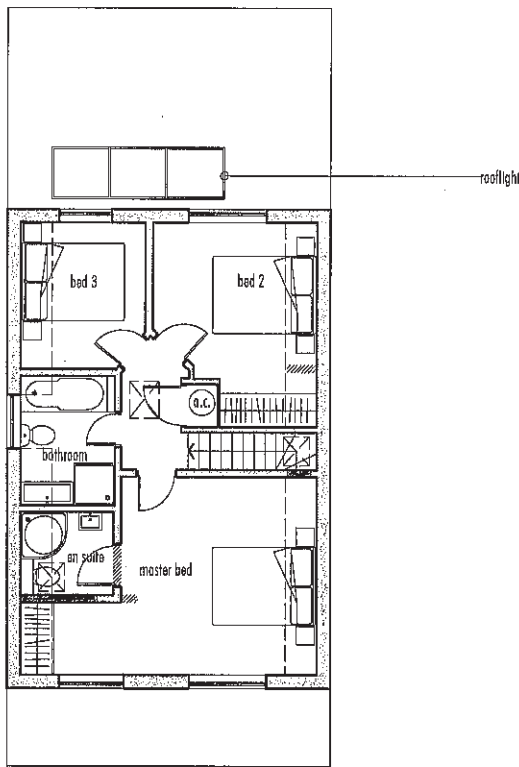
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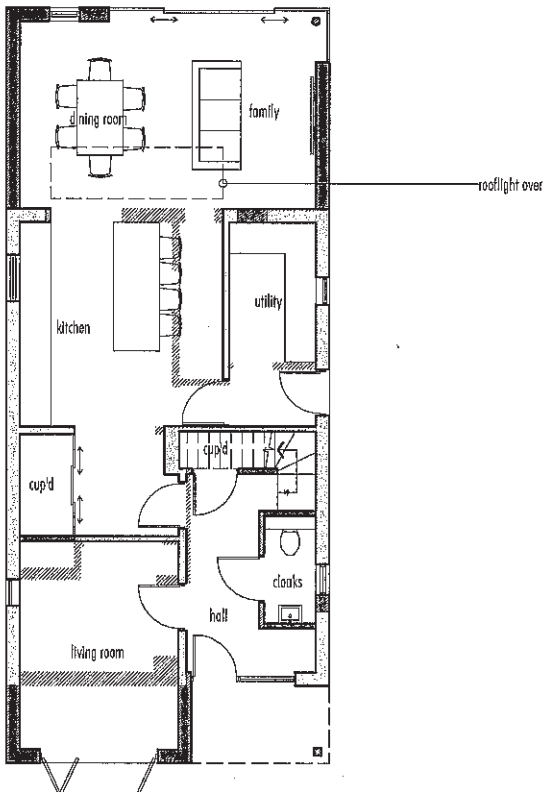
04/07/13 Rev. A - Pitch added to north elevation. Window added to south elevation.

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		<p>drawn GF</p>	<p>no. 13022-P05</p>
		<p>job 13022</p>	<p>rev A</p>

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FIRST FLOOR



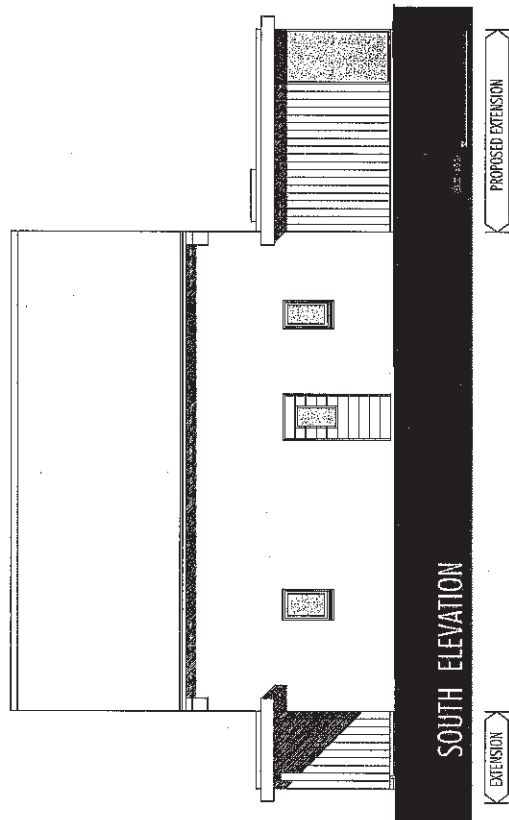
GROUND FLOOR

- proposed wall to be removed
- proposed new construction

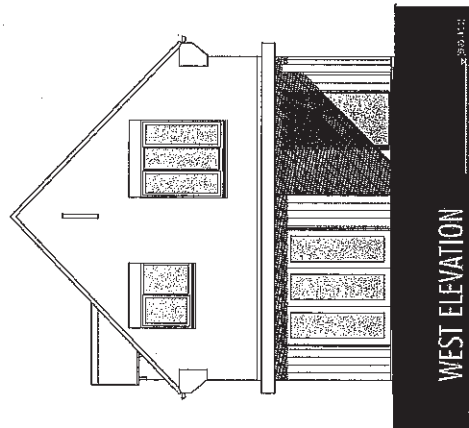


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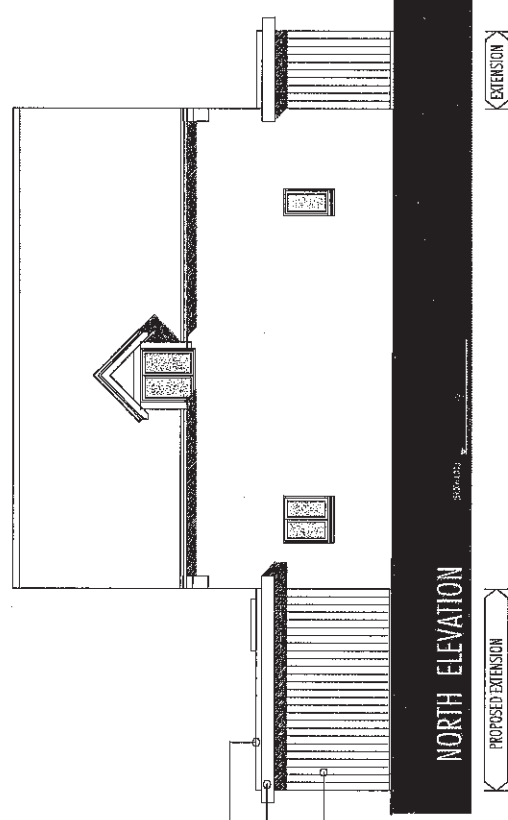
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<p>PROJECT PROPOSED SUB-DIVISION, EXTENSION & ALTERATIONS TO 61 OXFORD ROAD, ABINGDON, OXFORDSHIRE</p>		date	drawing
		MAY '13	CONVERTED GARAGE PROPOSED PLANS
		drawn	no.
		GF	13022-P02
		job	rev
		13022	/



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

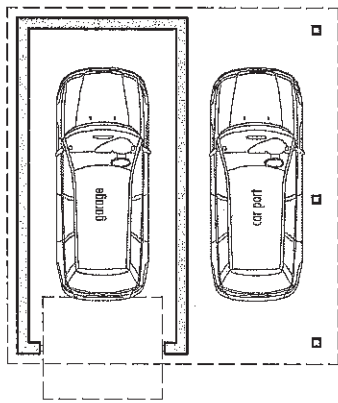
radlight
grey aluminium fascia
timber weather boarding



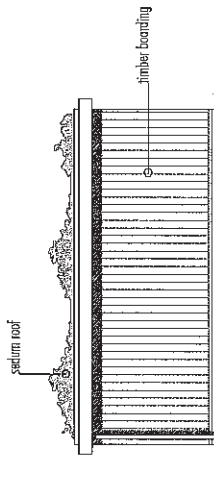
04.07.13 Rev. A - Door added to south elevation.

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		<p>drawn GF</p>	<p>no. 13072-P03</p>
		<p>job 13072</p>	<p>rev A</p>

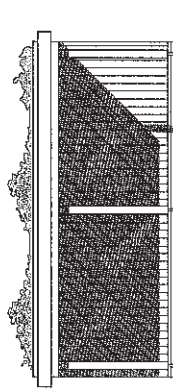
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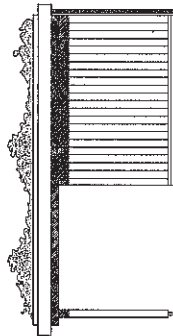
GROUND FLOOR



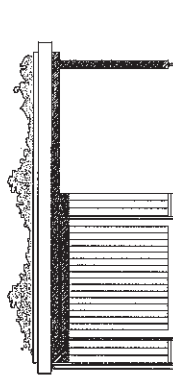
NORTH ELEVATION



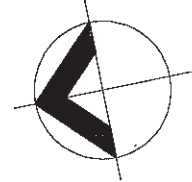
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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<p>PROJECT PROPOSED SUB-DIVISION, EXTENSION & ALTERATIONS TO 61 OXFORD ROAD, ABINGDON, OXFORDSHIRE</p>		<p>date JUN '13</p>	<p>drawing CONVERTED GARAGE - PROPOSED GARAGE</p>
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		<p>job 13022</p>	<p>rev /</p>

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APPLICATION NO.	P13/V0924/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	26.4.2013
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Eric Batts Debby Hallett
APPLICANT	Mr & Mrs S Ram
SITE	5 The Garth Botley Oxford, OX2 9AL
PROPOSAL	Proposed two storey side extension and single storey side/rear extensions. (Re-submission of refused application P12/V2559/HH)
AMENDMENTS	18.6.2013
GRID REFERENCE	448834/205732
OFFICER	Katie Rooke

1.0 INTRODUCTION

1.1 The application comes to committee as North Hinksey Parish Council objects.

1.2 The property, a semi-detached dwelling, is situated on a broadly rectangular plot that runs south-west to north-east. Other residential properties are located to the south-east, north-west and north-east of the site, with vehicular access obtained from The Garth to the south-west. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a two storey side extension on the north-west elevation of the property measuring approximately 2.25 metres wide at its widest point and by 6.8 metres long, with an eaves height of approximately 5.9 metres and a ridge height of approximately 9.2 metres, and the erection of a single storey rear extension on the north-east elevation measuring 4.5 metres wide by 3.9 metres long, with an eaves height of 3 metres and a ridge height of 4.5 metres. Further to concerns regarding the roof design of the single storey extension this has been altered and revised plans provided. The application is therefore being considered on this amended basis. A copy of the application drawings is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 In response to the original plans the following consultation responses were received.

3.2 **North Hinksey Parish Council** objects for the following reasons;

- Although there is a 1 metre gap between the extension and the boundary with 4 The Garth, as the land of 5 The Garth is higher than that at no.4 there will be difficulties for building and maintenance purposes.
- As The Garth is built on a clay based hill there is the possibility of ground movement.
- Potential problems of the sewer going under the boundary line with no.4.
- The height differences between plots means that the roof of the single storey extension will be up to the bedroom level of no.4 and block out sunlight.
- The proposed development amounts to an over development of the site.

3.3 **County Highway Liaison Officer** raises no objections.

- 3.4 **Local District Councillor, Debby Hallett** objects for the following reasons;
- The proposed extensions will make exterior maintenance difficult / impossible for neighbours.
 - The proposal overlooks neighbouring gardens , reducing their privacy, and blocks out light.
 - The overbearing aspect of the proposal will change the character of the street.
 - Adequate off street parking is not provided for the number of cars at the property.
- 3.5 **Neighbours** Six letters of objection have been received, which make the following points;
- The proposal means that the ability to maintain the side facing gutter soffit, fascia boards and walls of no.4 would be lost.
 - There are no properties that have had this type of proposed extension built, and the development will lead to a terracing effect.
 - The depth of the foundations required for the extension may fracture the foundations of no.4.
 - The change in ground levels between 4 and 5 The Garth means the single storey extension will take light away from no.4
 - Overlooking of the garden of no.4 will be caused.
 - The extension will be detrimental to the aesthetics of the street.
 - The light line between properties will be affected.
 - Given that no.4 has historically been extended up to its side boundary, the query arises as to whether setting the proposed extension 1 metre back from the boundary will be sufficient to avoid a terracing effect.
 - There is no current precedent within The Garth (other than at no.1), for a double storey side extension.
 - The proposal will spoil an attractive, unique and coherent group of 1930's houses, which relies on greenery to the front and the visual gaps between houses, with views to the trees in gardens behind, to maintain its charm and character.
 - The difference in ground levels means the proposal will result in an overbearing building height overlooking and overshadowing no.4.
 - The extension goes beyond the natural lines of the houses in the street and creates an overbearing and over developed site.
 - The size and extent of the property and the creation of an extra kitchen makes it feel like two houses, and there does not seem to be any increased parking facilities.
 - It is an unattractive design.
- 3.6 Three letters have been received raising the following points;
- While it is good that the extension is set 1 metre in from the boundary line, it looks as though it will still lead to a terracing effect.
 - A single storey extension would be more sympathetic to the feel of The Garth and would block out less light.
 - The fact that houses on The Garth are clearly semi-detached is important as it contributes to the overall coherence and elegance of the close.
 - No.4 will no longer be able to maintain the side of the property, and natural sunlight will be diminished significantly and it appears privacy will be lost.
- 3.7 In response to the amended plans, which were put out for re-consultation, the following comments were received;
- 3.8 **North Hinksey Parish Council** objects stating “Councillors remained concerned about this re-submitted application as their concerns expressed in relation to the previous applications had still not been addressed” and “Councillors still believed that the

proposed development amounted to an over development of the site”.

- 3.9 **Local District Councillor, Debby Hallett** states “I think the plans still represent an overdevelopment of the site for all the reasons expressed by the owner of No4, the other neighbours and the parish council. This plot just isn’t big enough to accommodate the expansion applied for without overlooking neighbours, overbearing on neighbouring properties, light-blocking and access-preventing”.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V2559/HH](#) - Refused (08/02/2013)

Proposed two storey side extension with single storey side/rear extensions.

Refused for the following reasons:

1. In the opinion of the Local Planning Authority the proposed extension, which is not subordinate to the main house, given its size and position immediately adjacent to the north-west boundary of the site would appear intrusive in the street scene, create a terracing effect and harm the visual amenity of the area. As such the proposal is contrary to policy DC1 of the adopted Vale of White Horse Local Plan 2011 and the adopted supplementary planning guidance contained within the Residential Design Guide 2009.

2. In the opinion of the Local Planning Authority the proposed single storey element of the extension immediately adjacent to the north-west boundary of the site will, given the difference in slab levels with no.4 The Garth to the north-west, dominate the private residential amenity space of the neighbouring property. As such the proposal will have a detrimental impact on residential amenity contrary to policy DC9 of the adopted Vale of White Horse Local Plan 2011.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

- 5.1 The NPPF replaces all previous PPG’s and PPS’s and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

Vale of White Horse Local Plan (adopted July 2006)

- 5.2 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.
- 5.3 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.4 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.

Supplementary Planning Guidance – Residential Design Guide (adopted 2009)

- 5.5 Section 4.6 refers to design of new extensions stating that they should be in keeping with the shape, scale, proportions and character of the existing dwelling, and should be designed to be subordinate to the original dwelling, with a lower ridge line.

5.6 Specifically referring to side extensions it states (p.143) “Extending at two storeys to the side of a detached or semi-detached dwelling can result in development right up to the site boundary, resulting in an inappropriate “terracing effect”. The problem can be exacerbated where an extension has the same roofline as the original building and where a neighbouring property already lies on or close to the boundary”.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate off-street car parking within the site for the dwelling.

Impact on visual amenity

6.2 The Garth is characterised by 1930’s style semi-detached properties, several of which have been extended. The proposed two storey extension has been set off the north-west boundary of the site by one metre and set back from the front elevation of the main house by 0.6 metres. The ridge of the extension is lower than that of the main house, and the proposal does appear subordinate to the dwelling. The elevated position of the site in relation to no.4 The Garth is such that the development will be visible above this dwelling when approaching along the road from the north-west. However, the position of the extension away from the boundary, and the inclusion of a hipped roof mean that a terracing effect would not be caused. Subject to appropriate materials being used, it is not considered that the proposal would harm the visual amenity of the area, and it is not felt that the proposal could reasonably or justifiably be refused on the basis of harm to the character of the area.

