

# Planning Committee Agenda



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Date: 10 September 2013  
Website: [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

A meeting of the

## Planning Committee

will be held on Wednesday 18 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

**Alternative formats of this publication are available on request. These include large print, Braille, audio, email and easy read. For this or any other special requirements (such as access facilities) please contact the officer named on this agenda. Please give as much notice as possible before the meeting.**

A handwritten signature in black ink that reads 'M Reed'.

Margaret Reed  
Head of Legal and Democratic Services

# Agenda

## Open to the Public including the Press

### Map and vision

(Page 5)

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](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 - 9)

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 21 August 2014 (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**

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. 2013-09-18 Planning Committee Summary Index**

(Page 10)

## **11. Chailey House Bessels Way Blewbury Didcot, OX11 9NJ. P13/V0458/O**

(Pages 11 - 23)

**12. Church Of Our Lady Of The Rosary 1 Yarnells Hill North Hinksey  
Oxford, OX2 9BD. P13/V1481/FUL**

**(Pages 24 - 32)**

**13. Montgomery Traditional Butcher 28 Wallingford Street Wantage  
Oxon, OX12 8BH. P13/V1453/FUL**

**(Pages 33 - 38)**

**14. Land to rear of 1 Wakes Place Fernham Road Longcot Oxfordshire,  
SN7 7TQ. P13/V1643/FUL**

**(Pages 39 - 46)**

**15. 102 Arthray Road Botley Oxford, OX2 9AB. P13/V1562/HH**

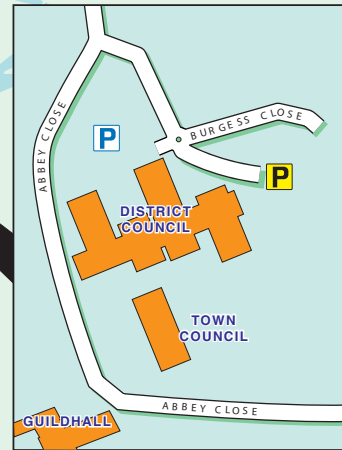
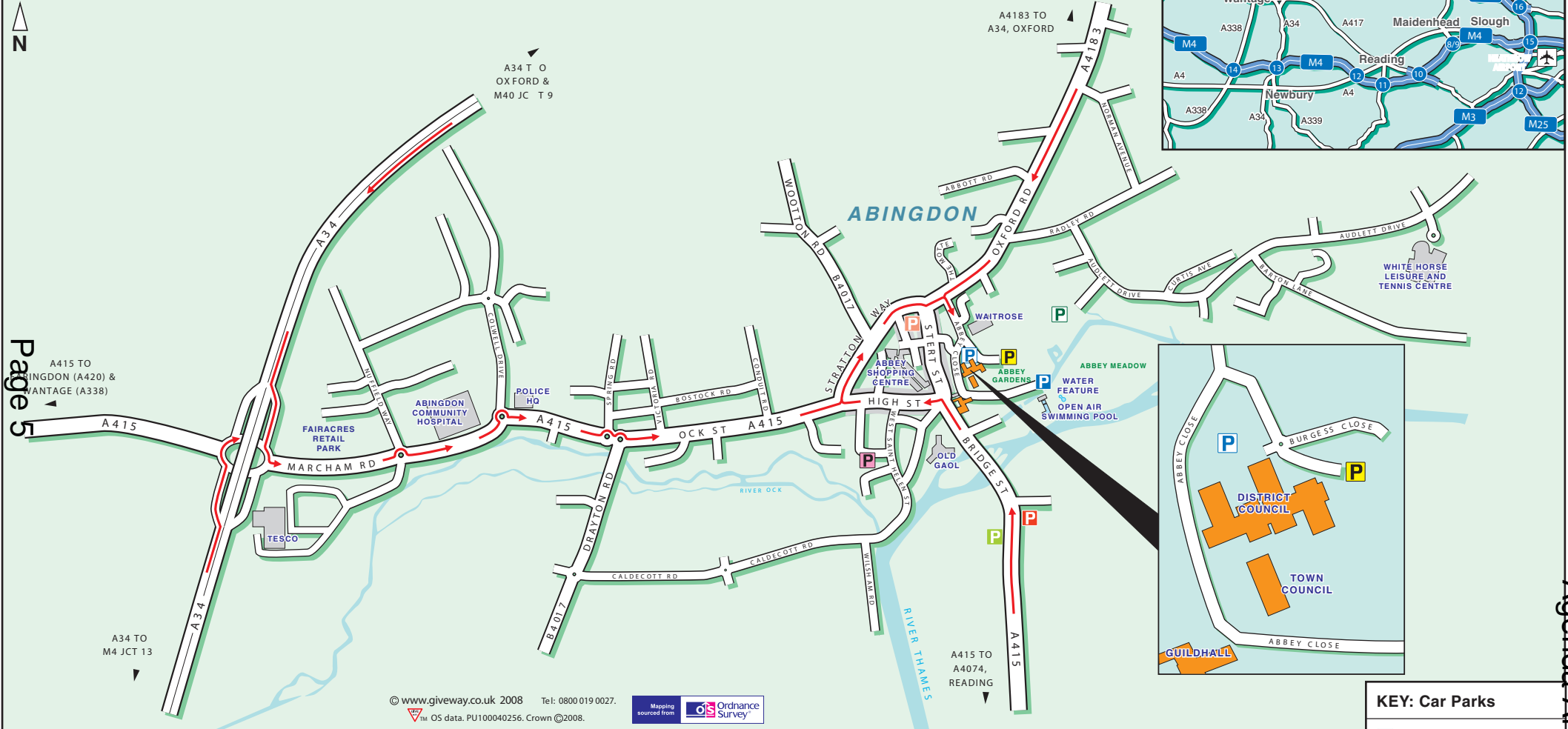
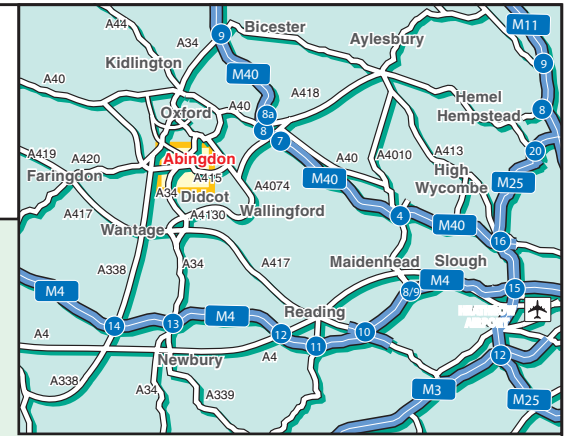
**(Pages 47 - 53)**

**16. 32 Arthray Road Botley Oxford, OX2 9AA. P13/V0919/HH**

**(Pages 54 - 60)**

**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](http://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](http://www.oxfordshire.gov.uk). Contact details for bus operators can be found on the travel information pages on our website [www.whitehorsedc.gov.uk](http://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 20.11.2013	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 Now at appeal	73	104 (nett difference with earlier application)
Ashbury	Land South of Idstone Road	P13/V0016/FUL Refused 11.04.2013 Now at appeal	18	122
Sutton Courtenay	Land north of 92 – 112 Milton Road	P13/V0233/FUL Resolved to refuse 19.06.2013 Refused 01.07.2013 Now at appeal.	34	156

Updated 09.09.



**SUMMARY INDEX OF APPLICATIONS**

<b>Parish Site Address</b>	<b>Proposal</b>	<b>Application No.</b>
<b>Chailey House, Bessels Way, Blewbury</b>	<p>Outline application for demolition of existing bungalow. Erection of 30 dwellings comprising, 4x1 bed flats, 3x2 bed flats, 8x3 bed homes and 3x4 bed houses (open market housing), 1x2 bed flat, 8x2 bed houses, 2x3 bed houses and 1x4 bed houses (affordable housing), extension to existing access, improvements to Bridus Way and provision of open space including 'Leap'.</p> <p><i>Recommendation: to grant planning permission, subject to s106 agreements and conditions.</i></p>	P13/V0458/O
<b>Church of Our Lady of The Rosary, 1 Yarnells Hill, North Hinksey</b>	<p>Retrospective application for demolition of floor slab and foundations. Cover demolition layer with recycled tarmac planings to allow access for maintenance and overflow carpark. Repair damaged drain.</p> <p><i>Recommendation: to grant planning permission, subject to conditions.</i></p>	P13/V1481/FUL
<b>Montgomery Traditional Butchers, 28 Wallingford Street, Wantage</b>	<p>Change of use from Butchers (A1 use) to Hot Food Takeaway (A5) including 2am late opening hours.</p> <p><i>Recommendation: to grant planning permission, subject to conditions.</i></p>	P13/V1435/FUL
<b>Land to rear of 1 Wakes Place, Fernham Road, Longcot</b>	<p>Demolish existing workshop and change of use to erect three bedroom detached dwelling. (Re-submission of withdrawn application P13/V0307/FUL).</p> <p><i>Recommendation: Subject to the satisfactory outcome of the investigation of the presence of bats, to grant planning permission subject to conditions.</i></p>	P13/V1643/FUL
<b>102 Arthray Road, Botley</b>	<p>Proposed two storey side extension and single storey rear extension.</p> <p><i>Recommendation: to grant planning permission, subject to conditions.</i></p>	P13/V1562/HH
<b>32 Arthray Road, Botley</b>	<p>Two storey side and rear extension to dwelling house (resubmission).</p> <p><i>Recommendation: to grant planning permission, subject to conditions.</i></p>	P13/V0919/HH

# Agenda Item 11

Vale of White Horse District Council – Committee Report – 18 September 2013

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<b>APPLICATION NO.</b>	<a href="#">P13/V0458/O</a>
<b>APPLICATION TYPE</b>	OUTLINE
<b>REGISTERED</b>	7.3.2013
<b>PARISH</b>	BLEWBURY
<b>WARD MEMBER(S)</b>	Janet Shelley
<b>APPLICANT</b>	Albright Dene Ltd
<b>SITE</b>	Chailey House Bessels Way Blewbury Didcot, OX11 9NJ
<b>PROPOSAL</b>	Outline application for demolition of existing bungalow. Erection of 30 dwellings comprising, 4x1 bed flats, 3x2 bed flats, 8x3 bed homes and 3x4 bed houses (open market housing), 1x2 bed flat, 8x2 bed houses, 2x3 bed houses and 1x4 bed houses (affordable housing), extension to existing access, improvements to Bridus Way and provision of open space including 'Leap'.
<b>AMENDMENTS</b>	19 June 2013
<b>GRID REFERENCE</b>	453496/186265
<b>OFFICER</b>	Stuart Walker

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## 1.0 INTRODUCTION

- 1.1 This application seeks outline planning permission for a residential development for 30 dwellings. Access, layout, scale and appearance are due to be considered at this stage with only landscaping being a reserved matter.
- 1.2 The 1.46 ha site lies on the northern edge of the village to the rear of properties on Whites Orchard, Bridus Mead, and the Ladycroft caravan park. It is relatively flat and comprises the existing house and gardens of Chailey House and a grassed field to the west, all partially enclosed by hedgerows with trees and post and rail fencing. Access is proposed from the existing point, via Whites Orchard. The whole of the site lies within the North Wessex Downs AONB and a BOAT (Bridus Way) runs along the south east side of the site.
- 1.3 The application comes to committee because the application is a departure from the development plan and a number of objections have been received along with an objection from Blewbury Parish Council.

## 2.0 PROPOSAL

- 2.1 The proposal is a major development submitted to help address the council's current five year housing land deficit.
- 2.2 The scheme comprises 30 dwellings and flats with a mix of one, two, three, and four bedroom units, 40% of which will be affordable. The scheme has been developed with reference to the principles of the council's residential design guide and the proposed housing has been designed in a traditional style to reflect local vernacular found in the village. The dwellings are predominantly two storeys arranged around three cul-de-sacs at a density of 20.5 dwellings per hectare. Public open space is provided on site, together with a locally equipped area of play (LEAP).
- 2.3 Blewbury village has a range of facilities, including a school, village hall and shops and is classified as a large village in the local plan. The parish has approximately 714

households and an estimated population of 1581 residents. This proposal would result in an estimated additional 72 residents (based upon the district-wide average household figure of 2.409), which represents approximately a 4.55% increase in the parish population.

2.4 The following documents have been submitted in support of the application and are available to view on the council's website:

- Planning statement
- Design and access statement
- Transport statement
- Flood risk assessment
- Arboricultural report
- Ecology assessment
- Sewer Impact Study

2.5 The applicants have been in discussion with council officers and others to secure on-site facilities such as public open space and affordable housing and to agree levels of financial contribution towards off-site services to mitigate the impact this proposal will have on those services through the increase in population. The following contributions have been requested:

Vale

- Waste bin provision – £5,100
- Art – £9,000
- Street naming – £460.80
- Recreation – £58,144

County

- Transport (Science Vale UK) – £82,110
- Transport (vehicle activated sign on B4016) – £6,500
- Transport (to enhance the bus service to Didcot) – £30,000
- Education (towards expansion of the village primary school) – £88,904
- Education (secondary schools) – £118,758
- Education (sixth form) – £23,752
- Education (special educational needs schools) – £4,673
- Property (libraries, youth support service, waste management, museum resource centre, social / health care) – £19,781

2.6 A site location plan and extracts from the application plans are **attached** at appendix 1. The plans have been amended to take account of officer comments in relation to trees and the location of the LEAP.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Blewbury Parish Council** – objection. A copy of the parish council's comments is **attached** at appendix 2.

3.2 **Local residents** – A total of 43 representations of objection have been received from local residents together with a round robin letter (32 copies), and comments from Ladycroft Park residents association. The objections are made on the following grounds:

- Access and highway safety
- Traffic generation
- Inadequate on site parking
- Drainage capacity and flood risk

- Impact on AONB
- Impact on public views / character of the village
- Too urban in scale and density for a rural location
- Design is not high quality
- Lack of sustainable / energy efficient measures
- Neighbour amenity impacts – loss of privacy, security, and over dominance
- Impact on wildlife
- Increased pressure on local infrastructure
- Precedent

3.3 **County Highways** – no objection, subject to conditions and financial contributions.

3.4 **Landscape Architect** – Original comments: “The proposed site is to the north of the village and is visually relatively well contained. There is an important native hedgerow with trees along the western section of the northern boundary which is to be retained. There is an existing conifer hedge along the north eastern edge of this boundary which does provide a good screen but is not native. There is no information about how the hedgerow and trees will be protected during construction and how they will be managed later. 2. What is the treatment of the various boundaries, will they be fenced and how? This will have a visual impact especially along the southern boundary from the Caravan Park and Bridus Way. 3. There are existing overhead cables which run over plot 14C south to the pedestrian access at Bridus Way, are these to be removed? 4. Some of the plots are located very close to the boundary and existing planting especially along Bridus Way, plot 2B, 3-6A, 21F, can they be moved back? 5. Root protection zone for Poplar T19, on corner position of northern boundary is 15m radius. This means the root protection area comes out beyond the building line of plot 28C and 29C. This is an important tree within the development, can the dwellings be moved back out of the tree protection zone, how will it be protected during construction? 6. The LEAP is proposed within 10m of plot 30D. It is generally recommended that play areas are located 20m from dwellings. The LEAP could be relocated just south of the path which cuts across the open space and meets the public footpath adjacent to the western boundary. This would ensure it was 20m away from plot 30D and static caravan 11 in Ladycroft Caravan Park. 7. Some of the gardens look small 2B, 16B and 3-6A but assume these are related to flats.”

Amended comments: “The proposed play area has been located further away from the houses as recommended which is good. The amended plan, Site Plan P01g, is acceptable.”

3.5 **Arboriculturalist** – no objection, subject to conditions.

3.6 **Countryside Officer** – no objection.

3.7 **Environment Agency** – no objection.

3.8 **Thames Water** – An initial investigation has identified an inability of the existing water supply and waste water infrastructure to accommodate the needs of this application. If planning permission is granted, Thames Water recommends a 'Grampian' condition is imposed requiring a drainage strategy to be completed.

3.9 **Drainage Engineer** – The impact study report identifies a solution to the capacity issue on the foul water sewer and has identified an off-site solution to cater for the proposed development. Therefore, with this additional information, I confirm that my holding objection can be removed subject to conditions.

- 3.10 **Housing Services** – no objection, the affordable housing is being provided in accordance with the council's policies.
- 3.11 **Waste Management Team** – Requires storage areas for wheeled bins per plot to be provided and financial contribution for supply of bins.
- 3.12 **Lesiure Services** – Maintenance of open space areas should be clarified and secured either by adoption by the parish council or through a management company. Financial contributions required for off site sports provision.
- 3.13 **Thames Valley Police** – No objection subject to proposal achieving 'secured by design' accreditation.
- 3.14 **County Funding Officer** – Financial contributions required.
- 3.15 **County Councillor Stewart Lilly** – "I am the current County Councillor for Blewbury. Bessels Way (B4016) is a well used local highway and carries a large volume of traffic. In the past few years the OCC officers have had to modify the speed limits for this road and I am constantly receiving communications of speeding. As the Highway officer has commented significant Highway modifications (inc chicane, and/or VAS equipment is essential as the vision at the point of access to this proposed scheme is very poor and wider (& probably 3rd party land is required) to make the proposed junction safe. Likewise, having lived in this area for over 25 years I am very conscious of the unusually high water table that exists in the village of Blewbury. This has been demonstrated in recent months as a result of excess rain that Thames Water & OCC have had to deploy tankers into the village to take away excess water (both storm & foul) to ensure that homes were not flooded. After some 5 weeks this action remains in place. Until a more satisfactory and proper engineering solution, can be found, and the shortfall of the current highway situation can be resolved, I have to support the Parish Council in their plight for this application to be refused."

#### 4.0 **RELEVANT PLANNING HISTORY**

##### 4.1 [P09/V1297](#) - Approved (02/09/2009)

Retrospective application for the erection of a polytunnel on paddock area behind the dwelling.

##### [P04/V0763](#) - Approved (15/06/2004)

Erection of a conservatory.

##### [P97/V0814](#) - Approved (22/07/1997)

Convert existing integral garage into bedroom with extension to rear and erection of detached garage.

##### [P81/V0534/RM](#) - Approved (15/04/1981)

Erection of a bungalow and double garage.

##### [P79/V0440/O](#) - Refused (10/03/1980) - Approved on appeal (05/12/1980)

Erection of a dwelling.

#### 5.0 **POLICY & GUIDANCE**

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

GS1 - Developments in Existing Settlements

GS2 - Development in the Countryside

- DC1 - Design
- DC3 - Design against crime
- DC4 - Public art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste collection and recycling
- DC8 - The Provision of infrastructure and services
- DC9 - The impact of development on neighbouring uses
- H11 - Development in the larger villages
- H13 - Development elsewhere
- H16 - Size of Dwelling and lifetime homes
- H17 - Affordable housing
- H23 - Open Space in new housing development
- NE6 - The North Wessex Downs area of outstanding natural beauty

**5.2 Supplementary Planning Guidance (SPG)**

- Residential Design Guide – December 2009
- Sustainable Design and Construction – December 2009
- Open space, Sport and Recreation Future Provision – July 2008
- Affordable Housing – July 2006
- Planning and Public Art – July 2006

**5.3 National Planning Policy Framework (NPPF) – March 2012**

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led
- ii. Not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- iv. Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it
- v. Support the transition to a low carbon future, taking account of flood risk and encourage the reuse of existing resources
- vi. Contribute to conserving and enhancing the natural environment
- vii. Take account of and support local strategies to improve health, wealth, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

**5.4 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:**

- i. Supporting a prosperous rural economy – promoting the retention and development of local services and community facilities in villages
- ii. Delivering a wide choice of high quality homes – housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up to date if a five year supply of deliverable sites cannot be demonstrated.
- iii. Requiring good design – achieving high quality and inclusive design to contribute positively to making places better for people.
- iv. Promoting healthy communities – planning positively for the provision and use of community facilities along with access to high quality open spaces.