Impact on neighbours

6.3 There are no side windows in the south-east elevation of 4 The Garth, and the proposed two storey extension will not harm the amenities of neighbouring properties in terms of overshadowing or dominance.

6.4 The elevated position of the site in relation to no.4 means that the proposed single storey extension will be visible from the garden of the neighbour above the boundary wall. The relationship of the extension with the neighbouring garden is considered acceptable in respect to overshadowing and dominance owing to the set back of the extension from the boundary between nos.4 and 5, and the fact that the roof slopes away from the neighbour. The nearest ground floor openings in the rear elevation of no.4, a window and door respectively, serve a utility room. This is a non-habitable room and it is not considered that the proposal could reasonably or justifiably be refused on the grounds of impact on this room. The roof of the single storey extension will, given the difference in ground levels, be ‘in-line’ with the first floor rear windows of no.4. The roof profile of the extension is such, however, that it is not considered that the amenities of these rooms would be compromised.

6.5 The proposed rear (north-east) facing windows in the development will provide angled views over neighbouring gardens. These gardens are, however, already overlooked by existing windows, and the relationship of the new windows in the development with neighbouring gardens is not considered to be harmful. In order to prevent potential overlooking of the private residential amenity space immediately outside the rear of no.4 it is considered reasonable and necessary to remove permitted development rights in respect to the insertion of new windows in the north-west elevation of the extension.

Impact on highway safety

6.6 The County Highway Liaison Officer raises no objections to the proposal, and there is considered to be sufficient space on the driveway to provide adequate off-street parking for the extended property. In order to ensure this is maintained it is considered

reasonable and necessary to condition it.

Future maintenance

- 6.7 There is no specific requirement under planning legislation to require space to be provided or maintained between dwellings to enable future maintenance to be carried out. The application could therefore not be refused on the basis that space would not exist between the new extension and the neighbouring property to put a ladder up to undertake maintenance

7.0 **CONCLUSION**

- 7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site for the extended property. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

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

1 : TL1 - Time limit - full Application (Full)

2 : List of approved plans

3 : Prior to the commencement of development, details of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.

4 : Notwithstanding the provisions of classes A, B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), no windows or rooflights shall be installed in the north-west elevation of the new extension without the prior grant of planning permission.

5 : The existing parking provision in front of the property shall be maintained free from obstruction to such use.

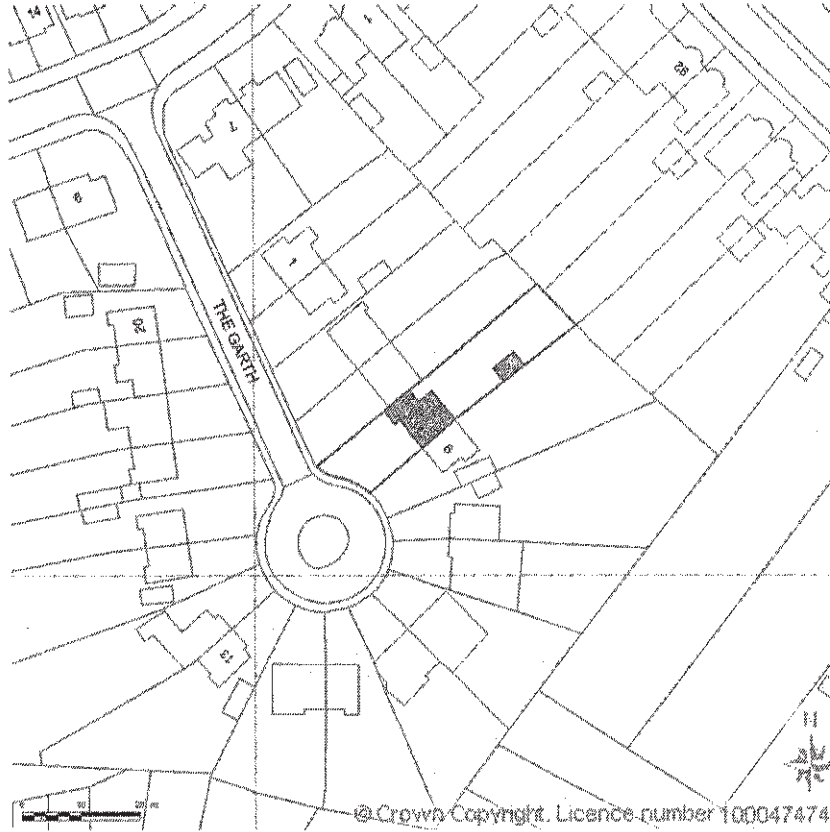
Author: Katie Rooke
Contact number: 01235 540507
Email: katie.rooke@southandvale.gov.uk



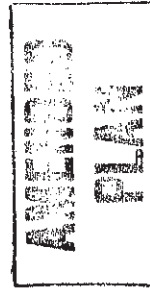
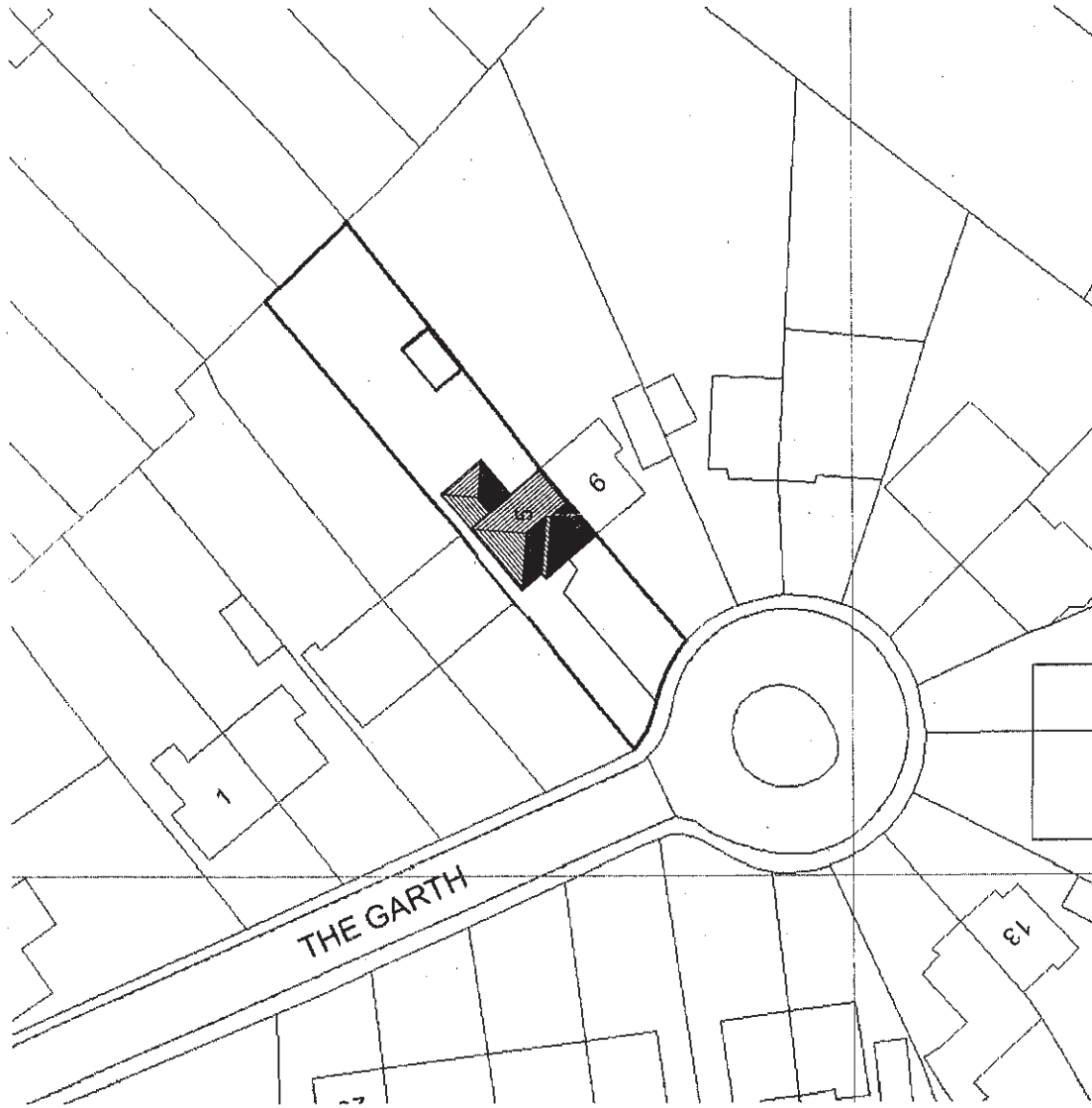
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5 The Garth, Oxford

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 448829, 205727

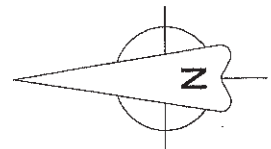


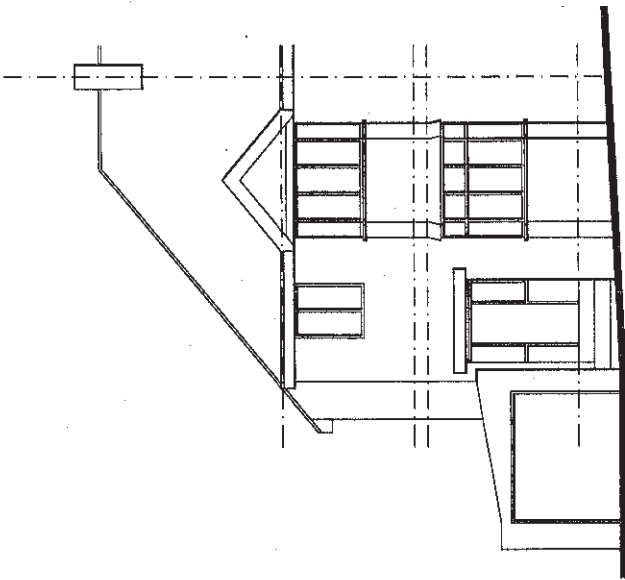
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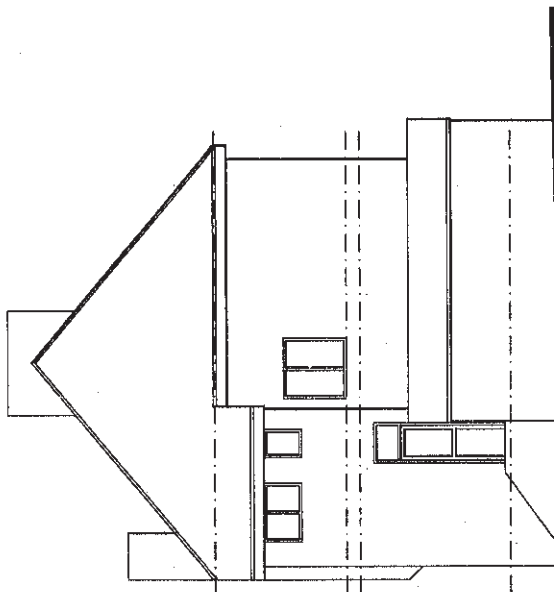
Block Plan 1:500

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Botley		REVISION:	A
Oxfordshire		DRAWING NO:	12009/004
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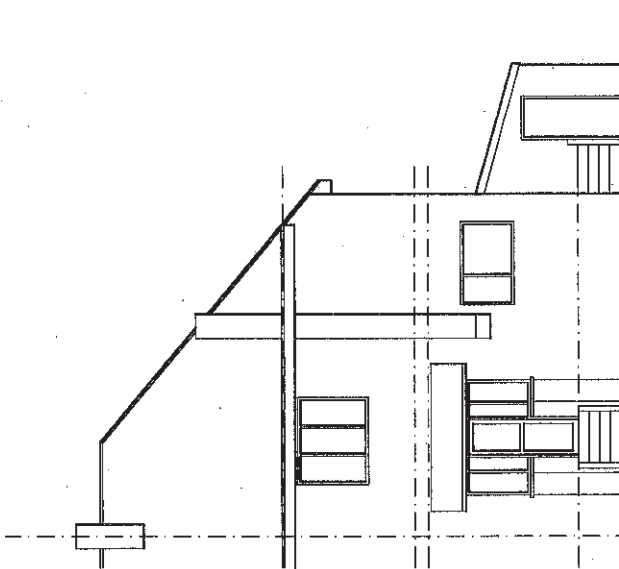




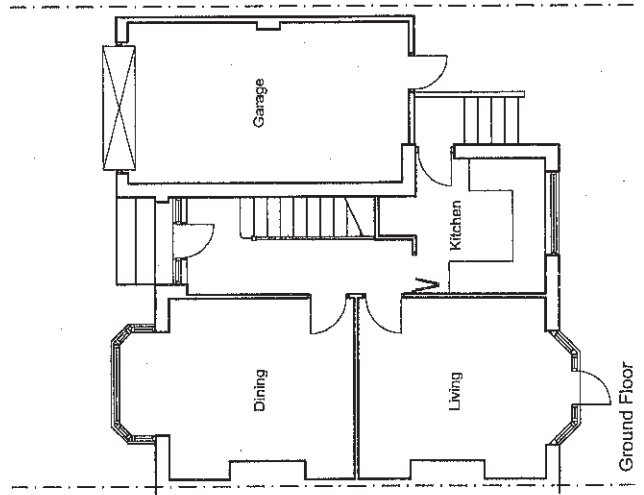
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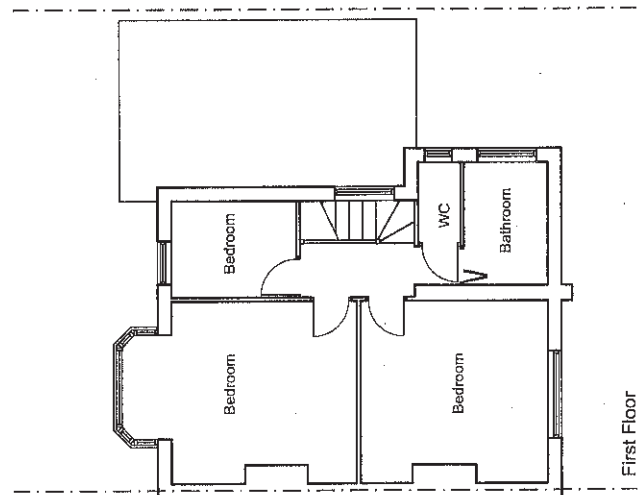
Side Elevation



Rear Elevation



Ground Floor

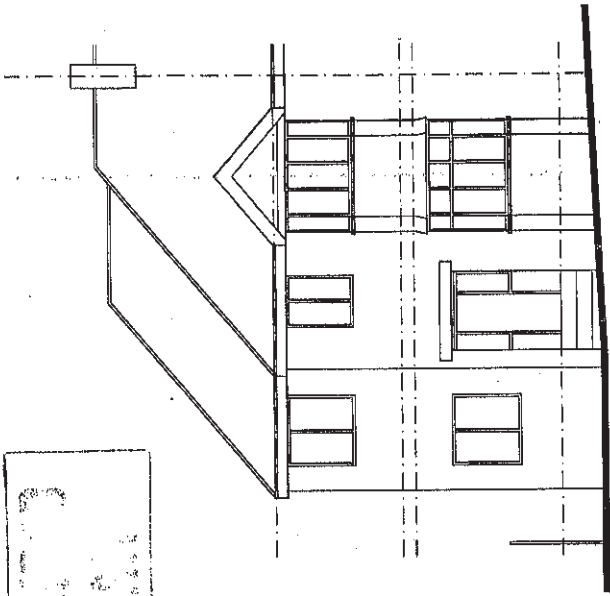
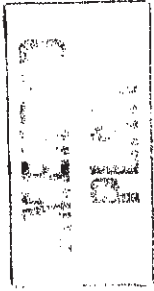