- v. Meeting the challenge of climate change and flooding – managing risks through suitable adaptation measures to ensure flood risk is not increased elsewhere.
- vi. Conserving and enhancing the natural environment – protect and enhance valued landscapes, minimising impacts on biodiversity, seek to use poorer quality agricultural land in preference to that of a higher quality and place great weight on conserving landscape and scenic beauty of AONBs.

## 6.0 PLANNING CONSIDERATIONS

### *National advice*

- 6.1 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is clear that councils should grant planning permission where the development plan is absent, silent or the relevant policies are out of date. This is unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies of the NPPF as a whole (Para 14 refers).
- 6.2 The current lack of a five-year supply of housing sites in the district is due to the lack of delivery of new housing by developers, rather than an under-supply of allocated housing land. This lack of delivery is primarily due to delays in the progress of some major allocations due to the economic downturn and bringing forward the council's new local plan. This lack of a five-year housing land supply requires some flexibility in line with the NPPF when assessing applications that do not accord with local plan policy.
- 6.3 This approach is necessary for a limited time, and is aimed at identifying sites suitable to address the housing shortfall whilst meeting the relevant sustainability and design criteria of the NPPF.
- 6.4 It is clear this application is contrary to local plan policies GS2 and H11. However, whilst the council does not have a five-year housing land supply, these two policies are inconsistent with the NPPF. Therefore, the council must assess the proposed application on its site-specific merits and whether, under the NPPF, it is a sustainable form of development.
- 6.5 This assessment needs to balance the desire of the council to assess the scheme through a strategic sites allocation process against the NPPF tests, which primarily relate to location, design, landscape impact, drainage, and highway safety.

### *Use of land*

- 6.6 Paragraph 111 of the NPPF states, "*planning decisions should contribute to and enhance the natural and local environment.*" The site is presently in agricultural use, so it is not brown field land. This green field site lies in the open countryside and the North Wessex Downs AONB, albeit on the edge of Blewbury. Thus, the development of the site for housing is contrary to Policy H11. However, as indicated above, this is not a restricting factor given the shortfall in housing land.

### *Sustainability credentials*

- 6.7 Blewbury is one of the larger villages within the district and scores within the top 20 in the village hierarchy. The location of the residential site is considered to be reasonably close to the range of services and facilities available within the village. In addition, the NPPF puts strong emphasis on housing being used to further enhance rural vitality and the proposal would help to ensure the long term provision of existing facilities. Officers consider the proposed site is a sustainable location for housing development.

*Access / Highways*

- 6.8 The site would be accessed from Whites Orchard via its existing access. This is considered to be acceptable, together with the amended off-site highway improvements proposed in the locality. There is sufficient off street parking to meet the needs of each dwelling within the site along with turning areas.
- 6.9 Local concern has been expressed that the proposal would cause traffic congestion. However, there are no objections from the County Engineer on traffic generation or highway safety grounds.

*Visual impact / Design*

- 6.10 Paragraph 109 of the NPPF says that “*the planning system should contribute to and enhance the natural and local environment*”. Despite the site being located within the North Wessex Downs AONB, it is adjacent to an existing built up area of the village. It is visually well contained and the council’s landscape architect is of the view that the local landscape will not be harmed by the proposed development. From the wider landscape, the proposed development would be set against the backdrop of the existing built-up area and would not appear prominent in the landscape or out of keeping. Consequently, the natural beauty of the AONB would be conserved.
- 6.11 In terms of treatment of boundaries, this can be dealt with at the reserved matters stage with a view to minimising the impact of the development on wider views from the footpath network. In terms of the impact on the views from existing nearby housing this is considered to be acceptable. Although these properties currently enjoy an open outlook across the site, the protection of a private view is not a material planning consideration.
- 6.12 The NPPF is explicit in seeking a high quality outcome for good design in terms of layout and building form as a key aspect of sustainable development. The proposed layout is considered to be acceptable observing many principles of the council’s residential design guide, with active street frontages and good visual linkages. Each dwelling is considered to sit comfortably within its plot and sufficient outdoor amenity space and on-site parking is provided for each. Their design is considered to be high quality, with the use of sympathetic materials, pitched roofs and traditional gables. Overall, the scheme is considered to be visually acceptable and is not an overdevelopment of the site. However, to ensure the quality of the development, conditions relating to materials, boundary treatments, landscaping and tree protection are considered to be necessary.

*Impact on the residential amenity of neighbours*

- 6.13 The proposed residential development would not have any harmful impact on residential amenity of adjacent houses in terms of noise and disturbance, overshadowing, over-dominance or loss of privacy and security. Amenity standards within the council’s residential design guide have been observed. Officers consider the proposal is thus acceptable in amenity terms.

*Drainage and flooding issues*

- 6.14 The site is considered large enough to deal with surface water without causing surface water runoff to the highway or onto neighbouring properties and can be controlled through planning conditions.
- 6.15 In respect of foul drainage, the new dwellings will be connected to the main sewer, which is acceptable in principle. However, Thames Water has identified a capacity issue with the existing system and the applicants are in continuing discussions with them on the appropriate drainage strategy to overcome the technical / engineering



issues with the existing system. In response, a sewer impact study has been produced which identifies a solution to the capacity issue on the foul water sewer and has identified an off site solution to cater for the proposed development. Officers are confident the required measures can be delivered within the lifetime of the permission and the drainage engineer raises no objection to the proposal, subject to the detailed design being approved (by condition).

*Affordable housing*

- 6.16 The affordable housing requirement has been confirmed by the applicant to be workable as part of the scheme and the council's housing officer has no objection to the proposal. Affordable housing is located in both cul-de-sacs and affordable unit locations within the development are acceptable. This provision will be secured through a legal agreement should the recommendation of approval be agreed.

*Social infrastructure*

- 6.17 Concerns have been raised that existing social and physical infrastructure within the village could not cope with the proposed increase in population resulting from this proposal. However, contributions (as detailed in section 2) can be secured to offset the impacts arising from the development. The applicant has agreed to the principle of addressing these needs through contributions which can be secured through a section 106 legal agreement.

*Precedent*

- 6.18 With regard to precedent, whilst this can be material where other sites suitable for similar development can be identified in the locality, members will be aware that each proposal must be considered on its own merits. Officers consider, therefore, that the issue of precedent is not such as to warrant refusal of this application.

**7.0 CONCLUSION**

- 7.1 This proposal does not accord with the development plan and has been publicised as a departure. However, in the light of the current shortfall in the council's five year housing land supply, the proposal's location adjoining an existing larger village with close availability of services and facilities should be afforded appropriate weight. As the proposal would result in a sustainable development in terms of its relationship and proximity to local facilities and services, the principle of the proposal is considered to accord with the NPPF.

- 7.2 In site specific terms, the proposal is not considered to be harmful to the landscape character of the area, the residential amenity of nearby properties, any local heritage assets, highway safety or flood risk and, therefore, given the current housing land shortfall, it complies with the NPPF.

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

**8.0 RECOMMENDATION**

- 8.1 **To grant planning permission subject to:**

1. Completion within the agreed PPA period of section 106 agreements for on-site affordable housing provision, on site open space provision, contributions towards off-site facilities and services including highways works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, local and area hub recreational and community facility

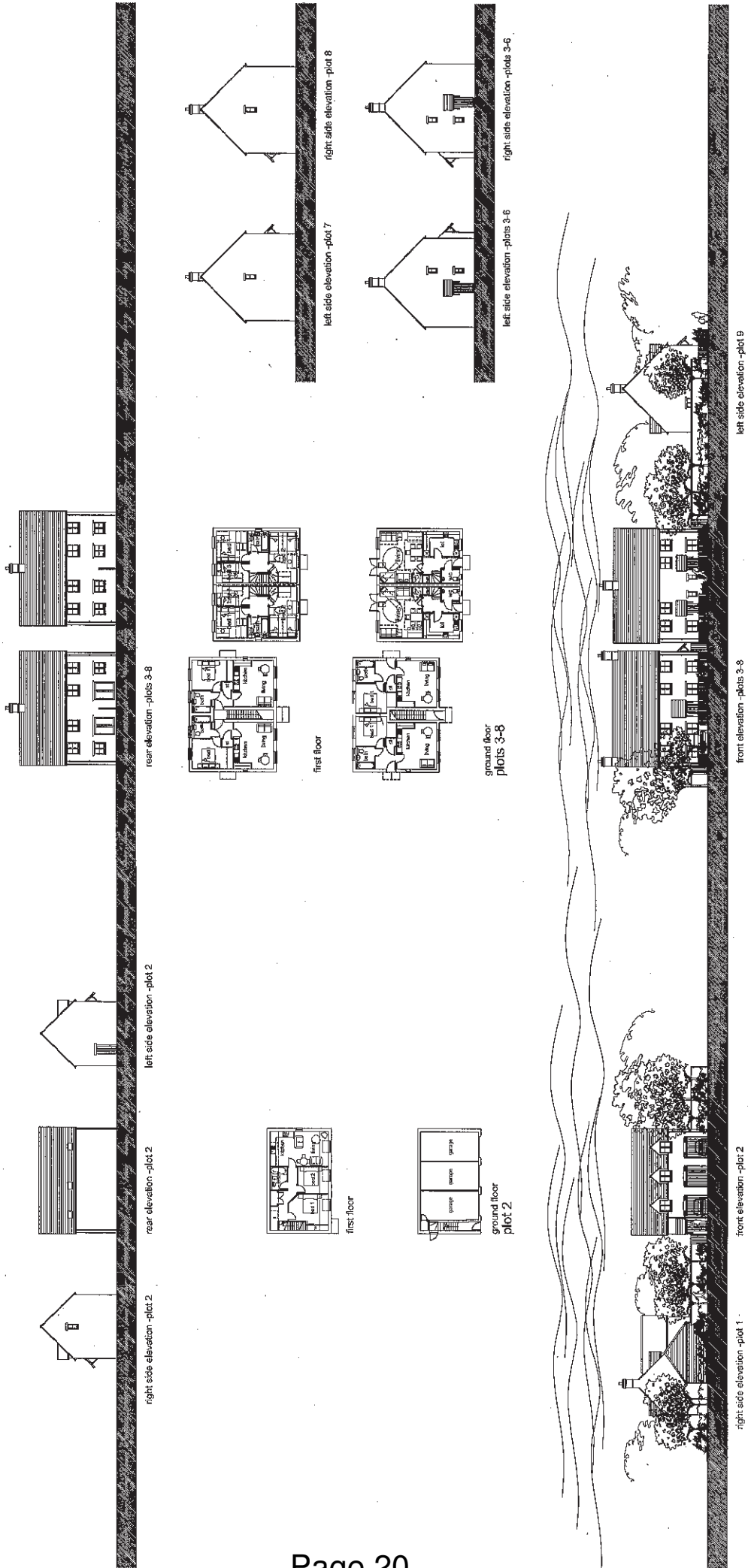
improvements.