First Floor

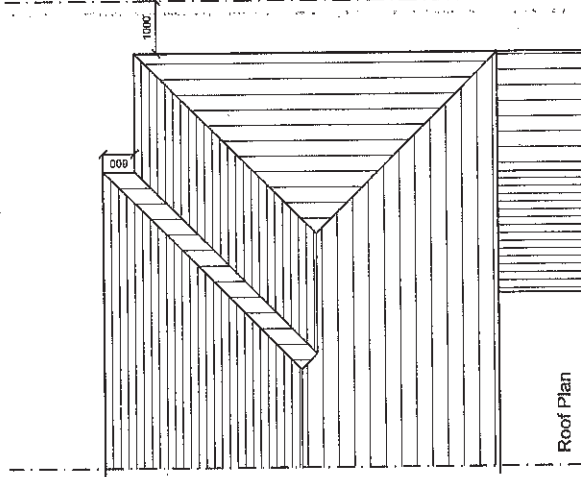


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	PROJECT: Existing Plans & Elevation	SCALE: 1:100	
		DRAWING NO: 12009/002	REVISION:

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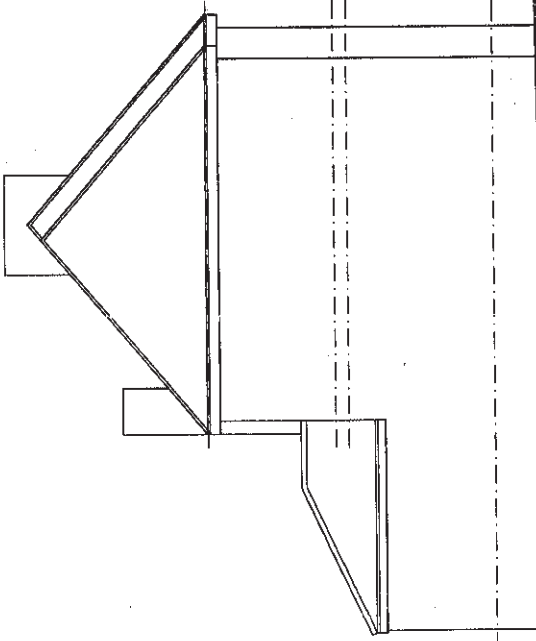


Front Elevation

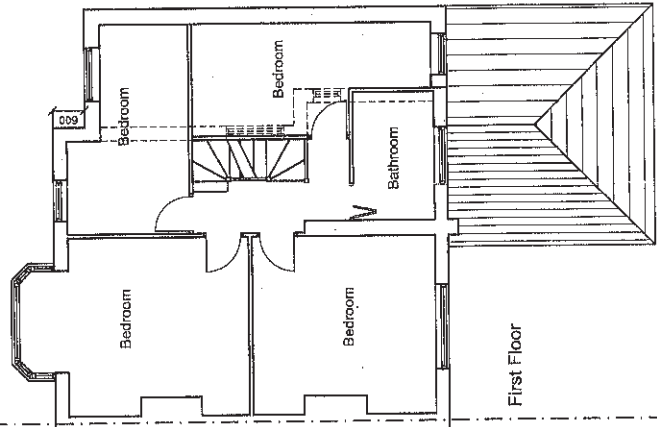


Roof Plan

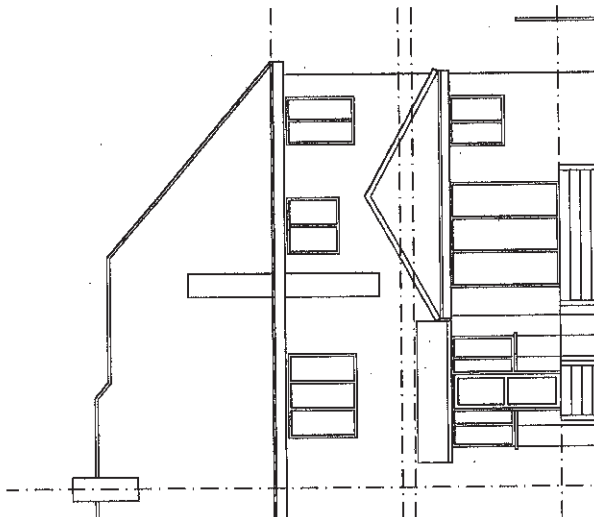
REV	DESCRIPTION	DATE	C/S
A	Roof design revised to meet submission	14/11/12	DRIVER
PROJECT:		DATE:	SCALE:
5 The Arch		14/11/12	1:100
Botley		REVISION:	
Oxfordshire		A	
OX2 9AL		DRAWING NO: 12009/003	
<small>NO DIMENSIONS TO BE SCALED FROM THE DRAWING COPYRIGHT RESERVED. THIS DRAWING MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. COPYRIGHT RESERVES AND PATENTS ACT 1988</small>			



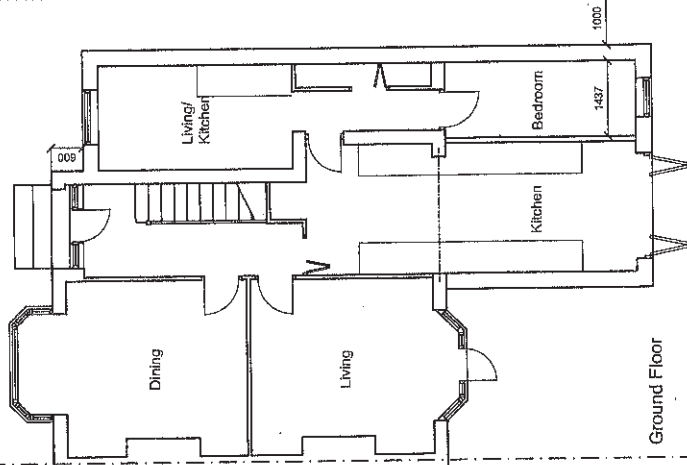
Side Elevation



First Floor



Rear Elevation



Ground Floor

Agenda Item 13

Vale of White Horse District Council – Committee Report – 4 September 2013

APPLICATION NO.	P13/V1388/EX
APPLICATION TYPE	EXTENSION OF TIME
REGISTERED	19.6.2013
PARISH	ABINGDON
WARD MEMBER(S)	Jeanette Halliday Jim Halliday
APPLICANT	Leafield Care Home
SITE	Leafield Care Home, 32A Springfield Drive, Abingdon, OX14 1JF
PROPOSAL	Extension of time limit to planning permission P10/V0927.
AMENDMENTS	None
GRID REFERENCE	449205/198007
OFFICER	Mr Peter Brampton

1.0 INTRODUCTION

- 1.1 Leafield Care Home is a privately run care home located within a built up residential area of Abingdon. The building spans the end of a small cul-de-sac and faces onto the street. Amenity space is found to the eastern side and rear of the building. Parking is located on the western side. A location plan is **attached** at appendix 1.

The building is two-storeys and is of brick and concrete tile construction. It has previously been extended, with additional land sought in the mid 2000s to extend the curtilage of the site

- 1.3 The application comes to committee as Abingdon Town Council objects to the proposal.

2.0 PROPOSAL

- 2.1 This application seeks an extension of time of a planning permission originally granted in 2007 and renewed in 2010, for extensions to the care home (P07/V0510 and P10/V0927). These extensions consist of three single storey extensions at the eastern end of the care home, to provide ensuite bathrooms to five existing rooms, a two-storey side extension at the western end to provide four new rooms, and a single storey rear extension to provide a laundry. The extensions will be of a simple pitched roof design, to match the existing care home, and constructed in matching materials.

- 2.2 Extracts from the applications plans are **attached** at appendix 2. Documents submitted in support of the application, included the design and access statement are available on the council's website.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Abingdon Town Council** – Recommend refusal – *“The committee considered that since the original planning permission had been granted, there had been new development to a neighbouring property which materially altered the planning context of this application, and in particular meant the implementation of the proposals would result in over-development of the site, particularly in relation to the massing of the proposed development. Consequently, the development would be in contravention of Policy DC1...of the saved policy of the adopted Vale of White Horse Local Plan 2011. Therefore, members objected to the application to extend the time limit for planning permission.”*

Highways Liaison Officer (Oxfordshire County Council) - No objections, subject to previously recommended condition relating to parking being carried over to any new consent.

Neighbour Representations – None received

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P10/V0927](#) - Approved (13/07/2010)

Extensions to existing building to provide new accommodation, laundry room and en-suite toilet facilities

[P07/V0510](#) - Approved (02/06/2007)

Erection of a two storey extension and a single storey laundry extension with associated parking.

[P04/V1844](#) - Approved (11/01/2005)

Proposed en-suite facilities.

Also of relevance to this application is a planning permission granted in January 2013 for the erection of a new dwelling on land adjacent to 32 Springfield Drive (P12/V2536/FUL).

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

GS1 - Developments in Existing Settlements

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

The National Planning Policy Framework (NPPF)

6.0 **PLANNING CONSIDERATIONS**

Issues

6.1 When considering an application to extend the time to commence works on a previously approved scheme, the only considerations can be whether there has been a material change in planning policy, or in the circumstances of the site and its surroundings, that would change the overall recommendation.

Planning policy

6.2 The 2010 application was considered under the Vale of White Horse Local Plan 2011. The relevant policies, referenced in Section 5 above, were valid at the time of that application and remain valid today. They are all saved policies and have been found consistent with the NPPF.

6.3 The major change in national planning policy since the grant of the previous application has been the publication of the NPPF. However, the relevant local plan policies are consistent with the NPPF, and so this has not changed the assessment made in 2010.

6.4 Overall, there has been no significant change in the policies used to assess this proposal that would warrant a change in stance on the merits of this application.

Site circumstances

6.5 Abingdon Town Council has objected to this application. Their view is that the recent granting of planning permission for a semi-detached house on land to the side of no.32

Springfield Drive constitutes a material change in site circumstances. They contend this house, combined with the extensions proposed for the care home; represent an overdevelopment that warrants a refusal of this application. Officers do not agree with this assessment.

- 6.6 The new dwelling is currently under construction. It replaces a wall and detached garage that previously served no.32. The garage immediately abutted the northern side boundary of the site, which is the shared boundary with the care home. By contrast, the new house is set marginally further away from this boundary.
- 6.7 This new house was permitted in 2013 and appears as a natural extension to the terrace. It sits a comparable distance from the care home as the end-terrace house on the opposite side of the cul-de-sac. It does not appear as an over-development of the site, or out of keeping with the area.
- 6.8 In terms of the relationship between the care home and the new dwelling, it is important to highlight that the proposed extensions on this western end of the building are relatively minor additions. They only provide small cloakrooms for the five rooms in this end of the building. The largest of these extensions will provide less than four square metres of additional footprint. This is to a building with a ground floor footprint of nearly 400 square metres. Thus, the increase in footprint from these extensions closest to the new house at No.32 is extremely minor.
- 6.9 Similarly, the increase in massing at this end of the building is very small. The extensions will be subservient to the care home and will not compete with views of the new house on the adjacent site. The gap between the new extensions at the care home and the new house will be approximately 3.5 – 4 metres, not untypical in this part of Abingdon. Given the single storey nature of the extensions, a reasonable gap between the end of the terrace and the care home will remain and the definition between the two buildings will remain.
- 6.10 The two larger extensions are located on the far eastern side of the building, well away from the site of the new house. There will be no visual relationship between these extensions and the new house. There is ample space for both these extensions within the site, without harming the character of the area.
- 6.11 Overall, officers are satisfied the erection of the new house on land at No.32 has no material impact on the ability of this scheme to be implemented effectively. The application site remains as it was at the time of the initial consent, and the overall gaps between the care home and its neighbours will remain largely as before. The overall impact of this proposal on the character of the area will be acceptable, in accordance with policy DC1 of the adopted local plan.
- 6.12 There is no indication that works on this scheme have started, or are likely to start soon. Thus, it is appropriate to grant an extension of time, allowing the applicants three further years to implement the proposal. All the conditions attached to the previous consent are carried across to this new permission. These are summarised in Section 8 and cover materials, the provision of adequate parking and restrictions on new windows in the two-storey side extension and the operating hours of the laundry room. These conditions remain necessary to make this scheme acceptable.
- 7.0 **CONCLUSION**
- 7.1 There has been no material change in planning policy, or in the circumstances of the site and its surroundings. Therefore, an extension of time for the planning permission is

acceptable.

8.0 **RECOMMENDATION**

To grant planning permission subject to:

- 1 : Commencement three years
- 2 : Approved plans
- 3 : Materials to match existing
- 4 : Permitted development restriction - first floor windows
- 5 : Parking as per approved plans
- 6 : Laundry opening hours - not between 22:00 and 07:00

Author: Peter Brampton
Contact Number: 01491 823751
Email: peter.brampton@southandvale.gov.uk



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0 80m



Application No. P13/V1388/EX

1:1,250 scale
Page 56



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NOTES

A	REVISION	DATE	DESCRIPTION

ICA ARCHITECTS
 Shayne Place, 23 Witney Road,
 Long Hanborough, Oxon OX29 8EH
 01993 882665
 ian.coleman@email.com

PROJECT
**PROPOSED EXTENSIONS TO
 LEAFIELD CARE HOME,
 ABINGDON**

PROPOSED SCALE
 PROPOSED SHEET/NOT
 Date
 1/10
 14/7/10
 UC

Drawn By
 0661
 102

Scale
 1:100

Sheet No
 102

Project No
 0661

Client
 LEAFIELD CARE HOME

Location
 ABINGDON

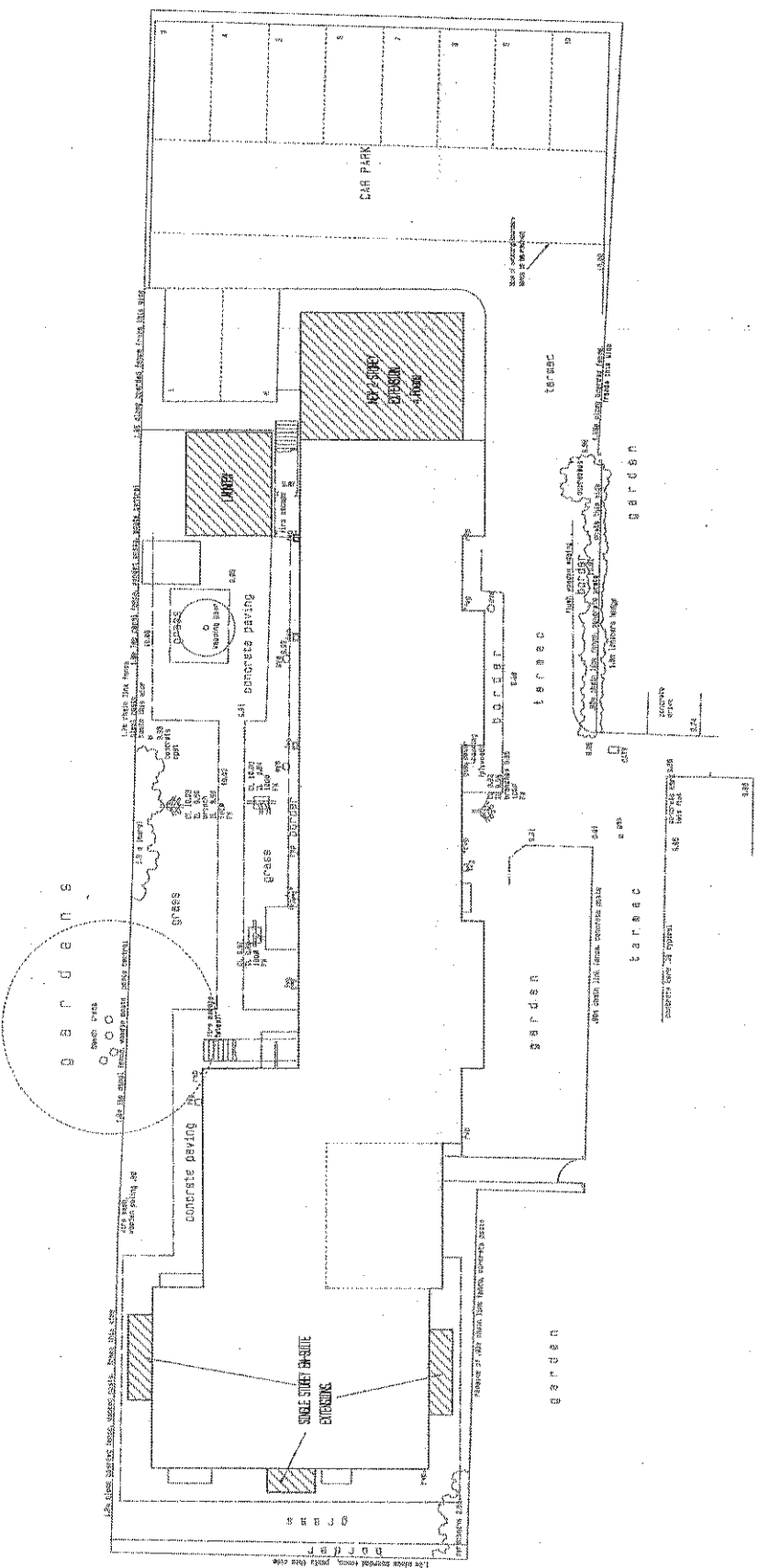
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Sheet No
 102

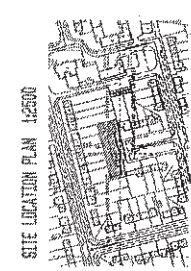
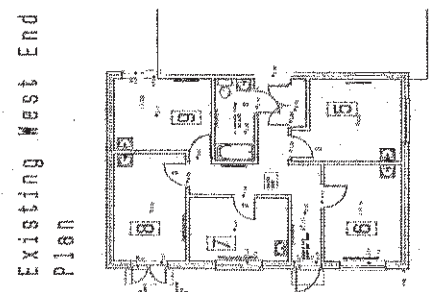
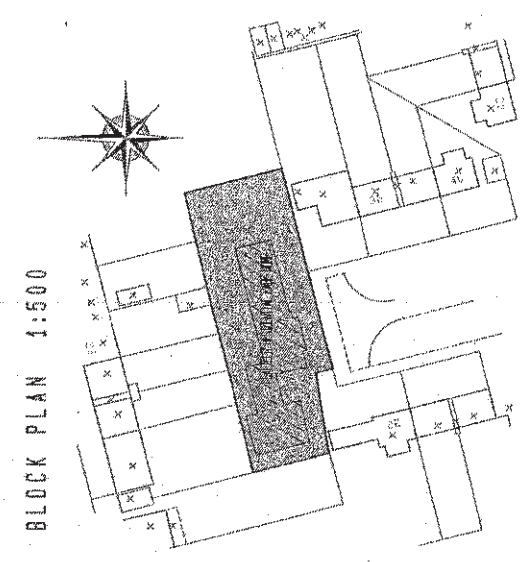
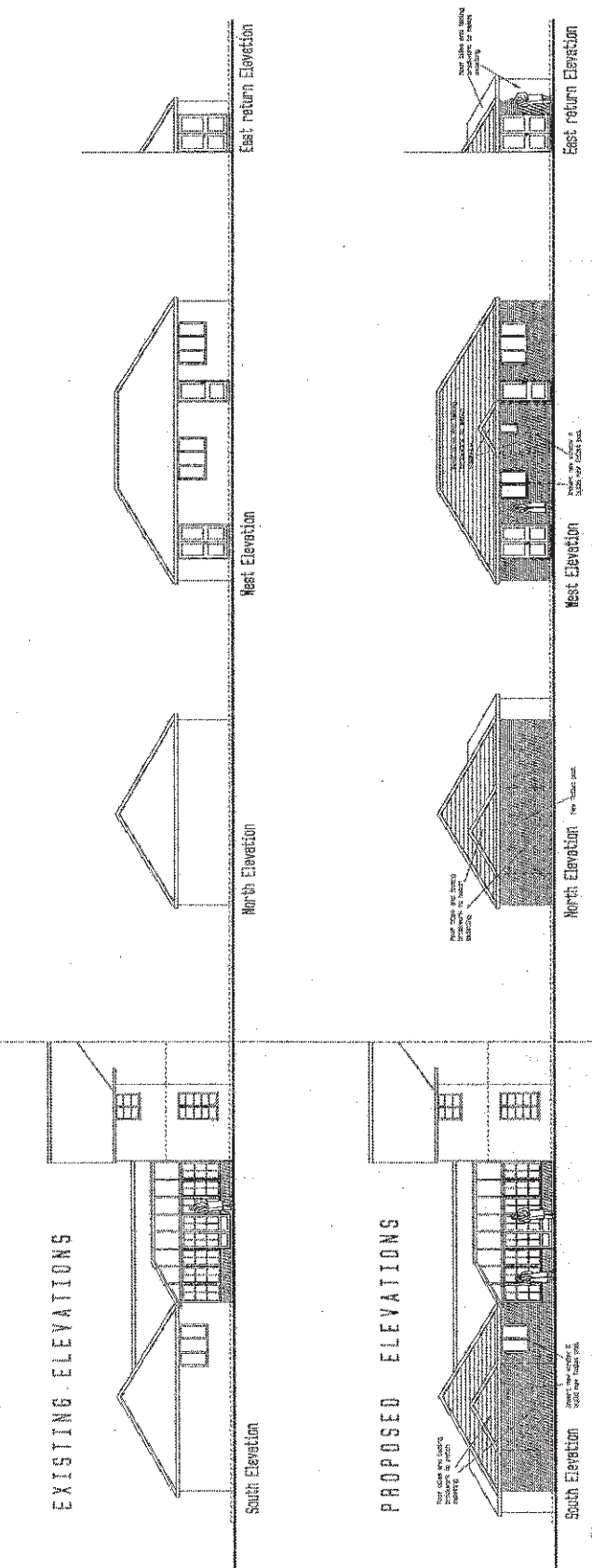
Project No
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Client
 LEAFIELD CARE HOME

Location
 ABINGDON

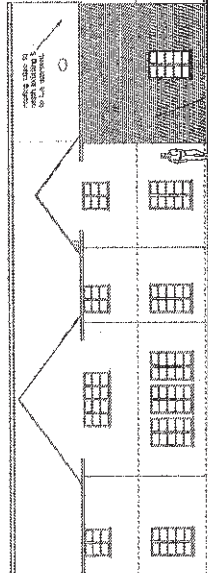


ICA ARCHITECTS Sweyns Place, 23 Wilney Road, Long Harborough, Oxon OX29 8BH 01993 882865 ica@icadomains.com	
PROPOSED EXTENSIONS TO LE AFELD CARE HOME, ABRINGDON	
DRAWING TITLE EXISTING & PROPOSED WEST END ELEVATIONS & PLANS	DATE 14/05/2010
DRAWING NO. 0881	DRAWING NO. 101
SHEET NO. 1 OF 1	

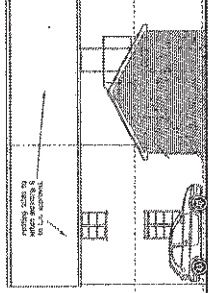


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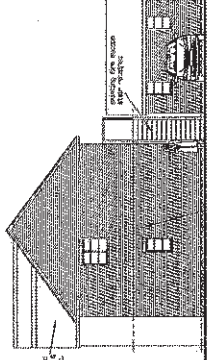
PROPOSED ELEVATIONS



Part South Elevation



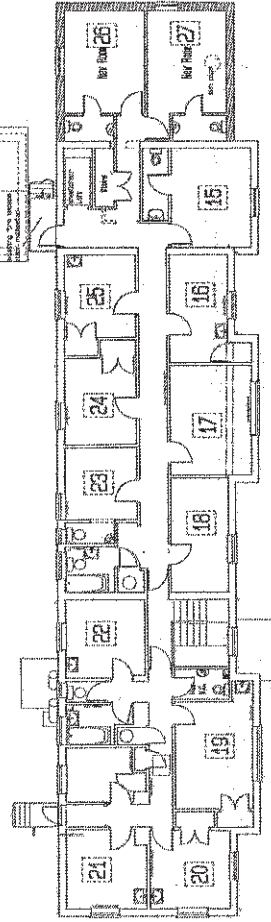
Part North Elevation



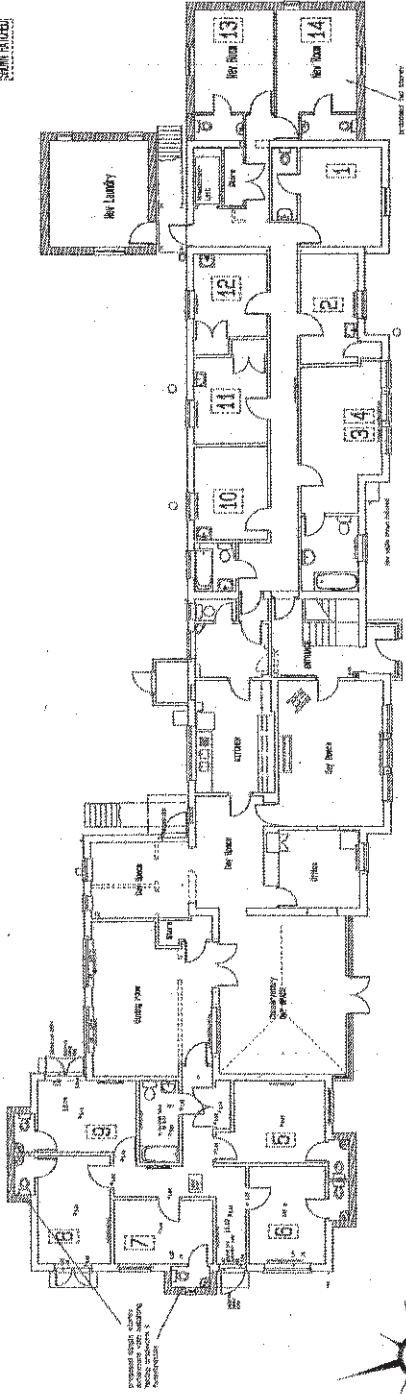
East Elevation

PROPOSED SOUTH ELEVATION
 PROPOSED NORTH ELEVATION
 PROPOSED EAST ELEVATION

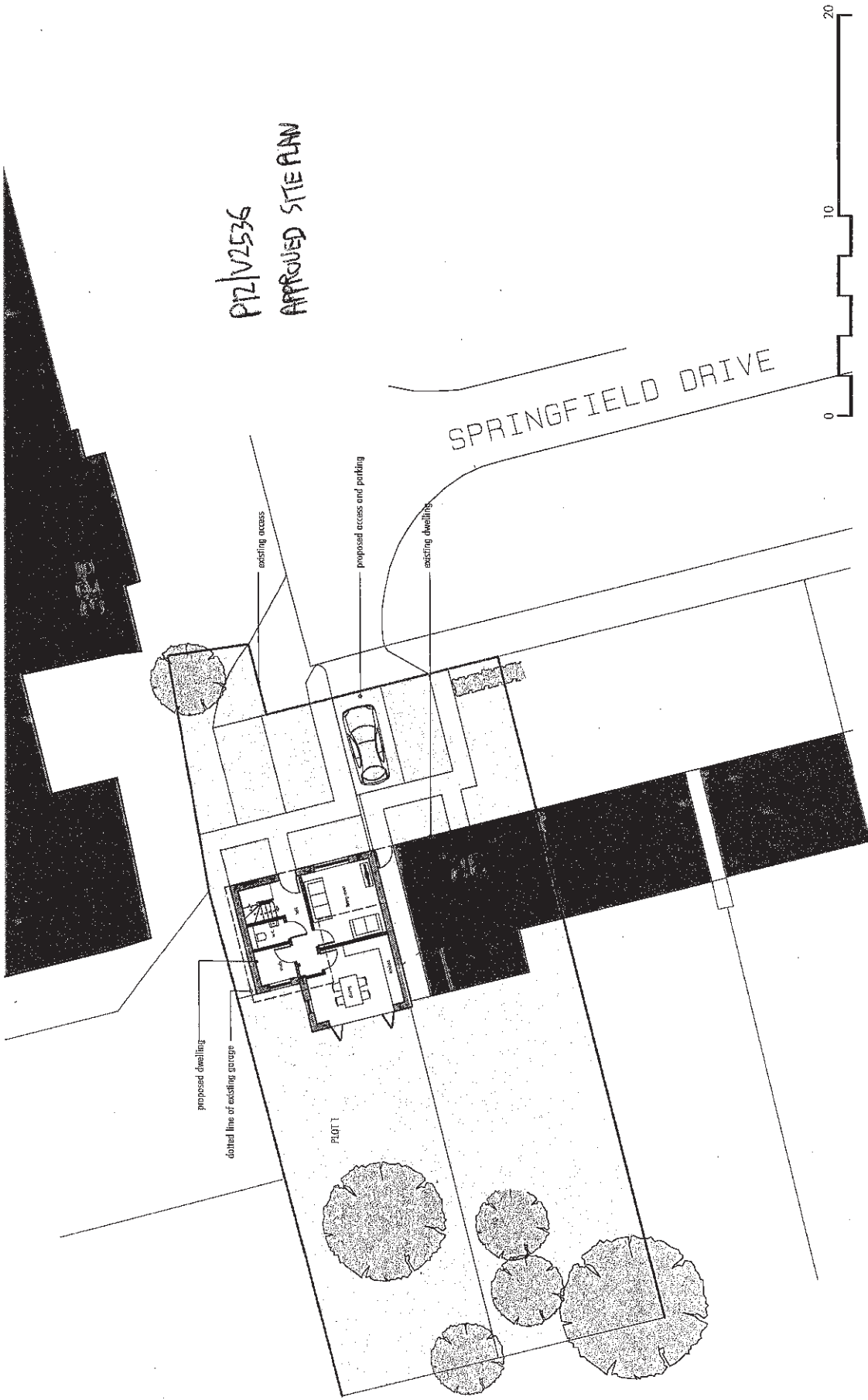
FIRST FLOOR PLAN



GROUND FLOOR PLAN



A. I. SOLICITOR	J. SOLICITOR
NAME	DATE
IC ARCHITECTS	
Sweeney Place, 23 Wilsey Road Long Hanborough, Oxon, OX29 8SH 01993 882665 ian.coleman@icmail.com	
PROPOSED EXTENSIONS TO LE AFIELD CARE HOME, ABINGDON	
PROPOSED EAST ELEVATION PLANS	
DATE	SCALE
1:10	1/4" = 1'-0"
NO. IN SET	NO. OF SHEETS
0661	100



P13/V 2536
 APPROVED SITE PLAN

The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheelley, OXON, OX83 1LZ t: 01865 873936		Client FAIRWAY HOMES
scale 1:200@A3	date NOV 12	drawing PROPOSED SITE PLAN
job T2080	drawn DC	rev P01
PROJECT PROPOSED NEW DWELLING AT 32 SPRINGFIELD DRIVE, ABINGDON, OXON		



APPLICATION NO.	P13/V1579/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15.7.2013
PARISH	KINGSTON BAGPUIZE
WARD MEMBER(S)	Melinda Tilley
APPLICANT	Mr & Mrs Burgess
SITE	5 Larch Close Southmoor Abingdon, OX13 5DD
PROPOSAL	Extension to side of property.
AMENDMENTS	None
GRID REFERENCE	440076/198410
OFFICER	Mrs C Brewerton

1.0 INTRODUCTION

- 1.1 The application site is a semi detached dwelling situated in an established residential estate in Southmoor. The property benefits from off street parking to the front and enclosed rear garden. Its front entrance is located on the side of a forward projecting element, currently the kitchen. In the front garden there is a mature coniferous hedge along much of the common boundary with the attached neighbour at no.7, together with a semi-mature copper beech tree and other shrubs.
- 1.2 Whilst the properties within the street are predominantly semi detached the surrounding character is varied in appearance with most dwellings having been altered and extended. The site is not located within any designated area. A location plan is **attached** at appendix 1.
- 1.3 This application is referred to Committee as Kingston Bagpuize-with-Southmoor parish council objects.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for a single storey front extension, situated to the side of an existing forward projection. It would extend 3.7m along a boundary with the adjoining neighbour 7 Larch Close, and would be 2.25m wide as per the submitted plans. Materials proposed include white UPVC and double glazed mono-pitch roof. Plans as submitted with the application **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Kingston Bagpuize With Southmoor Parish Council – Object: “The development would create a very congested situation as shown in the photos attached. (The upper photo shows 5 Larch Close and the lower the already congested view from 7 Larch Close) The proposed uPVC windows and door are unsuitable for this location as it would give the appearance of a front conservatory.” The photographs are **attached** at appendix 3.
- 3.2 Neighbours - no comments received

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P10/V1670/LDP](#) - Approved (07/09/2010)
Application for a lawful development certificate for a proposed extension under the existing front porch.
- 4.2 [P85/V2398](#) - Refused (06/01/1986)
Extension to garage with bathroom at first floor level over and internal alterations.