2. The following conditions, including the requirement for the commencement of development within 12 months from the date of the issue of planning permission to help address the immediate housing land shortfall:

- 1 : UNIQUE – 12 month commencement date (outline apps)
- 2 : OL2 - standard OL condition (landscape)
- 3 : Approved plans
- 4 : MC2 - materials (samples) (full)
- 5 : LS1 landscape
- 6 : LS4 trees
- 7 : LS5[I] - retain exist. hedgerow/trees bound (full)
- 8 : LS6 - mainten. of open space/Play areas (full)
- 9 : boundaries
- 10 : Prior to the commencement of the development, a drainage strategy (both surface water and sewage) of the development shall be submitted to, and approved in writing by the district planning authority. This shall be developed in accordance with the revised flood risk assessment rev C dated 27/03/13 and the foul water impact study produced by Thames Water ref:X4503-512 v1.0. The approved scheme shall be implemented prior to the occupation of any dwelling to which the scheme relates.
- 11 : Prior to the occupation of the development, a sustainable drainage system (suds) shall be implemented in accordance with details which shall have been submitted to and approved in writing by the district planning authority.
- 12 : HY2[I] - access in accord.with specified plan (F)
- 13 : parking
- 14 : RE11 - garage accommodation (full)
- 15 : construction traffic

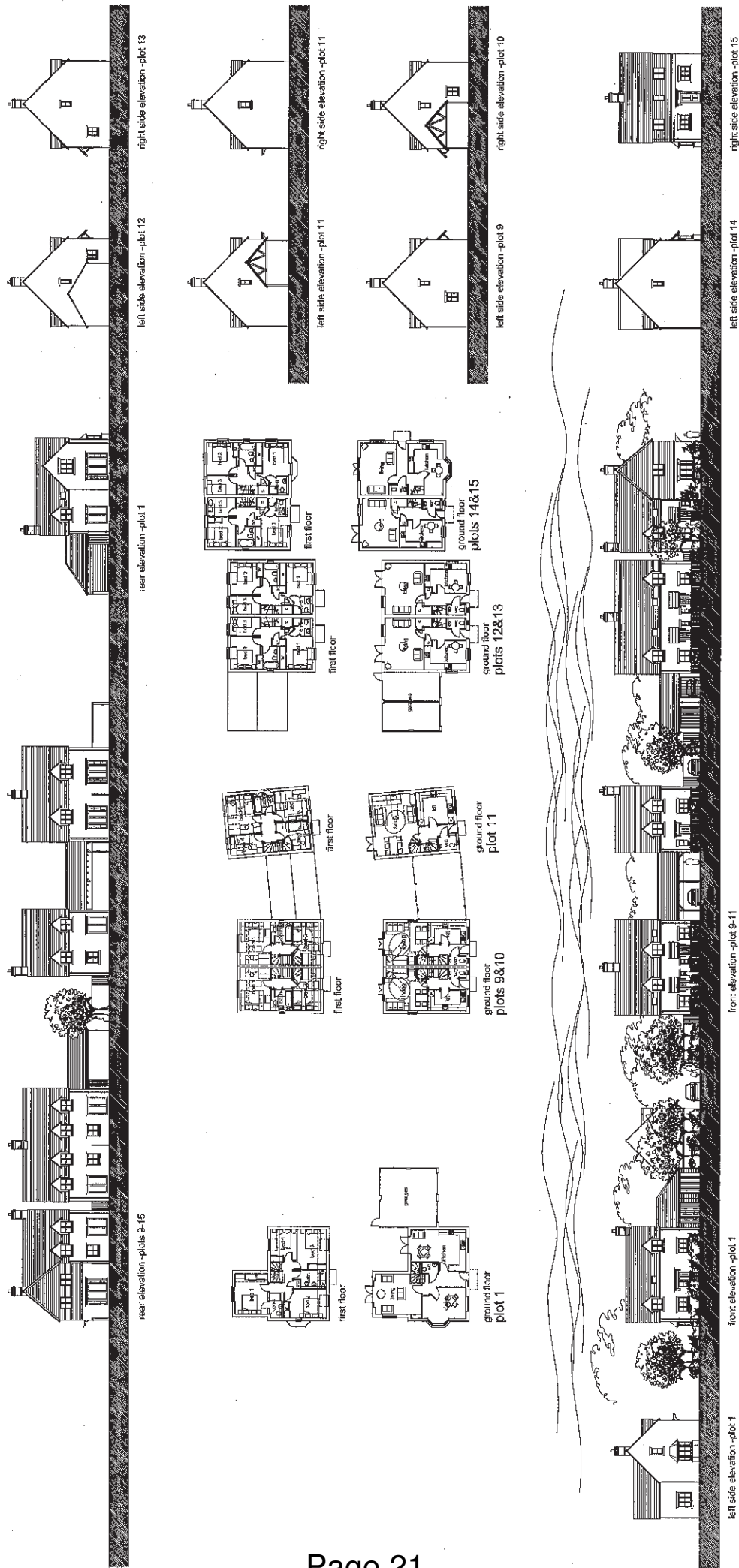
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Chalfon House, Whitliss Orchard Blewbury	Jan 2013
Plans and elevations (plots 2-8)	1:200/A1
	2013012
	P01a





Challey House, Whittis Orchard Blewbury	Jan 2016 1:200/A1 201012 P12a
Plans and elevations (plots 9-16)	

## BLEWBURY PARISH COUNCIL

Blewbury Parish Council OBJECTS to the proposals on the following grounds:

- The development which is in the North Wessex Downs Area of Outstanding Beauty would cause harm to the public views from public footpaths which border the site and is contrary to policy NE6 which is a saved policy from the Vale's 2011 Local Plan.
- Access to the site is over a bridleway, which is barely adequate for the existing housing at Whites Orchard and Cossicle Mead and unsuitable for an additional 30 houses which is contrary to saved policy DC 5(1).

In addition, Blewbury PC would like to draw its concerns about the following matters to the Planning Authority's attention:

- The provision of the number of flats indicated is inappropriate for a development such as this. Flats are more appropriate for urban settings whereas family sized housing of 3/4 beds is in greater demand locally.
- The bin collection point for plots 26-30 appears to be within a hedgerow which the applicant's ecologist suggested would be retained.
- The Parish Council has concerns about the amenity of plots 27, which is poorly sited, and 2, which has garages underneath it.
- The lack of survey work for ponds within 500 metres of the site for Great Crested Newts.
- Considerable anxiety has been expressed about the drainage of the site which is given to frequent flooding.
- As doubts have been raised in Blewbury about the practicality and effectiveness of a sewerage scheme for this development which is independent of the main Thames Water system, we would ask that approval for the scheme is only given after consultation with our local member.
- Blewbury is, and would like to remain, a dark village – without street lighting – and we would like to be assured that this can be maintained.
- Concerns have been raised about the allowance made for parking, which have been calculated on criteria inappropriate to a village such as Blewbury.
- The Parish Council does not intend to take responsibility for the LEAP.
- Given the distance of the development from such facilities as the school and the village hall, the site has poor sustainability in village terms.

10 April 2013



<b>APPLICATION NO.</b>	<a href="#">P13/V1481/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	18.7.2013
<b>PARISH</b>	NORTH HINKSEY
<b>WARD MEMBER(S)</b>	Eric Batts Debby Hallett
<b>APPLICANT</b>	Reverend Father Paul King
<b>SITE</b>	Church Of Our Lady Of The Rosary 1 Yarnells Hill North Hinksey Oxford, OX2 9BD
<b>PROPOSAL</b>	Retrospective application for demolition of floor slab and foundations. Cover demolition layer with recycled tarmac planings to allow access for maintenance and overflow carpark. Repair damaged drain.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	448974/205666
<b>OFFICER</b>	Robert Cramp

**1.0 INTRODUCTION**

- 1.1 The application seeks retrospective planning permission for the construction of a car parking area and access in connection with an existing church (use class D1). The car parking is on the site of a former church presbytery. The use of the land for car parking in connection with the church does not therefore constitute a change of use of the land. The current application, therefore, relates only to the operational construction of the car park itself. Location plan attached.
  
- 1.2 The application comes to the planning committee as North Hinksey Parish Council objects to the application.

**2.0 PROPOSAL**

- 2.1 The application site is situated on the south east corner of Yarnells Hill and Westminster Way, which runs parallel to the A34 (Oxford Ring Road) at Botley. The application site is adjoined to the south and east and on the opposite side of Yarnells Hill to the west by detached and semi-detached residential development.
  
- 2.2 The application site was the site of a former presbytery building occupied and used in connection with the adjoining 'Church of Our Lady of The Rosary'. The presbytery ceased to be occupied in or around 1983 and was subsequently demolished to floor slab level.
  
- 2.3 In or around September 2010 work commenced to clear the former presbytery site of existing trees and remaining floor slabs; and to lay the area with recycled tarmac planings to allow access for maintenance and as a church car park accommodating up to 20 vehicles. A low hedge has been maintained to the northern and western boundaries to partially screen the car park land from Yarnells Hill and Westminster Way. Access to the site is current via the existing access to the former presbytery off Yarnells Hill. The construction of the car park was undertaken without the benefit of planning permission.