5.0 POLICY & GUIDANCE

- 5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC9 - The Impact of Development on Neighbouring Uses

5.2 National Planning Policy Framework (NPPF)

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are:

- Whether the development is of a high quality and inclusive design such that the scale, mass, height, detailing, materials used and its relationship to adjoining buildings and open space do not adversely affect those attributes that make a positive contribution to the character of the locality.
- Whether the development takes into account local distinctiveness and character either in a modern or traditional interpretation
- Whether the development would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion.

6.2 The proposed extension would be set back and would not intrude into the surrounding street scene. It would be largely screened from view by a mature conifer tree located in the front garden. It is considered that this would reduce its prominence within the wider surrounding area.

6.3 The proposed design would be modern in appearance. The surrounding properties, many of which have been altered and extended are not of a uniform character and the proposed scale of the development would not dominate the front elevation of the application site, falling in line with an existing forward projection, originally the garage. It is considered that neither the materials nor the design would be harmful to the character of the existing property or to the wider street scene and locality. This is considered to be in accordance with Policy DC1 of the adopted Local Plan.

6.6 The proposed porch would extend along an adjoining boundary by 3.7m. Although this is longer than the normal amount for a front extension recommended in the residential design guide, when assessed in the context of the impact of the existing conifer hedge the impact on the light to the neighbour's nearest window is acceptable. Whilst the extension would be visible from the neighbours nearest front facing window its use of materials and design of the roof pitch would reduce its overall impact upon outlook, privacy or visual intrusion to neighbouring amenity. This is considered to be in accordance with Policy DC9 of the adopted Local Plan.

7.0 CONCLUSION

7.1 It is your officer's opinion that the proposed single storey extension would not be harmful to the character and appearance of the existing dwelling nor that of the surrounding locality. In addition it would have little material impact upon the amenities of adjacent properties in accordance with the Policies DC1 and DC9 of the adopted local plan.

8.0 RECOMMENDATION

To grant planning permission

1 : Commencement 3 yrs - full planning permission

2 : Approved plans

3 : Materials as on plan

Author: Charlotte Brewerton

Contact Number 01235 540347

Email: charlotte.brewerton@southandvale.gov.uk

P13/V1579/HH.
& Larch Close

APPENDIX 1



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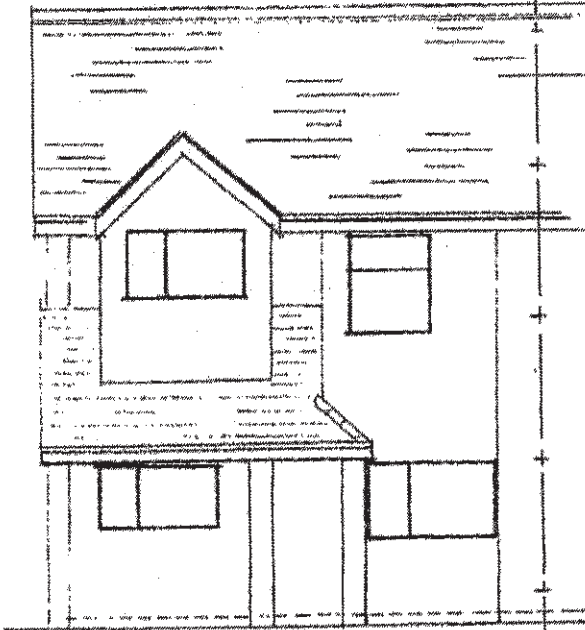
Application No. P13/V1579/HH

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Page 63

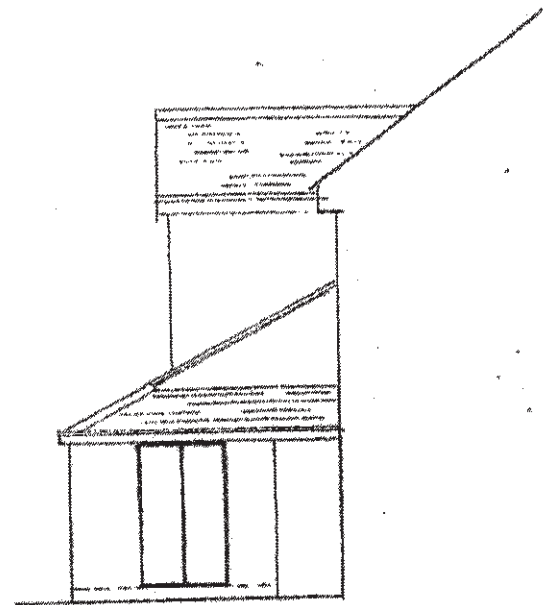


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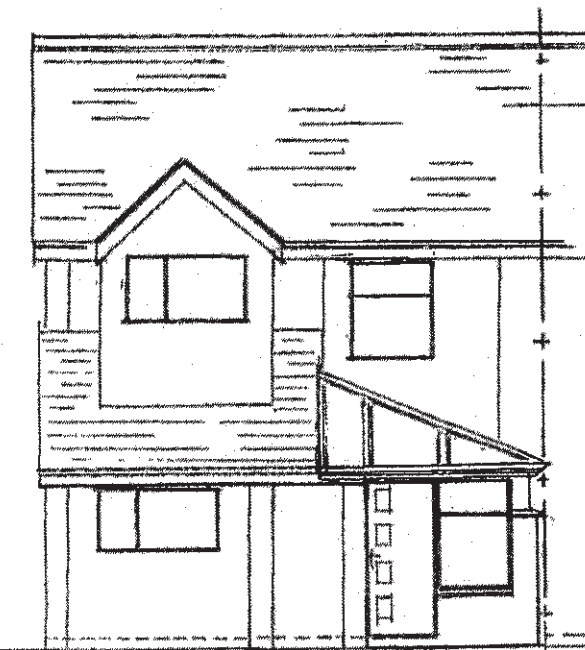
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Existing front Elevation.

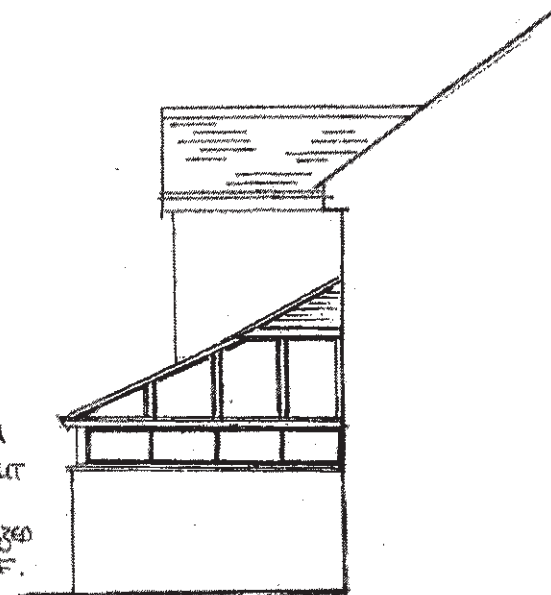


Existing Side Ele.

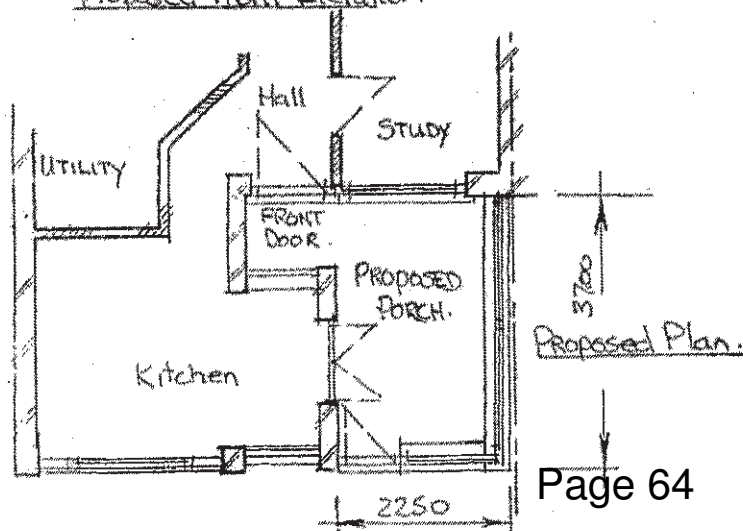


Proposed front Elevation

PROPOSED PORCH IN
 PVCu - ROSEWOOD OULT
 WHITE INSIDE.
 FULLY DOUBLE GLAZED
 WITH GLASS ROOF.



Proposed Side Ele



Proposed Plan.

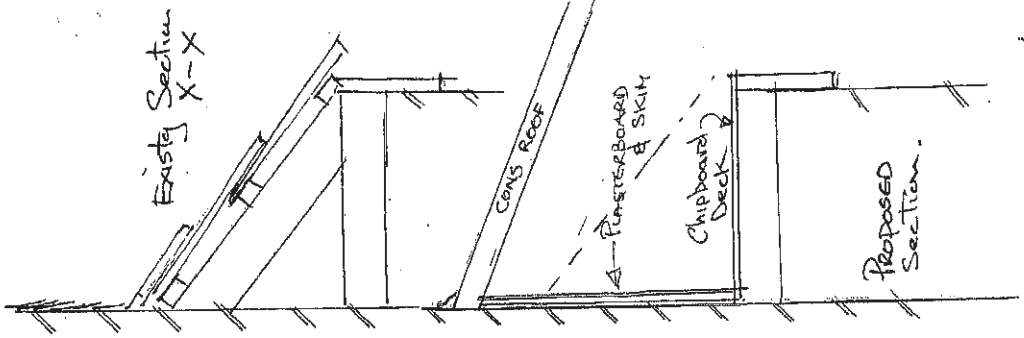
Proposed PVCu Porch.
 for: Mr & Mrs Burgess
 at: 5 Larch Close,
 Southmoor
 Oxon. OX13 5DD.

Scale 1:100.

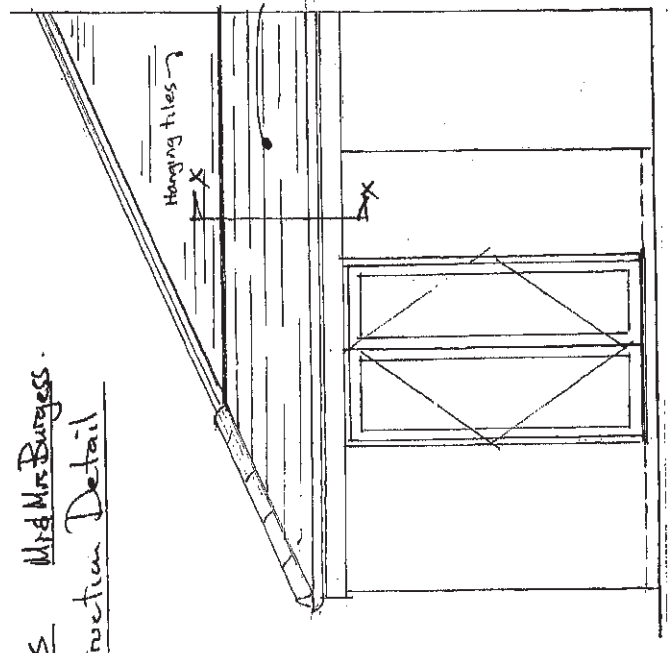
S23045 Mrs Mrs Burgess.
Construction Detail

Completely Remove Small Tiled lean-to - ie Tiles BATTENS, FEET & RAFTERS.

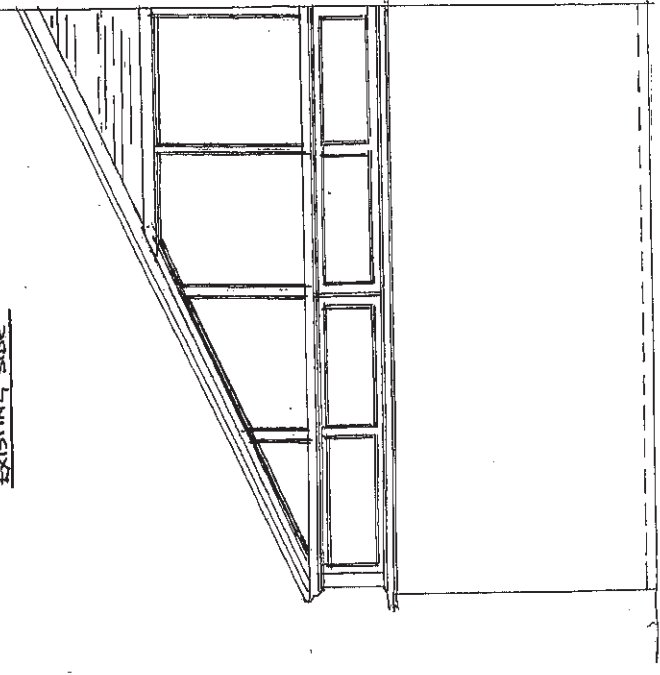
Existing Section X-X



Remove all hanging files Below ROOF LINE & PLASTER BOARD & SKIM. - Bath LHS & Rear wall. No Plastering to lower level.