- 2.4 The current application seeks to regularise the above breach of planning control subject to the following proposed modifications:
- the closure of the existing (former presbytery) access off Yarnells Hill, by the reinstatement of the kerb
  - the use of the church's existing access further away from the intersection of Westminster Way / Yarnells Hill; and
  - the provision of an internal ramp from the existing church car park down to the new car park on the former presbytery site.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 North Hinksey Parish Council - Object **Object** for the following reasons:
- Proposed access too close to junction of Yarnells Hill and Westminster Way
  - Proposed access too close to Coles Close
  - Parking area needs to be gated to prevent access by persons other than church goers and to prevent fly-tipping.
  - Insufficient information about sewage and surface water disposal
  - If the council is minded to approve then the width of the drop kerb should be widened as proposed on the submitted plans.
  - Suggested alternative access adjacent to the north western boundary and behind the church.
  - Suggest that the county council purchase the land on the corner of Yarnells Hill and Westminster Way from the applicant to improve visibility
- 3.2 Peter Dela (Property Services Drainage) - Object **No objection** as permeable surfacing of the car park is proposed and repairs to the existing piped watercourse that crosses the site have been carried out.
- 3.3 Forestry Team – **No strong views**, however the following observations are given:
- until a couple of years ago, there were a number of maturing trees on the Westminster Way boundary that made a significant contribution to the character of the area. I am pleased, therefore, to see that the applicant has sought to mitigate their loss by proposing several new trees to be planted along the same boundary.
  - The genera chosen (Prunus and Acer) are small trees and suited to a domestic garden. These could readily be substituted for medium-sized or large tree species which would offer a better contribution to the visual amenity and be enjoyed by a substantial number of people. Suitable species would be Beech, Oak, Hornbeam, Plane etc.
- 3.4 Highway Liaison Officer (OCC) **No objection** for the following reasons:
- Clearer plans have been provided with the current application detailing access and visibility splay improvements.
  - Closure of the northern access is supported.
  - Replacement of the hedge on the corner of Yarnells Hill and Westminster Way with low level landscaping will provide much improved visibility.
  - The ramp down to the parking area is now proposed to be no steeper than 1:12 which meets current guidance.



- The parking area will benefit from marking spaces to ensure efficient use of space.
  - Suggest conditions:
    - Access in accordance with specified plans
    - Soft landscaping to the corner to be maintained lower than 600mm;
    - Car parking spaces to be marked
    - Provision of a designated turning space
    - Closure of redundant access
- 3.5 Ward Councillor – Debby Hallett **Objects** for the following reasons:
- Access is inadequate.
  - Existing on street parking is inconsiderate, unsafe and at times illegal.
  - Suggest parking restrictions and enforcement in Yarnells Hill.
- 3.6 1 x Neighbour Objections **Objects** for the following reasons:
- Inadequate manoeuvring room at the proposed access to the site.
  - Inadequate hard and soft landscaping measures to protect and enhance the visual amenity of the site and its surroundings.
  - Closing off of existing access will result in more dangerous parking at the bottom of Yarnells Hill.
- 3.7 1 x Neighbour No Strong Views **No strong views** but offers the following comments:
- Much improved from previous proposal.
  - Removal of the hedge at the corner will slightly improve vision.
  - Relocation of site entrance can only be good.
  - More trees could be planted.
  - Measures must be taken to prevent continued parking on Yarnells Hill opposite the proposed access, which is unsafe.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 The application site has a long history of use as a former presbytery occupied and used in connection with the adjoining 'Church of Our Lady of The Rosary' (use class D1). According to the applicant the presbytery ceased to be occupied in 1983.
- 4.2 On 10 March 1986 planning permission ([P86/V1310/O](#)) was granted for the demolition of the existing presbytery and the erection of a replacement building of similar size. The original building was subsequently demolished to slab level, but the new building was never constructed. In time the site became overgrown with vegetation.
- 4.3 On 23 September 1993 planning permission ([P93/V1180](#)) was granted for the provision of a car parking area with provision for 7 additional spaces on church land immediately to the south of the application area. This car parking area was never constructed.
- 4.4 In or around September 2010 work commenced to clear the former presbytery site of existing trees and the remaining floor slabs; and to lay the area with recycled tarmac planings to allow access for maintenance and as a church carpark accommodating upwards of 20 vehicles. A low hedge was maintained to the northern and western boundaries to partially screen the land from Yarnells Hill and Westminster Way. Access to the site was via the existing presbytery access off Yarnells Hill. The construction of

the carpark was undertaken without the benefit of planning permission.

- 4.5 On 5 October 2011 a retrospective planning application ([P11/V1531](#)) aimed at regularising the above breach of planning control was withdrawn prior to determination.
- 4.6 On 8 January 2013 a retrospective planning application ([P12/V1725/FUL](#)) aimed at regularising the above breach of planning control was refused for the following reasons:
1. The location, design and layout of the access, landscaping and onsite manoeuvring and parking areas provide insufficient sight clearance to the junction of Yarnells Hill and Westminster Way; inadequate manoeuvrability; and poor definition between areas designated for cars and pedestrians. This is contrary to highway safety and policy DC5 of the local plan; and
  2. Poor quality design contrary to local character and distinctiveness, with inadequate landscaping measures to protect and enhance the visual amenity of the site and its surroundings, contrary to policies DC1 and DC6 of the local plan.
- 4.7 The current application now seeks to address the previous reasons for refusal

## 5.0 **POLICY & GUIDANCE**

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

CF2 - Provision of New Community Services and Facilities  
DC1 - Design  
DC5 - Access  
DC6 - Landscaping  
DC9 - The Impact of Development on Neighbouring Uses  
GS1 - Developments in Existing Settlements

### 5.2 The National Planning Policy Framework

## 6.0 **PLANNING CONSIDERATIONS**

- 6.1 In determining the current application the committee should be mindful that the use of the land for the purposes of car parking in connection with the church does not constitute a material change of use of the land or a breach of planning control. It is an activity that is ancillary to the lawful use of the land as a place of worship. Similarly the existing access to the newly formed car park, which is close to the intersection of Yarnell Hill and Westminster Way, does not constitute a breach of planning control having existed in its current form and location for many decades. Indeed the only element that constitutes a breach of planning control and for which planning permission is required is the laying of the hardstanding that facilitates the parking of vehicles.
- 6.2 Therefore if the council was to refuse the current application and enforce against the breach of planning control, the enforcement notice could only require the removal of the hardstanding material and the reinstatement of the area to lawn. It could not require the use of the land for parking to cease, nor could it require the existing access to be removed.
- 6.3 Although the laying of the hardstand was undertaken without prior planning permission, it has resulted in one advantage to the area, which appears to be generally accepted by most parties. Namely, it facilitates the provision of onsite parking for an additional 20 vehicles resulting in a corresponding reduction in on-street parking on Yarnells Hill associated with the activities of the church. If the council was to refuse to grant planning permission for the hardstanding and enforce against the development, this would likely

serve to discourage the use of the area for parking, which would in turn force congregants to park on the road, as they did previously. Although on street parking of vehicles by churchgoers has in the past been a source of objection for local residents, it does not constitute a breach of planning control or a situation over which the council has any control. The loss of the additional onsite parking area would therefore represent an opportunity lost to the local area.

- 6.4 It is therefore in the best interests of all parties to try to agree upon a suitable arrangement that will allow for the retention of the car parking area, whilst addressing those issues that give rise to concern, namely:
- highway safety;
  - the provision of landscaping;
  - neighbour amenity; and
  - other material considerations

#### **Access, Highway Safety and Convenience**

- 6.5 Policy DC5 of the local plan states that proposals for development will only be permitted provided that safe and convenient access will be provided both within the site and to and from the adjoining highway network.
- 6.6 In order to retain the car parking area the church is proposing the following measures aimed at addressing highway safety concerns:
- the stopping up of the existing access which is considered too close to the intersection of Yarnells Hill and Westminster Way and therefore unsafe;
  - a widening of the existing alternative access situated further away from the intersection of Yarnells Hill and Westminster Way with a proposed internal ramp providing access to the newly formed car park;
  - the removal of part of the existing hedge from the corner of Yarnells Hill and Westminster Way to be replaced with low level plantings and an open post and rail fence to improve visibility and sight distances to and from the access.
- 6.7 The county engineer has endorsed these measures as an improvement over the previously refused proposal and acceptable to highway safety
- 6.8 Some objectors including the parish council have raised concern that the proposed access to the car park is directly opposite the access to the Coles Court residential development. This has been discussed with the county engineer, who has advised as follows: *“I have no significant concerns with the access being located opposite Coles Court as the use of the church is unlikely to coincide with the peak hours for a residential use”*. It should also be noted that the church access already exists and is already used for access to parking spaces adjacent to the church building. This alternative access point represents a significant improvement over the existing access point closer to the corner of Westminster Way, which the church has voluntarily agreed to stop-up.
- 6.9 The parish council has also indicated its preference for the parking area to be gated to prevent access by persons other than church goers and to prevent fly-tipping. This would appear to be impractical, as the entire frontage of the church site to Yarnells Hill is otherwise unfenced, providing unfettered access to the church site by other means. It is also considered unjustified as the existing open access to the site does not appear to have given rise to any significant problems relating to fly-tipping or anti-social behaviour. Furthermore the church is a responsible land owner with an interest in ensuring that its site remains clean and well presented to the local community.

- 6.10 The parish council has also indicated its preference for:
- the provision of an alternative access at the furthest point along the Yarnells Hill frontage away from the Westminster Way intersection, with a road extending around the full perimeter of the site (i.e. along the south western and south western boundaries) to the newly formed car park in the north; and
  - the purchase of the land on the corner of Yarnells Hill and Westminster Way from the applicant by the county council in order to improve visibility at the intersect.
- 6.11 However, these suggestions fall well outside the scope of the current proposal or the reasonable ability of the council to control by the imposition of conditions of planning permission. Similarly, the suggested provision of parking restrictions in Yarnells Hill is a matter for highway authority to determine. The highway liaison officer, representing the county council has raised no objection to the granting of planning permission subject to conditions.