EXISTING SIDE

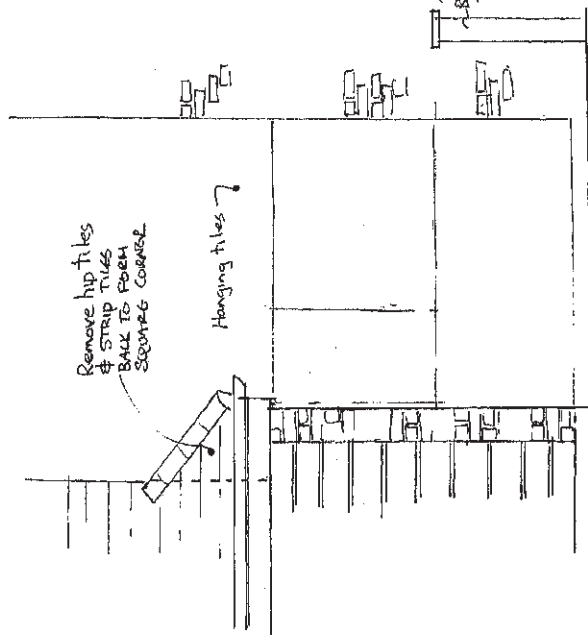


Proposed Side

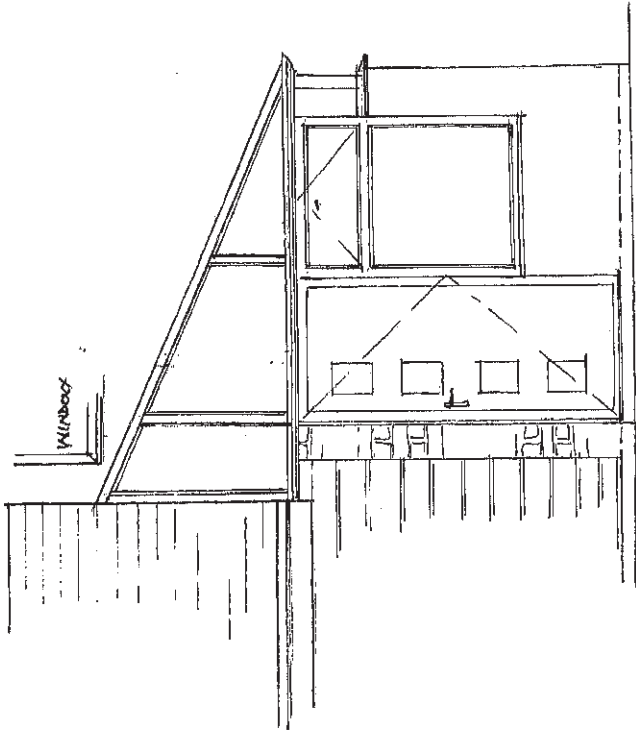
Remove hip tiles & strip tiles BACK TO ROOF SLOPING CORNER

Hanging tiles

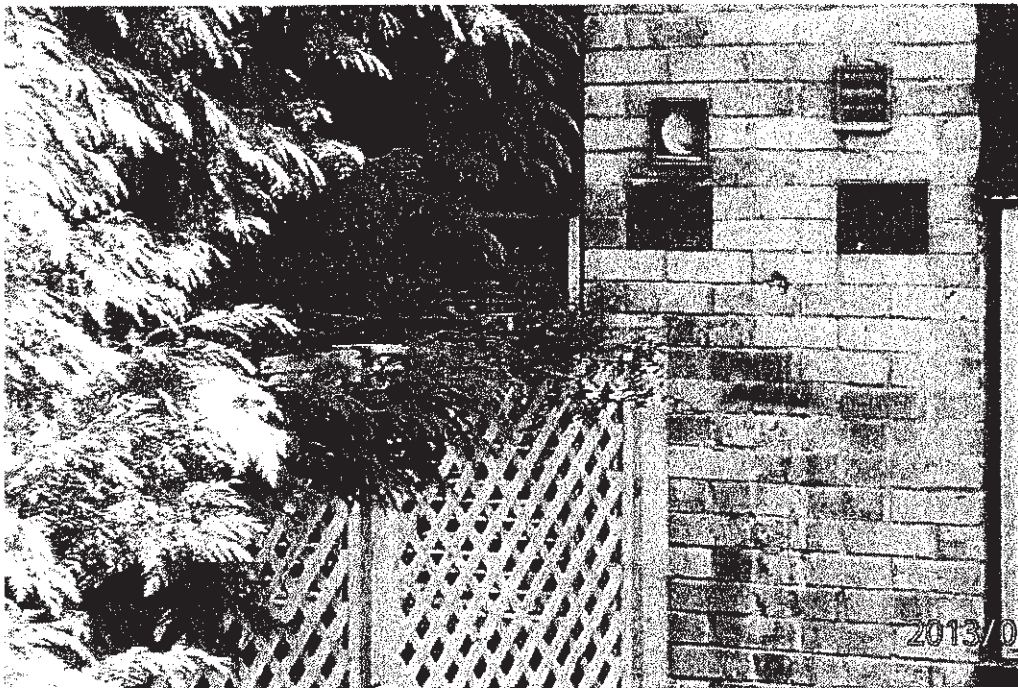
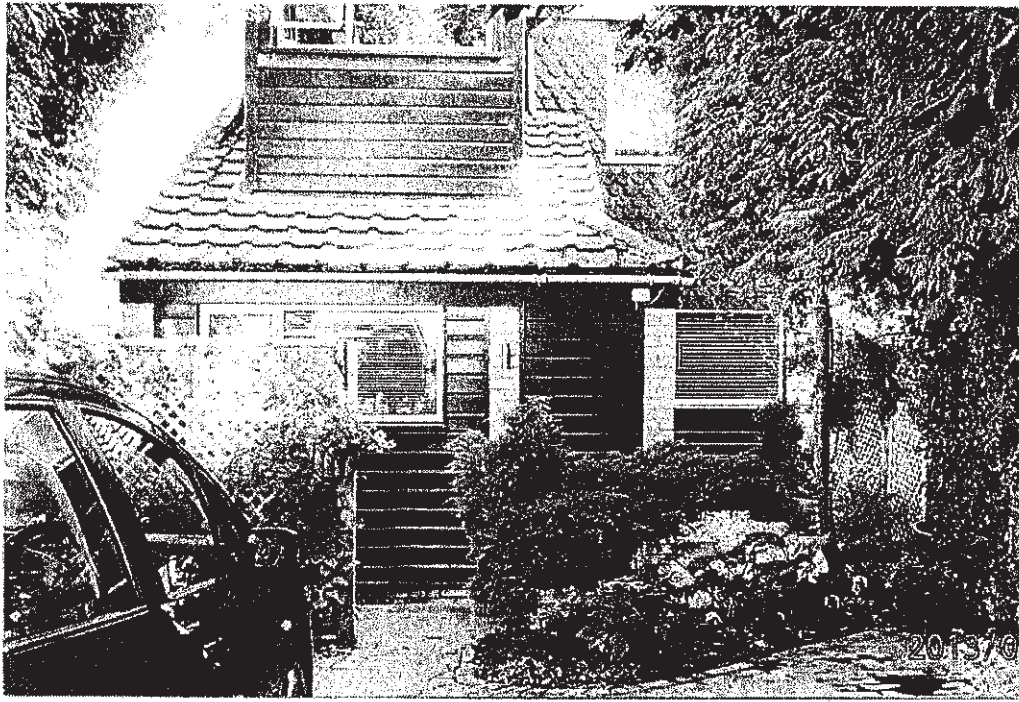
BOUNDARY WALL TO BE DEMOLISHED BY CUSTOMER



Existing Front



Proposed Front



APPLICATION NO.	P13/V1000/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.5.2013
PARISH	BLEWBURY
WARD MEMBER(S)	Janet Shelley
APPLICANT	Taylor Mac Ltd
SITE	Dallas Westbrook Street Blewbury, OX11 9QB
PROPOSAL	Demolition of existing bungalow and erection of 1 detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements.
AMENDMENTS	22.8.2013
GRID REFERENCE	452849/185891
OFFICER	Katie Rooke

1.0 INTRODUCTION

1.1 This application was originally presented at the Planning Committee on 21 August 2013. A copy of the committee report is **attached** at appendix 1. Further to concerns raised by members in respect to potential overlooking into the rear garden of Mountain Ash from the proposed detached dwelling at the rear of the of site, committee resolved to defer consideration of the application to enable the internal layout of the dwelling to be reconfigured.

2.0 PROPOSAL

2.1 The internal layout of the proposed detached dwelling has been amended so that the nearest dormer window to the boundary with Mountain Ash now serves an en-suite bedroom. Owing to reconfigured internal layout an additional rear dormer window has been included in the rear (north-west) elevation of the proposed dwelling. A copy of the site plan and revised drawings is **attached** at appendix 2. The amended plans have been the subject of further consultation.

6.0 PLANNING CONSIDERATIONS

6.1 The reconfigured layout is considered to overcome the previous concerns in respect to overlooking as the nearest window to Mountain Ash would be obscure glazed. In order to ensure that the window remains obscured and fixed, apart from a top-hung opening vent, it is considered reasonable and necessary to condition this.

7.0 CONCLUSION

7.1 The principle of the proposed development is considered acceptable, it will preserve the character and appearance of the adjacent conservation area, it will not harm the amenities of neighbouring properties, and there is adequate car parking on the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies H11, DC1, DC5, DC9, HE1 and NE6 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

It is recommended that planning permission is granted, subject to the expiration of a further consultation period with the parish council and neighbours and to no new substantive objections being received, and subject to the following conditions:

1 : TL1 - time limit - full application

2 : List of approved plans

3 : MC2 - materials (samples)

4 : Notwithstanding any details shown on the approved drawings, the new first-floor window on the south-east elevation which serves an en-suite (as shown on drawing number 121122-03 shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter, the window shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of class a of part 1 schedule 2 of the town and country planning (general permitted development) order 1995 (or the equivalent provisions of any order revoking and re-enacting that order), no additional first-floor windows shall be inserted in the south-east elevation of the dwelling without the prior grant of planning permission.

5 : Prior to the commencement of development, details of vehicular access to the site shall be submitted to and approved in writing by the local planning authority. Such details shall include visibility splays in both directions. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

6 : Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 121122-02d shall be constructed, surfaced and marked out. the parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

7 : Prior to the use or occupation of the new development, the turning space shown on approved drawing number 121122-02d shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. thereafter, the turning space shall be kept permanently free of any obstruction to such use.

8 : HY19 - no drainage to highway

9 : Notwithstanding the provisions of class E of part 1 schedule 2 of the town and country planning (general permitted development) order 1995 (or the equivalent provisions of any order revoking and re-enacting that order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

10 : Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site during construction shall be submitted to and approved in writing by the local planning authority. No works shall be carried out on site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:

1. - the location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with

BS 5837/2005 'trees in relation to construction');

2. - the programme for implementing and retaining such tree protection measures;
3. - any works to trees (in accordance with Bs 3998/1989 'tree Works') to be carried out to prevent accidental damage by construction activities.

All works shall be carried out in accordance with the approved arboricultural method statement. 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.

11 : Notwithstanding any details shown on the approved drawings, the sites internal and external boundaries shall be enclosed 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.

12 : Prior to the occupation of any dwelling, provision shall be made for storing domestic refuse and recycling materials for that dwelling in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority. thereafter, the approved refuse and recycling materials storage facilities scheme shall be permanently retained.

13 : Prior to the commencement of development, details of the existing ground levels of the site and the proposed slab levels of the new dwellings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved slab levels.

Author: Katie Rooke
Contact number: 01235 540507
Email: katie.rooke@southandvale.gov.uk

APPLICATION NO.	<u>P13/V1000/FUL</u>
APPLICATION TYPE	FULL APPLICATION
REGISTERED	13.5.2013
PARISH	BLEWBURY
WARD MEMBER(S)	Janet Shelley
APPLICANT	Taylor Mac Ltd
SITE	Dallas Westbrook Street Blewbury, OX11 9QB
PROPOSAL	Demolition of existing bungalow and erection of 1 detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements.
AMENDMENTS	2.7.2013 and 9.7.2013
GRID REFERENCE	452849/185891
OFFICER	Katie Rooke

1.0 INTRODUCTION

- 1.1 The application comes to committee as Blewbury Parish Council objects, and letters of objection have been received from four individuals.
- 1.2 The site is located towards the west side of Blewbury within the North Wessex Downs Area of Outstanding Natural Beauty, with vehicular access obtained from Westbrook Street to the south-east. The site lies adjacent to Blewbury Conservation Area, the boundary of which runs along the centre of the adjoining highway. A copy of the site plan is attached at appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the demolition of the existing bungalow and the erection of three dwellings; two semi-detached three bedroom dwellings which replace the existing bungalow, and one detached four bedroom dwelling towards the rear of the site. The semi-detached properties have an eaves height of 3.1 metres and a ridge height of 6.7 metres. The eaves of the rear detached dwelling measure approximately 3.9 metres, with the ridge height measuring 7.4 metres. As part of the development it is also proposed to erect a detached double garage to be used in association with the rear property. During the course of the application the height of the rear dwelling and the detached garage were lowered and revised plans submitted. The application is therefore being considered on this amended basis. A copy of the application drawings is attached at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 In response to the original plans the following consultation responses were received.
- 3.2 **Blewbury Parish Council** objects stating "We consider that this is an over-development of the site, and out of keeping with the bungalows surrounding it. It impacts on the privacy of its neighbours (Mountain Ash and Westbury)".
- 3.3 **Conservation Officer** raises no objections subject to conditions.
- 3.4 **County Highway Liaison Officer** raises no objections subject to conditions.

Vale of White Horse District Council – Committee Report – 21 August 2013

- 3.5 **Waste Management Officer** has provided details in respect to bin storage requirements for the properties and the time they must be presented for collection.
- 3.6 **Neighbours** Three letters of objection received, which made the following points;
- The detached dwelling to the rear is one metre higher than the original approved scheme, and the garage is closer to the rear bungalow windows of 'Mountain Ash', leading to an overshadowing effect.
 - The development is too dominant, overbearing and un-neighbourly.
 - Lower rooflights in the side elevations of the front dwellings will be required to achieve appropriate means of escape provisions.
 - First floor bedroom windows in the detached property will overlook rear windows and private areas to the rear of 'Mountain Ash'.
 - Number of additional vehicle movements at the narrowing point of this road, caused by the increase from one dwelling to three, will be compounded by the pavement obstruction caused by refuse bins that will increase in numbers; no provision is made for refuse space within the site.
 - Flues in the roof slope of 'Mountain Ash' are likely to be affected by the proximity and height of the adjacent dwellings.
 - The protection of the mature horse chestnut tree towards the rear of the site, and the continuance of the boundary treatment has not been resolved.
 - The proposed designs are out of character for this part of the village.
 - Visitors will park on the road.
 - Noise and disturbance will be increased by allowing traffic into an area which is adjacent to quiet garden areas.
- 3.7 In response to the amended plans, which were put out for re-consultation, the following comments were received.
- 3.8 **Blewbury Parish Council** objects, stating "As before, we consider that this is an over-development of the site, and out of keeping with the bungalows surrounding it. It impacts on the privacy of its neighbours".
- 3.9 **Conservation Officer** states "no comments on the amendments that have been made to this application".
- 3.10 **Waste Management Officer** comments as before.
- 3.11 **Neighbours** Three letters of objection have been received, raising the same issues as before.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 P13/V0455/FUL – Withdrawn (19/04/2013)
Demolition of existing bungalow and erection of 1 no. detached dwelling, and a pair of semi-detached dwellings; with associated parking, turning, landscaping and improvements to existing access arrangements
- 4.2 P12/V1134/FUL - Approved (18/09/2012)
Demolition of existing bungalow and replacement with 3 new dwellings(As amended by Drw No's 11-PAR-10F, 11-PAR-11C, 11-PAR-12C and by the revised Design and Access Statement and Sustainability Statement from agent 14.08.2012).

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5.0 POLICY & GUIDANCE**National Planning Policy Framework**

- 5.1 The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight, except for Policy H11 which has little weight because the council does not currently have a five year supply of housing land.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development (paras. 14 and 49). Paragraphs 34 and 37 encourage minimised journey lengths to work, shopping, leisure and education, and paragraphs 56 – 66 seek to promote good design and local distinctiveness and integrate development into the natural, built and historic environment. Paragraphs 126 – 141 refer to the need to conserve and enhance the historic environment, including conservation areas.
- 5.3 Paragraphs 47 – 49 require local planning authorities to identify a five year supply of housing land. Where this cannot be demonstrated, relevant local plan policies for the development of new housing should not be considered up-to-date until the shortfall is rectified.

Vale of White Horse Local Plan (adopted July 2006)

- 5.4 Policy H11 states that residential development within the built up areas of defined settlements (including Blewbury) will be permitted provided the scale, layout, mass and design of new dwellings would not harm the form, structure or character of the area.
- 5.5 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.
- 5.6 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.7 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.
- 5.8 Policy HE1 relates to development within or affecting the setting of a conservation area, and seeks to ensure that development preserves or enhances the established character and appearance of the area.
- 5.9 Policy NE6 relates to development in the North Wessex Downs AONB, and seeks to ensure development conserves or enhances the natural beauty of the landscape.

Supplementary Planning Guidance – Residential Design Guide (adopted 2009)

- 5.10 Section 3.8 outlines how to protect neighbouring properties, specifically stating that "Facing habitable room windows on upper floor should normally be at least 21 metres apart" (p.98) and "Habitable room windows should normally be at least 12 metres away from the flank wall of a neighbouring property" (p.99).

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues in determining this application are whether the principle of development is acceptable, the impact on the visual amenity of the area and whether

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the proposal preserves or enhances the character or appearance of the adjacent conservation area, the impact on the amenities of neighbouring properties, and whether adequate parking is available for the existing and proposed dwelling.