### **Landscape and Design**

- 6.12 Policy DC1 of the local plan states that development will be permitted provided it is of a high quality design that does not adversely affect those attributes that make a positive contribution to the character of the locality; and it takes into account local distinctiveness and character. Policy DC6 requires all proposals for development to include hard and soft landscaping measures to protect and enhance the visual amenity of the site and its surroundings.
- 6.13 Common to many of the objections received in connection with the current proposal is the concern expressed over the loss of existing trees from the site to facilitate the construction of the car park. Although the site was by all accounts overgrown and unkempt prior to the development, it is the perception of the objectors that the character of the area and the visual amenity of the site and its surroundings have been harmed by the development, particularly with regard to the loss of trees and vegetation.
- 6.14 The applicant proposes to maintain the existing hedge to the Westminster Way frontage of the site. However, in response to concerns previously raised by the highway liaison officer the hedge on the corner of Westminster Way and Yarnells Hill is to be replaced with low level vegetation and an open post and rail fence to improve visibility at the corner. The applicant also intends to plant additional trees to improve the visual amenity of the site.
- 6.15 Although this represents an improvement on the previously refusal proposal the size and spread of the proposed trees do not go far enough in addressing the concerns of objectors regard the impact that the development has had on the landscape quality of the site as a result of the loss of trees. In this regard the council's forestry officer has recommended the substitution of proposed species with Beech, Oak, Hornbeam or Plane trees to improve the landscape quality of the site. These should extend further along the frontage to Westminster Way than is currently proposed. This can be dealt with by conditions of planning permission in accordance with policy DC6 of the local plan.

### **Other Material Considerations**

- 6.16 The parish council has expressed concern that insufficient information has been submitted regard surface water disposal. However, the council's drainage engineer has raised no objection to the development on the basis that the car park has been constructed with a permeable surface allowing for the infiltration of rainwater into the ground. The engineer also advises that repairs to the existing piped watercourse that crosses the site have been carried out.

7.0 **CONCLUSION**

- 7.1 Subject to the imposition of appropriate conditions as discussed in the above report, the current application for the construction of a car park in connection with an existing church adequately addresses issue of highway safety, landscape, design and neighbour amenity. If retrospective planning permission is not granted and the council chooses to enforce against the development it will force congregants to park on the street which would represent an opportunity lost to the local area.

8.0 **RECOMMENDATION**

**To grant planning permission subject to the following conditions:**

1. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, Location Plan No.1302-P100; and Site Plan No.1302-P101, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

2. Full details of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority within 4 months of the granting of this planning permission. These details shall include hard surfacing materials; schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities); the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread); any earth moving operations; boundary treatments; the widening/stopping up of access points and vehicle manoeuvring areas; the marking of car parking spaces; and implementation programme for the completion of all such works. Proposed tree plantings shown on the submitted Site Plan No.1302-P101 shall be substituted by larger tree species consisting of Beech, Oak, Hornbeam or Plane trees to extending along the full frontage of Westminster Way and elsewhere as shown.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy DC6 of the adopted Local Plan).

3. This planning permission shall lapse if all required works are not implemented in accordance with the details and programme approved under Condition 2 above.

Reason: To ensure the timely implementation of appropriate landscaping which will improve the environmental quality of the development; and in the interests of highway safety (Policies DC5 and DC6 of the adopted Local Plan).

4. All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Condition 2 above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted. Low level planting on the corner of Yarnells Hill and Westminster Way shall be maintained so as not to exceed a height of 600mm.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development consistent with highway

safety (Policies DC5 and DC6 of the adopted Local Plan).

5. External lighting will only be permitted in accordance with a lighting scheme to be approved in writing by the Local Planning Authority. Any such lighting shall be directed downwards to prevent nuisance to adjoining residential occupiers from light spillage and shall be turned on only during the hours of use of the church and remain off at all other times.

Reason: To safeguard the amenity of neighbouring residents (Policy DC9 of the adopted Local Plan).

6. The internal ramp at a gradient not exceeding 1:12; vehicular access; and visibility splays hereby approved shall be implemented in accordance with the details and programme approved under Condition 2 above. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety (Policy DC5 of the adopted Local Plan).

7. Car parking spaces (2.5m x 5.0m) shall be marked out on the site in accordance with the details and programme approved under Condition 2 above. Thereafter, the spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding (Policy DC5 of the adopted Local Plan).

8. A turning space to enable motor vehicles to enter the site, turn around and leave in a forward direction shall be constructed in accordance with the details and programme approved under Condition 2 above. Thereafter, the turning space shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety (Policy DC5 of the adopted Local Plan).

9. The existing redundant vehicular access to the highway shall be permanently stopped up in accordance with the details and programme approved under Condition 2 above.

Reason: In the interest of highway safety. (Policy DC5 of the adopted Local Plan).

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Notes

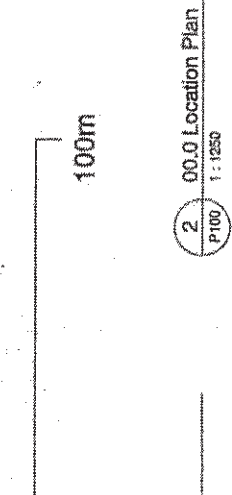
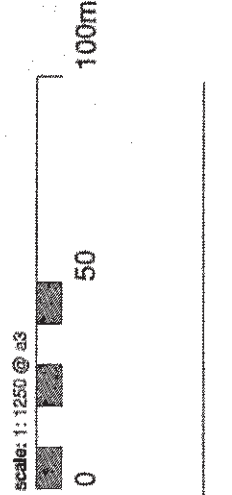
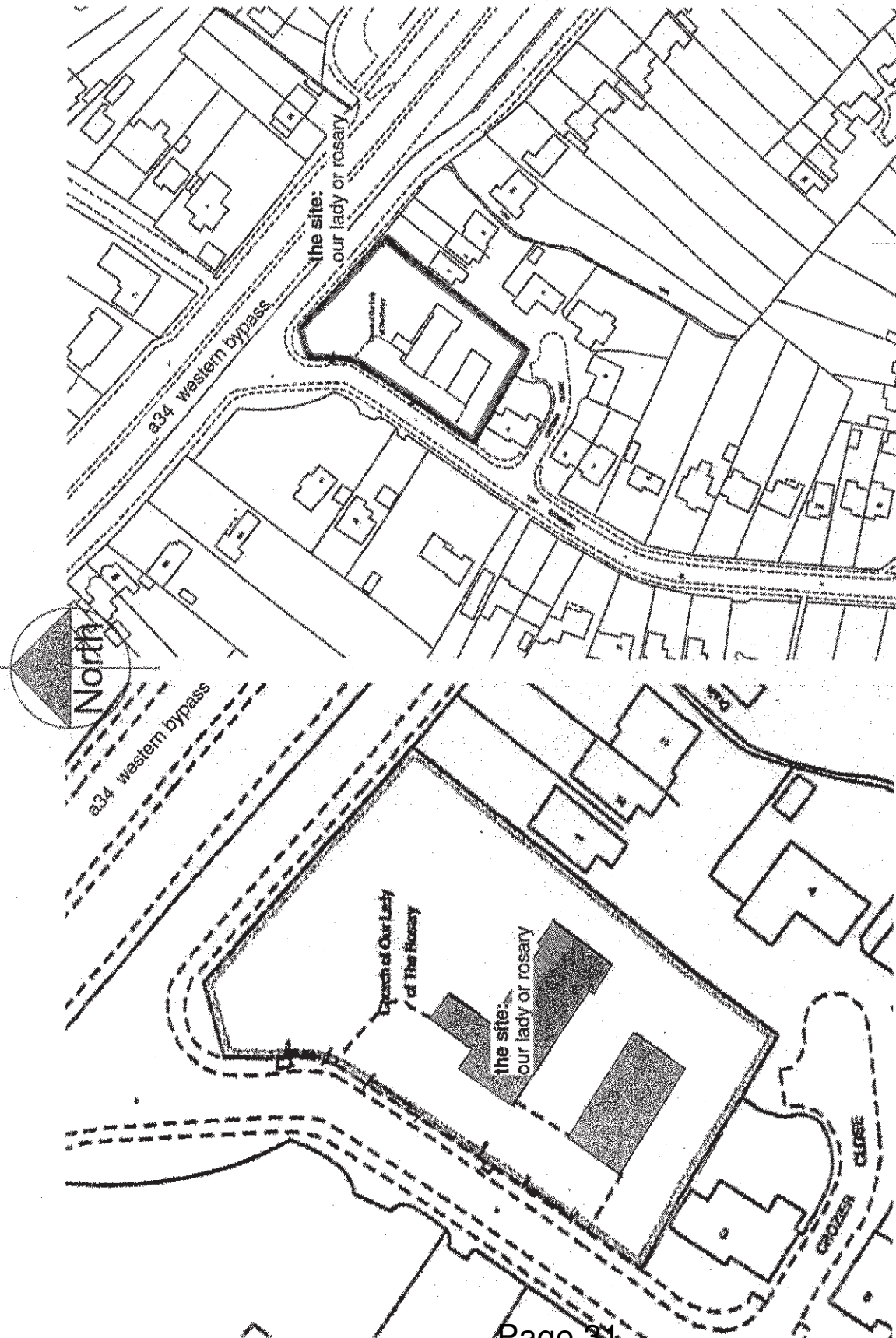
1. No deviation may be made from the details shown on this drawing without prior permission of the architects. Any discrepancy found between this drawing and any other document should be referred immediately to the architects.
- IF IN DOUBT ASK.
2. No dimensions should be scaled from this drawing.
3. This drawing is to be removed from currency immediately a revised version is issued.
4. The contractor must check the existing construction on the site prior to commencement of the works.
5. All rights described in chapter 14 of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

Rev Date	Description

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client:	Our Lady of the Rosary
job:	Our Lady of the Rosary - new parking and access off Yarnells Hill
title:	Location and Block Plan
status:	planning issue
scale:	As indicated
date:	january 2013
no.:	1302 P100



2 00.0 Location Plan  
 P100 1:1250

1 00.1 Block Plan  
 P100 1:500

# Agenda Item 13

Vale of White Horse District Council – Committee Report – 18 September 2013

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<b>APPLICATION NO.</b>	<a href="#">P13/V1435/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	25.6.2013
<b>PARISH</b>	WANTAGE
<b>WARD MEMBER(S)</b>	Charlotte Dickson John Morgan Fiona Roper
<b>APPLICANT</b>	Mr V Montgomery
<b>SITE</b>	Montgomery Traditional Butchers 28 Wallingford Street Wantage Oxon, OX12 8BH
<b>PROPOSAL</b>	Change of Use from Butchers (A1 use) to Hot Food Takeaway (A5) including 2.00 am late opening hours.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	439994/187866
<b>OFFICER</b>	Mark Doodes

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## 1.0 INTRODUCTION

1.1 The application site is located mid-terrace along one of the secondary shopping streets, off Market Square in Wantage. Wallingford street presently has approx 12 units, of which 11 appear occupied. Of these, five are of a class A3/4/5 use. The road has single yellow line parking restrictions on the side of the road in question and double yellow lines opposite. No rear parking exists. The unit appears to have struggled as a retail destination, as is evident from the number of previous tenants. This may be due to wider economic recession in recent years or other factors.