Principle of development

- 6.2 Blewbury is identified in the local plan as a village that can accommodate new housing development. The principle of demolishing the existing property and erecting three new dwellings on the site has already been agreed as acceptable further to the granting of planning permission P12/V1134/FUL. As part of this application the semi-detached properties, which were originally to be located to the rear of the site, have become replacement dwellings, and the detached dwelling is now located at the rear of the site.

Impact on visual amenity

- 6.3 This stretch of Westbrook Street is characterised by individual detached bungalows, with a number having had their roofs converted to include first floor accommodation. The proposed replacement semi-detached dwellings are similar in design to the previously permitted detached dwelling which formed part of P12/V1134/FUL, and maintain the form of a chalet style bungalow. It is not considered that the semi-detached properties would appear out of place within the street scene, with the character and appearance of the adjacent conservation area preserved.
- 6.4 The proposed detached dwelling towards the rear of the site is approximately 0.5 metres higher than the previously permitted semi-detached properties which formed part of P12/V1134/FUL. Whilst views of this property will be possible from Westbrook Street, its relative position is such that it is not considered that it would appear out of place within the street scene or harm the visual amenity of the area. The existence of commercial buildings to the north-west of the site, and an extant outline permission for a new dwelling to the rear of 'Westbury', the neighbouring property to the north-east (reference P11/V1652/O), changes the character and layout of the built form in this area.

Impact on neighbours

- 6.5 The semi-detached properties are located approximately 1.2 metres away from the south-west boundary of the site, and their position in relation to 'Mountain Ash' is such that it is not considered that harmful overshadowing or dominance of this property would be caused. Similarly the relationship with 'Westbury' to the north-east is such that the amenities of this property will not be compromised. The inclusion of rooflights in the south-west and north-east elevations of the semi-detached properties could potentially lead to some overlooking of neighbouring gardens, however, their position in the roof slope is such that it is not considered that harmful overlooking would be caused, and it is not considered that the application could reasonably or justifiably be refused on this basis. It is noted that the rooflights nearest to the south-west boundary would provide views over the front garden of 'Mountain Ash'.
- 6.6 The position of the detached property towards the rear of the site is such that it is not considered that harmful overshadowing or dominance of neighbouring properties would be caused. First floor windows in the front of the property will provide angled views over neighbouring gardens, however, it is not felt that any overlooking caused from these openings would warrant refusal of the application on the grounds of harm to the residential amenity. The proposed detached garage is situated close to the boundary with 'Mountain Ash', but the height of it, coupled with the fact that the roof slopes away from the neighbour, is such that its impact on the neighbour is considered acceptable.
- 6.7 The distance between the proposed dwellings on the site is appropriate to maintain adequate levels of privacy.

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Impact on highway safety

- 6.8 The proposal provides adequate parking for the new dwellings, and in order to ensure this is provided and maintained it is considered reasonable and necessary to condition it.

7.0 **CONCLUSION**

- 7.1 The principle of the proposed development is considered acceptable, it will preserve the character and appearance of the adjacent conservation area, it will not harm the amenities of neighbouring properties, and there is adequate car parking on the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies H11, DC1, DC5, DC9, HE1 and NE6 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

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

1 : TL1 - Time limit - Full Application

2 : List of approved plans

3 : MC2 - Materials (Samples)

4 : Prior to the commencement of development, details of vehicular access to the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include visibility splays in both directions. The access and visibility splays shall be provided prior to the occupation or use of the new development and, thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

5 : Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 121122-02D shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

6 : Prior to the use or occupation of the new development, the turning space shown on approved drawing number 121122-02D shall be constructed to enable motor vehicles to enter the site, turn around and leave in a forward direction. The turning space shall be constructed to prevent surface water discharging onto the highway. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

7 : HY19 - No Drainage to Highway

8 : Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

9 : Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on

Vale of White Horse District Council – Committee Report – 21 August 2013

site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:

1. - The location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with BS 5837/2005 'Trees in relation to Construction');
2. - The programme for implementing and retaining such tree protection measures;
3. - Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.

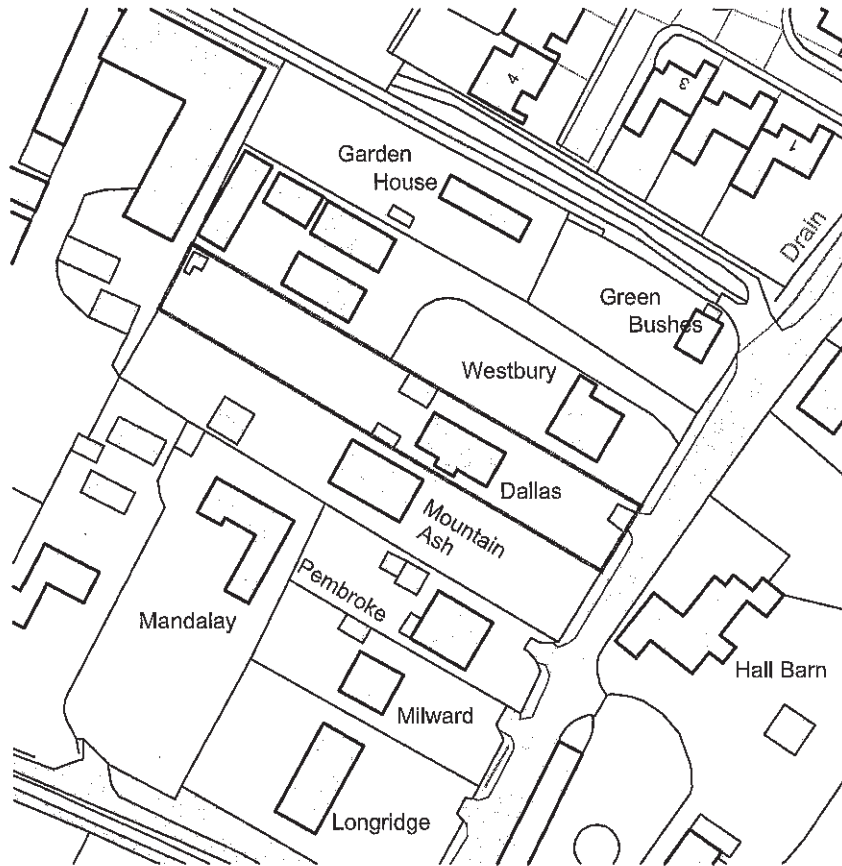
All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

10 : Notwithstanding any details shown on the approved drawings, the sites internal and external boundaries shall be enclosed 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.

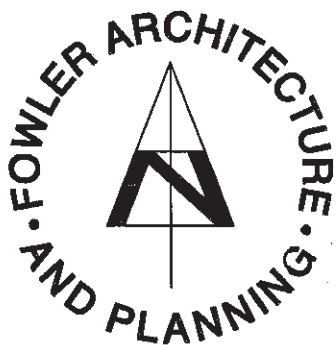
11 : Prior to the occupation of any dwelling, provision shall be made for storing domestic refuse and recycling materials for that dwelling in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse and recycling materials storage facilities scheme shall be permanently retained.

12 : Prior to the commencement of development, details of the existing ground levels of the site and the proposed slab levels of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved slab levels.

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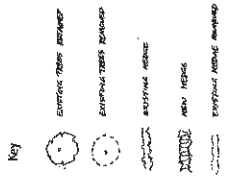
Page 76
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project
DALLAS
West Brook Street

drawing
location plan

scale	drawn by	date
1:1250 @ A4	BL	Feb ' 2013

121122-01	-
drawing no	rev



22/6/19
 JULY '19
 03.05.13
 19/01/19

E First plan amended
 D minor amendment
 C Plans 1&2 amended design
 B Plans 1&2 amended design
 A minor amendments

Dimensions, Site Dimensions and Structure
 Dimensions, Site Dimensions and Structure
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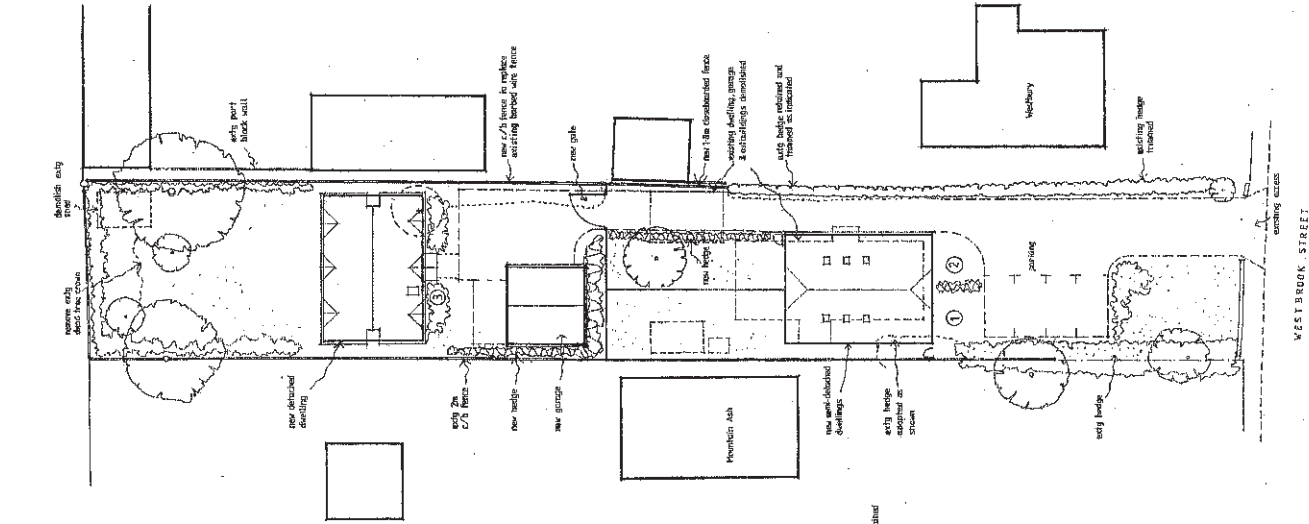
Project
 DALLAS, WESTBROOK STREET
 BLUNSBURY, OXON

Design Scheme

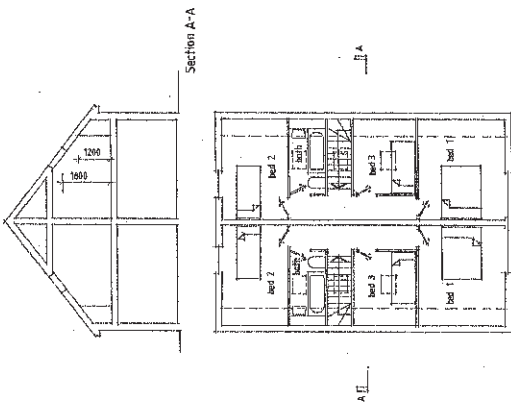
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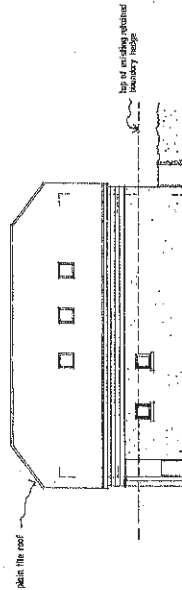
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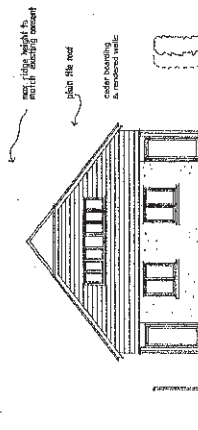
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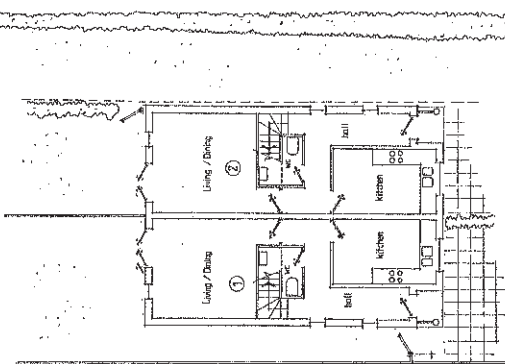
FIRST FLOOR



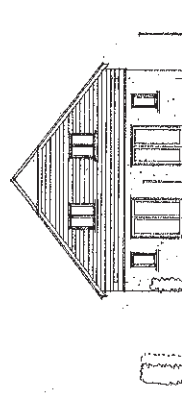
North East Elevation



South East Elevation



GROUND FLOOR



North West Elevation



South West Elevation



22/11/13
15/11/13
18/12/13
date
date
date

C. bedroom and bathroom (boreo)
B. ridge and eaves (lowered)
A. shaver room added
complete

Contractor: Sub-Contractors and Suppliers are to check all relevant dimensions and levels of the site and buildings before commencing any work. Any necessary site clearance or building work to be completed before the start of the above programme of work.

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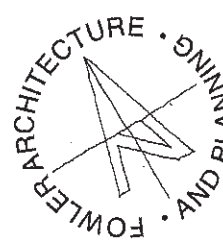
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drawing: design scheme

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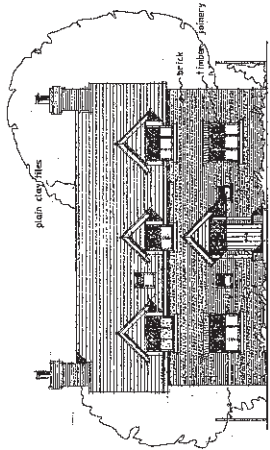
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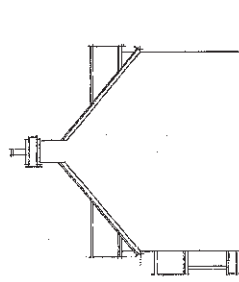


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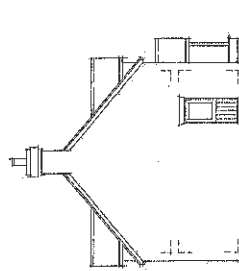
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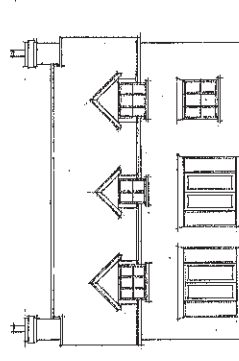
south east elevation



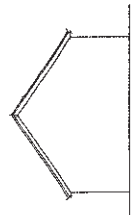
north east elevation



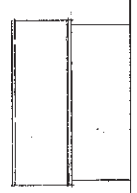
south west elevation



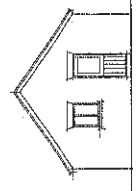
north west elevation



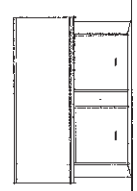
south east



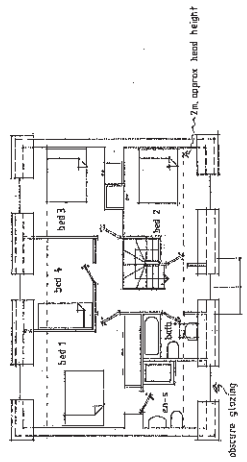
south west



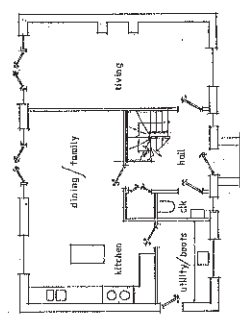
north west



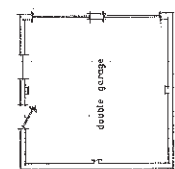
north east



first floor plan



ground floor plan



double garage

APPLICATION NO.	P13/V1044/LB
APPLICATION TYPE	LISTED BUILDING CONSENT
REGISTERED	24.5.2013
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Churchill Retirement Living
SITE	Thames Valley Police, Police Station, Church Street Wantage, OX12 8BW
PROPOSAL	Demolition and rebuild of boundary wall on new alignment in matching materials
AMENDMENTS	None
GRID REFERENCE	439763/187793
OFFICER	Mr Peter Brampton

1.0 INTRODUCTION

- 1.1 The application sits in a site of just under 0.3 hectares on the southern side of Church Street. The site contains the former magistrate’s court and police station. Vehicular and pedestrian access is provided along the northern boundary, directly onto Church Street.