1.2 The building is within the Wantage town centre conservation area and is a grade II listed building in a fair state of repair.

1.3 This application has been brought to committee due to the number of objections (four). Copies of the site location plan can be found **attached** at appendix 1.

## 2.0 PROPOSAL

2.1 The applicant seeks full planning permission to sell hot food take away on the premises in addition to the butchers and the existing cold food takeaway. The butchers and takeaway areas are physically separate, as is evident from the plans submitted. Office space exists above the butchers. The applicant seeks permission to sell hot food for consumption off the premises until 2am on Saturday morning and 12pm for the rest of the week.

2.2 Copies of the plans can be found **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Wantage Town Council - No objection subject to ventilation condition.

3.2 Neighbours – one letter of support and four letters of objection have been submitted. The grounds for objection are:-

- Noise and disturbance
- Highway safety issues from parked cars
- The use in addition to other similar uses is not appropriate in the area



- It will harm other businesses (this is not a material planning consideration)
- 3.3 Highways Liaison Officer (Oxfordshire County Council) – In view of existing parking controls, no objections
- 3.4 Crime Prevention Design Adviser – No objection but advises contact with Thames Valley Police Liaison Officer prior to opening.
- 3.5 Health & Housing – environmental protection team – No objection subject to ventilation conditions
- 3.6 Conservation Officer Vale - No objections at this stage

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P00/V0854/COU](#) - Approved (20/07/2000)  
Change of use of first and second floors from residential to office.

[P95/V0181/LB](#) - Approved (01/08/1996)  
Installation of new extractor unit with stainless steel flue pipe.

[P94/V1187/COU](#) - Approved (14/11/1994)  
Change of use of first and second floors from residential to office.

[P88/V1959/LB](#) - Approved (07/11/1988)  
Single storey rear extension and alterations to premises. Removal of lean-to extension at rear. 26 Wallingford Street, Wantage,

[P87/V0991/LB](#) - Approved (06/01/1988)  
Refurbishment of first floor and change of use from partial office use to full residential. Refurbishment of ground floor including new shop front and counter. Demolition of existing rear extension and replacement with new.

[P87/V0990/COU](#) - Approved (06/01/1988)  
Refurbishment of first floor and change of use from partial office use to full residential. Refurbishment of ground floor including new shop front and counter. Demolition of existing rear extension and replacement with new.

#### 5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan 2011 policies;

S3 - Secondary shopping frontages

DC5 - Access

DC9 - The impact of development on neighbouring uses

HE1 - Preservation and enhancement: implications for development

HE4 - Development within setting of listed building

HE5 - Development involving alterations to a listed building

#### 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The key consideration in this application is the suitability of the site for hot food take away and late night opening hours.

6.2 *Principle of development*

In this instance, it is noted that there already exists a several other hot food takeaways on the street; a fried chicken outlet, Chinese takeaway, fish and chips shop, pizza outlet. This is typical of a secondary retail parade in a town centre location. The retention of an A1 use, in particular a local traditional butcher is considered to be desirable by officers due to the value this business adds to the range and choice of food outlets for residents. From statements made by the landlord and applicant, the intensification of the takeaway business to include hot food and late night opening hours will ensure that the A1 retail element remains viable as an entity. This application appears to be a novel and innovative alternative to losing a locally popular business whilst also widening choice of take away outlets nearby.

6.3 *Clustering of A5 Uses*

Some neighbour concerns have been expressed regarding the “clustering” of this many businesses along one street potentially leading to litter, noise and other disturbance issues. Policy S3 prohibits a proposal if it would individually, or cumulatively, cause harm to the function, character or appearance of the frontage or the town centre as a whole. In this case, the use will be added to an existing shop and it is not considered that this individual proposal will cause harm.

6.4 *Impact on Neighbours*

It is noted that the Chinese takeaway and chicken shop both state 11.00 pm as their opening hours. The applicant seeks 2.00 am on a Saturday and 12.00 midnight for other days. These hours need to be balanced against the amenity of nearby residents and the practise set for other businesses. A consistent approach to closing times has been taken with other take-away premises in the street, where a closing time of 11pm every night has been imposed in order to strike a balance between commercial viability and neighbours’ amenities. In light of this, the same time should be imposed.

6.5 No objections have been received from highways, licensing or other regulatory body. The town council support the works, subject to a suitable condition relating to an exit flue of cooking exhaust gas. Such a flue will almost certainly listed building consent, and the implications for the special architectural and historic interest of the building will need to be considered at that time. On balance, and through the use of conditions, the application is considered not to overtly cause conflict between the different uses of land in the area, and in doing so, satisfies the provisions of local plan policy S3 DC9 and DC5.

6.6 For the avoidance of doubt and to respond to some concerns from consultees, the issues surrounding the preparation and division of cooked and uncooked meats are not a planning consideration. The applicant will already be licensed and aware of such matters.

7.0 **CONCLUSION**

7.1 This is an innovative application to safeguard an existing A1 use and, subject to appropriate conditions, bring new activity and viability to a listed building within the conservation area. Subject to conditions, the impact on neighbours is acceptable.

8.0 **RECOMMENDATION**

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

- 1 : Commencement 3 yrs - full planning permission
- 2 : Approved plans

**Vale of White Horse District Council – Committee Report – 18 September 2013**

- 3 : Restricted hours – hot food take away service to be open between 8.00 am and 11.00 pm Monday to Thursday , 8.00 am to 12.00 midnight Friday and Saturday, 10.00 am to 11.00 pm Sundays.
- 4 : Scheme of ventilation

**Author:** Mark Doodes  
**Contact Number:** 01235-540519  
**Email:** [mark.doodes@southandvale.gov.uk](mailto:mark.doodes@southandvale.gov.uk)