- 1.2 The existing buildings on site are a mix of single and two-storey brick structures, with both flat and pitched roofs. The magistrate’s court sits at the front of the site and is a two-storey flat roofed building. The front portion of the site falls within the Wantage Town Centre conservation area

- 1.3 The site slopes sharply upwards from the road, with all the buildings appearing elevated from Church Street. The site is almost completely covered by hard standing or buildings. Wrapping around the eastern side and rear of the site is a public car park that primarily serves the town centre and the civic hall. To the west lies a school, which currently has a right of passage over the application site.

- 1.4 This application relates to the boundary wall that runs along the western boundary of the application site. It separates the site from The Woolpack public house (no.16 Church Street), a grade II listed building. The application site was used as a brewery in the 1800s, with a three or four storey range built right up to the western boundary of the site. It is believed the boundary wall is the surviving remnants of that building. Given its relationship with The Woolpack, the wall is curtilage listed

- 1.5 It is important to highlight this application was submitted in parallel with the recently refused planning application to demolish the buildings on the site to allow the erection of a three-storey building providing elderly people’s apartments (P13/V1049/FUL). The application was refused on the basis the scale of the proposed building was harmful to the character of the area, that no affordable housing was proposed and on issues relating to car parking and landscaping. It is likely this refusal of planning permission will be appealed by the applicant.

- 1.6 This application for listed building consent is assessed on the relatively narrow merits of the importance of the heritage asset. It is an assessment that is independent of the merits of the planning application.

1.7 The application comes to committee as Wantage Town Council objects to the grant of listed building consent. A location plan is **attached** at appendix 1.

2.0 PROPOSAL

2.1 The infants school benefits from a right of access over the application site, which has allowed vehicular access to the school site on an occasional basis. This access will be closed as part of the applicants purchasing and redevelopment of the application site.

2.2 Consequently, the applicant needs to provide an alternative vehicular access to the school. The works necessary to achieve this are creating an access through the existing car park at No.16, demolishing the boundary wall, repositioning a number of parking bays and re-building the boundary wall on a new alignment.

2.3 The new wall will step away from the current alignment, into the application site by approximately five metres. This will allow the existing parking spaces to be moved east the same distance, with an improved, wider, vehicular access running through the central part of the site into the northern part of the school grounds. Approximately half the wall will be realigned to create the new, wider, vehicular access and allow for the repositioning of the parking spaces.

2.4 The applicants propose to build the new wall in a brick to match the existing, and that the wall will be of a comparable height. Due to the topography of the site, and the need to provide ramped access to the school, the new wall will, in part, be a retaining wall

2.5 Extracts from the applications plans are **attached** at appendix 2. Documents submitted in support of the application, including the design and access statement, are available on the council's website. Committee members should be aware that the building shown on the proposed site plan is not an accurate reflection of the scheme refused planning permission. The building was amended prior to the council refusing the scheme

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Wantage Town Council** – Recommends refusal – *“The existing wall is in keeping with the conservation area and the adjoining listed building. Any relocation of the wall should require re-use of the existing materials. The proposal would remove car parking spaces from the Woolpack property. When the Woolpack was in use all the car parking spaces were fully occupied. The proposal would adversely affect the future use of the Woolpack building. The Town Council is extremely concerned about the prospective shortage of town centre public car parking when housing developments in the area in the Local Plan proceed. The loss of car parking space in the town centre is undesirable. The application indicates that the purpose is to provide a new access to the school property other than through the former police station site. Given the period over which the access will have been provided, rights of way will have been established. We would welcome the conservation officers comments on this application.*

3.2 **Conservation Officer** - No objections, but expresses the desirability of having an associated planning permission in place before the proposed works take place

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/V1050/CA](#) - Refused (13/08/2013)

Demolition of existing buildings on site to allow development to form 45 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping (As amended)

[P13/V1049/FUL](#) - Refused (13/08/2013)

Development to form 44 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping (As amended)

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

HE1 - Preservation and Enhancement: Implications for Development

HE5 - Development involving alterations to a listed building

The National Planning Policy Framework (NPPF)

6.0 **PLANNING CONSIDERATIONS**

Listed building matters

6.1 Paragraph 132 of the NPPF states, *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be.”*

6.2 Therefore, the central issue in the assessment of this application is the significance of the wall to be demolished. As outlined above, the wall is curtilage listed, and is believed to be the remnants of the brewery building that was once present on the site. It is important to note that the wall is not listed in its own right, but benefits from a similar level of protection due to its historic association with 16 Church Street, a grade II listed building.

6.3 The wall was not built as an integral part of the site of no.16 Church Street, but of the adjacent brewery. Nonetheless, it remains to delineate the historic curtilage of the listed building.

6.4 From observations on site, the eastern face of the wall, facing into the application site is in reasonable repair. However, there are more signs of wear on the west, facing no.16. It appears that the wall has undergone a number of remedial repairs, with a smaller, more modern retaining wall, immediately abutting it on this side. Thus, the façade of the wall adjacent to no.16 Church Street has a diminished historic integrity and interest.

6.5 Furthermore, the section of wall closest to the road appears to have been rebuilt relatively recently. There is a clear distinction between the brickwork in this section and the older brickwork behind. There are other small sections of the wall that have undergone repair.

6.6 Overall, these factors weigh against the historic interest of the wall and, consequently, its importance as a heritage asset. For this reason the conservation officer has confirmed the wall is not so significant that it warrants retention in its current form or on its current alignment. He has highlighted it is desirable for the re-alignment of the wall to be granted consent in parallel with planning permission for the redevelopment of the site. However, in isolation, there is no objection on listed building grounds to the proposed works.

6.7 To ensure the quality of the development, two conditions are proposed. One requires the demolition of the wall with hand tools. This will ensure those bricks that are still sound can be salvaged and re-used. The second requires a sample panel of the wall to be erected on site for inspection before work begins on the wall proper. This will ensure that appropriate new bricks are used, as well as a good quality mortar appropriate to the location.

6.8 Part of Wantage Town Council's objection to this proposal relates to the loss of car parking at No.16 Church Street. However, committee members will be aware that this is not material to the listed building application. The Town Council has also raised the historic access rights the school has over the application site. Similarly this is not a material consideration for this application and it will be for the parties involved to reach a mutually acceptable agreement outside the remit of the planning process.

7.0 **CONCLUSION**

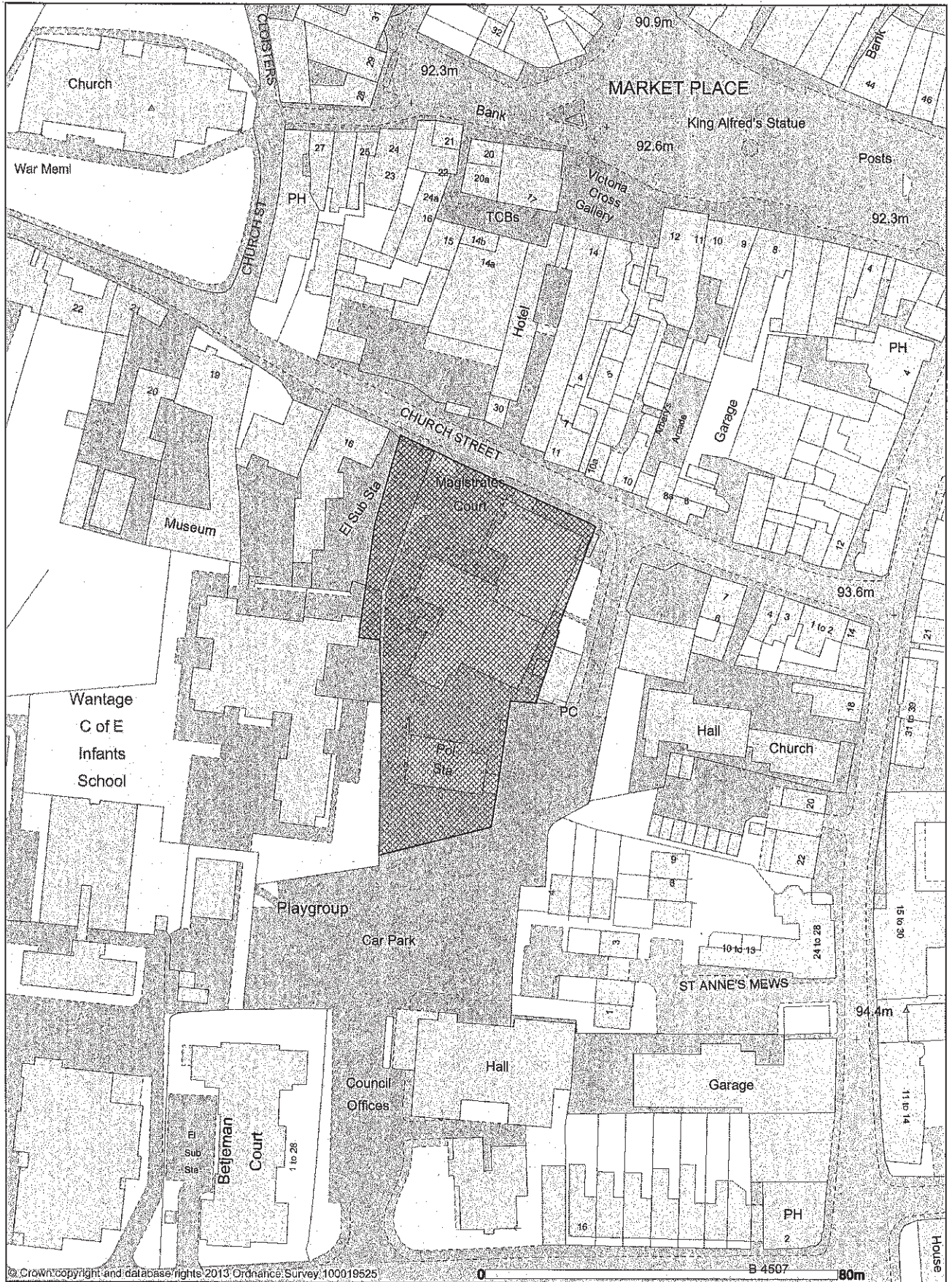
7.1 This curtilage listed wall is not of such significance that its part removal and re-alignment can be resisted. The proposed works will enable the creation of a new access for the infant school and allow, subject to the granting of planning permission for an acceptable scheme, the redevelopment of the disused magistrate's court site. Accordingly, subject to the recommended conditions, the proposal complies with relevant local and national planning policy and guidance

8.0 **RECOMMENDATION**

To grant listed building consent subject to:

- 1 : Commencement three years
- 2 : Approved plans
- 3 : Demolition with hand tools only
- 4 : Panel of wall materials to be agreed

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B 4507

80m



Application No. P13/V1044/LB

1:1,250 scale

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SITE LOCATION

2013 PLANNING ISSUES

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Churchill
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Project No: 10/10/10/10
 Project Name: Churchill Retirement Living
 Project Location: Wantage, Oxfordshire

SITE LOCATION PLANNING

Scale: 1:1000
 Date: 10/10/10
 Author: ABC
 Checker: DEF
 Approver: GHI

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LAND AT CHURCH STREET * WANTAGE * OXFORDSHIRE



existing site levels
 proposed site levels

2.12



LISTED BOUNDARY WALL

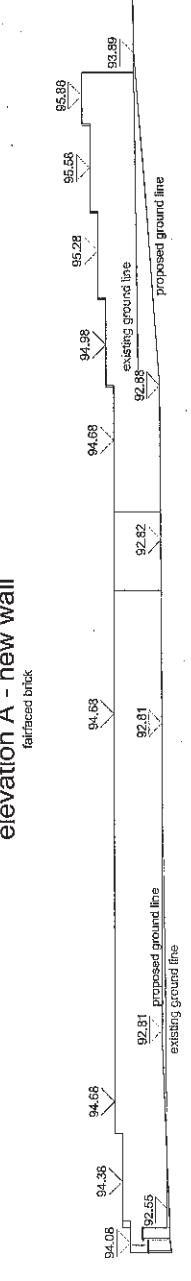
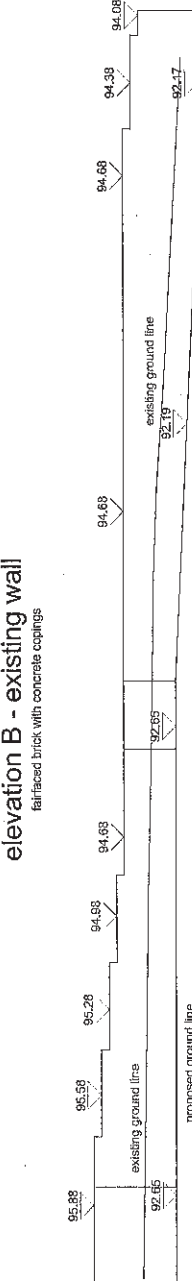
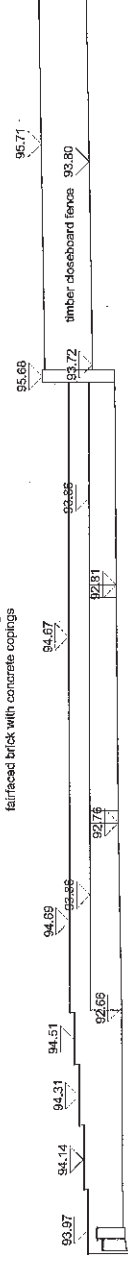
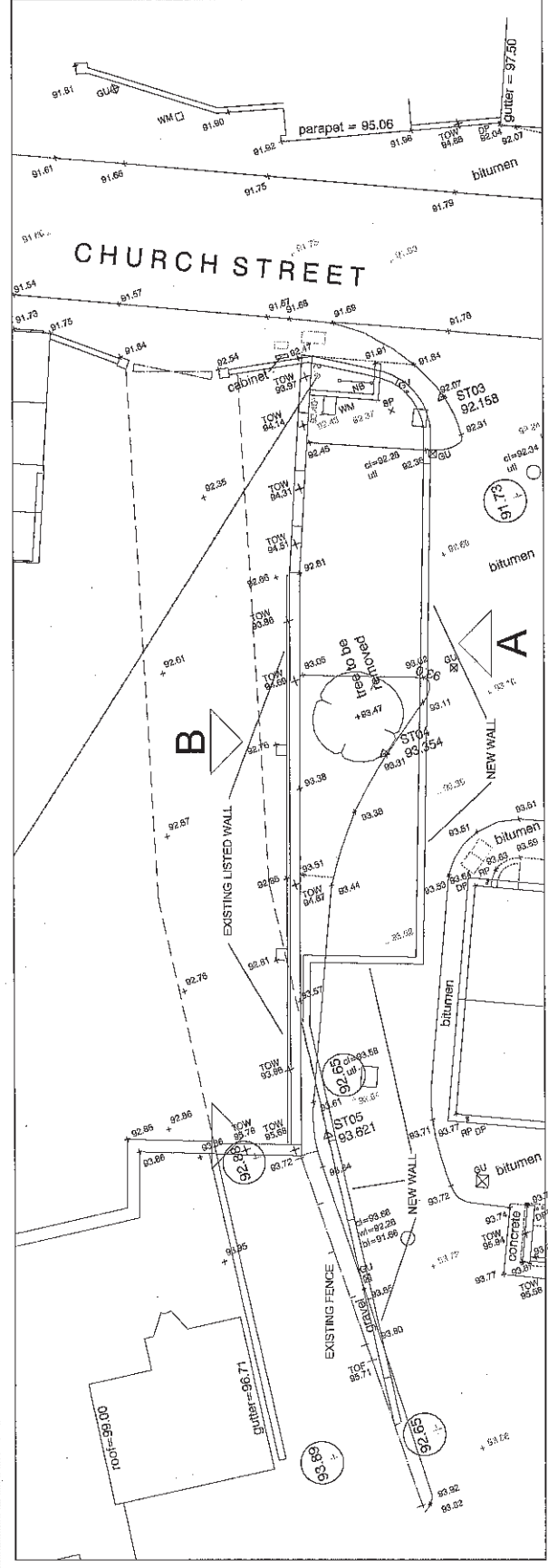
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LISTED BOUNDARY WALL
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