Montgomery Butchers

# LAND REGISTRY

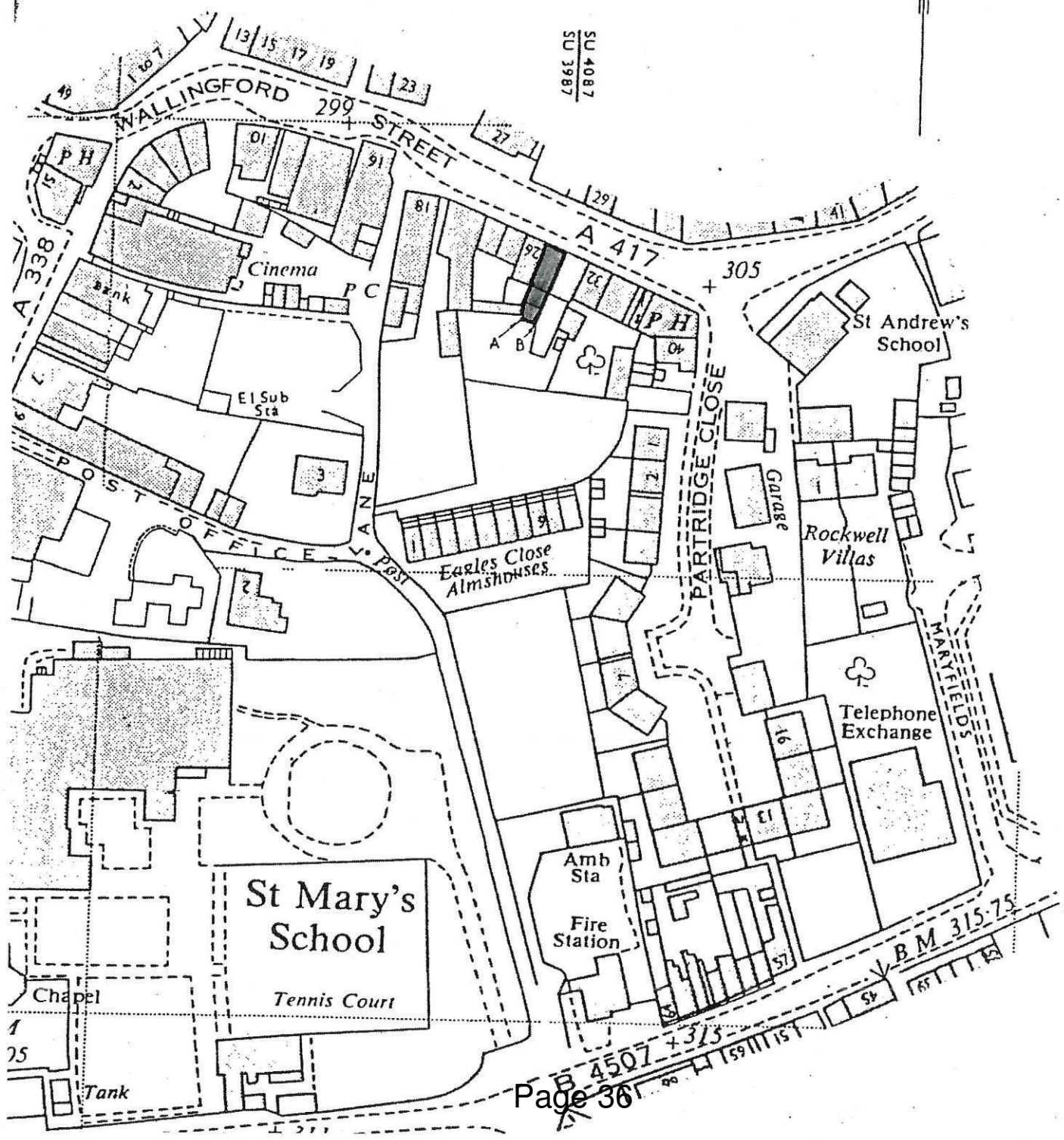
TITLE NUMBER

## ON 69145

SURVEY SCALE	COUNTY	SHEET	NATIONAL GRID	SECTION
	OXFORDSHIRE		SU 3987	C

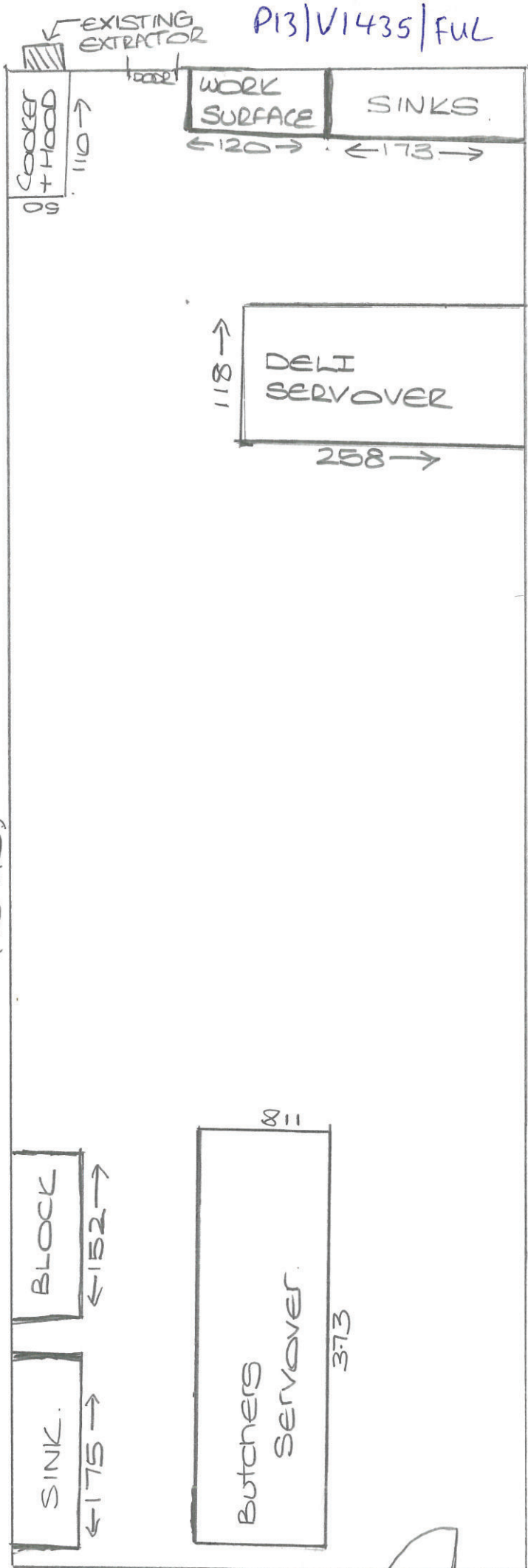
Enlarged from 1/2500      VALE OF WHITE HORSE DISTRICT      ©Crown copyright 1976  
 WANTAGE PARISH      Old Reference XIV 14 K

The boundaries shown by dotted lines have been omitted from the transfer plan. The title plan may be updated from later survey information.





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P13/V1435/FUL

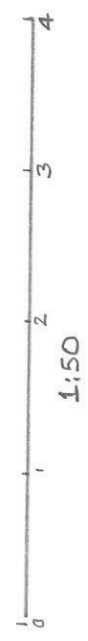
INTERIOR LAYOUT

1 of 1

Appendix 2

001

Proposed Main shop Internal  
Fitting changes - Non structural



# Agenda Item 14

Vale of White Horse District Council – Committee Report – 18 September 2013

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<b>APPLICATION NO.</b>	<a href="#">P13/V1643/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	19.7.2013
<b>PARISH</b>	LONGCOT
<b>WARD MEMBER(S)</b>	Simon Howell Elaine Ware
<b>APPLICANT</b>	Mr. Alan Haste
<b>SITE</b>	Land to rear of 1 Wakes Place Fernham Road Longcot Oxfordshire, SN7 7TQ
<b>PROPOSAL</b>	Demolish existing workshop and change of use to erect three bedroom detached dwelling. (Re- submission of withdrawn application P13/V0307/FUL)
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	427552/190891
<b>OFFICER</b>	Mark Doodes

---

## 1.0 INTRODUCTION

- 1.1 This site is located to the rear of a terrace of small family homes in the village of Longcot. The area contains a range of styles and ages of buildings, with no dominant style. A copy of the location plan can be found **attached** at appendix 1.
- 1.2 The area is not within a conservation area and there are no listed buildings nearby. The application has been the subject of pre-application advice following a recent withdrawal of a different scheme.
- 1.3 This application is brought to committee because of an objection from Longcot Parish Council.

## 2.0 PROPOSAL

- 2.1 The applicant seeks full planning permission for the erection of a three bedroom home in the site of a workshop. The home will measure 10m wide by 6m deep and 6.3m tall to the ridge with an eaves of 3.6m. Two parking spaces and 5.5m deep private gardens are proposed.
- 2.2 Extracts from the application plans are available **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Longcot Parish Council – Object, comments **attached** at appendix 3
- 3.2 Neighbours – one letter of comment and one letter of objection have been submitted. The grounds for objection are the impact on drainage and concerns about parking highways liaison officer (Oxfordshire County Council) - No objection subject to conditions
- 3.3 Drainage Engineer (Vale of White Horse District Council) - No objection, subject to conditions.
- 3.4 Health & Housing - contaminated land – approve subject to conditions
- 3.5 County Archaeologist (VWHDC) - No objections

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P13/V0307/FUL](#) – Withdrawn (05/06/2013)

Demolish existing workshop and change of use to erect three bedroom detached dwelling.

[P99/V1312](#) - Approved (30/11/1999)

First floor bedroom extension over existing flat roof.

[P86/V1496](#) - Approved (13/11/1986)

Extension to provide dining room. BR. 1243/86

[P86/V1071](#) - Refused (30/10/1986)

First floor extension to provide bedroom together with alterations.

[P84/V0752/O](#) - Approved (31/05/1985)

Residential development (Site area 0.4 hectares). For: Berners Allsopp Estate.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC13 - Flood Risk and Water Run-off

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC6 - Landscaping

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses

H12 - Development in the Smaller Villages

6.0 **PLANNING CONSIDERATIONS**

6.1 The key issues in this application are the suitability of the site for residential accommodation, the impact on surrounding homes and finally the styling and character of the new dwelling and any technical issues.

6.2 The site is located in Longcot, a smaller village in the vale, covered by policy H11. Policy H11 predates the NPPF, but the policy does allow for the addition of three bedroom homes of modest size. To this end, the application accords entirely with this policy. The NPPF places a strong emphasis on sustainable locations, which Longcot is considered to be in the context of one-off small developments such as this that place negligible impact on local amenities. The application is, therefore, considered to be appropriate in this area.

6.3 In terms of the impact on neighbours this area needs some consideration. The agent has undertaken pre-application advice on this site to address the concerns from the previous application. Neighbours have not objected to the scale and bulk of a new building in this location, and this is reasonable given the presence of a large workshop of similar bulk and mass on the site at present. Provided that no windows are facing the rear gardens of numbers 1 and 2 Wakes Place, the application is considered to be acceptable. There is a distance of 6.9m separation from the rear wall of number 1 wakes place to the proposal and 5.2m to the extended rear of number 2. No windows exist at first floor exist on any elevation (save for a velux-style loft light) other than the elevation facing open fields. A condition has been added to restrict any further windows being created. The application has been sensitively designed such that no overlooking

opportunities are created from the development. Therefore the application, from the perspective of existing homes, is considered to accord with policies DC1 and DC9.

- 6.4 Policy DC9 seeks to protect neighbours from undue overlooking and disturbance. The only amenity concern of the case officer relates to the overlooking from number 2 and 3 Wakes Place and the rear garden of the proposal. In this instance there is roughly a 5m distance from a rear window to the private garden, separated by a 1.8m close boarded fence. The use of landscaping would be usual solution in this instance, however no details were provided at the outset. It is considered that the use of landscaping combined with enhanced fencing/trellis along the boundary would improve this situation, if not in the short term, but at least once landscaping had time to establish itself. The application is considered to be acceptable in terms of amenity provided that a condition is added to this recommendation to require the submission of such details.
- 6.5 In terms of internal design and space, the case officer has no concerns regarding the quality of life of prospective occupants, there is a good amount of reception area downstairs a reasonable garden and good views over open countryside. Parking meets the standards expected in this location.
- 6.6 The proposal involves the loss of an employment site, but no policies exist in the adopted local plan to protect sites, or place any form of test on such proposals regarding the viability of the business in question.
- 6.7 The materials proposed and the overall cottage-like design with its half hips, low eaves, clay tiles and natural stone finish will provide a sensitive and suitable form of treatment for the new family home. The application is considered to accord with the council's adopted 2009 residential design guide, which seeks to support quality, considered applications.
- 6.8 Concerns have been raised by the Parish and local residents relating to drainage matters, which have caused problems over many years in the area. No objection has been raised by the drainage engineer; instead the use of conditions is recommended. Two conditions are suggested relating to foul and surface water drainage plans to be submitted and approved prior to commencement. By the use of such conditions the application is considered to comply with policies DC13 and DC14 of the local plan.
- 6.9 The issue regarding bats is being investigated at the time of writing the report. A verbal update will be reported at committee.

#### 7.0 **CONCLUSION**

- 7.1 This application poses minimal impact on surrounding homes The moderate concern relating to amenity in the rear garden can be mitigated to some extent by landscaping, but on balance is not compelling enough to refuse an application that will provide an additional family home in this small village. Drainage matters can be controlled by condition.

#### 8.0 **RECOMMENDATION**

**Subject to the satisfactory outcome of the investigation of the presence of bats, it is recommended that planning permission is granted subject to the following conditions:**

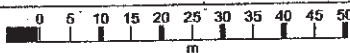
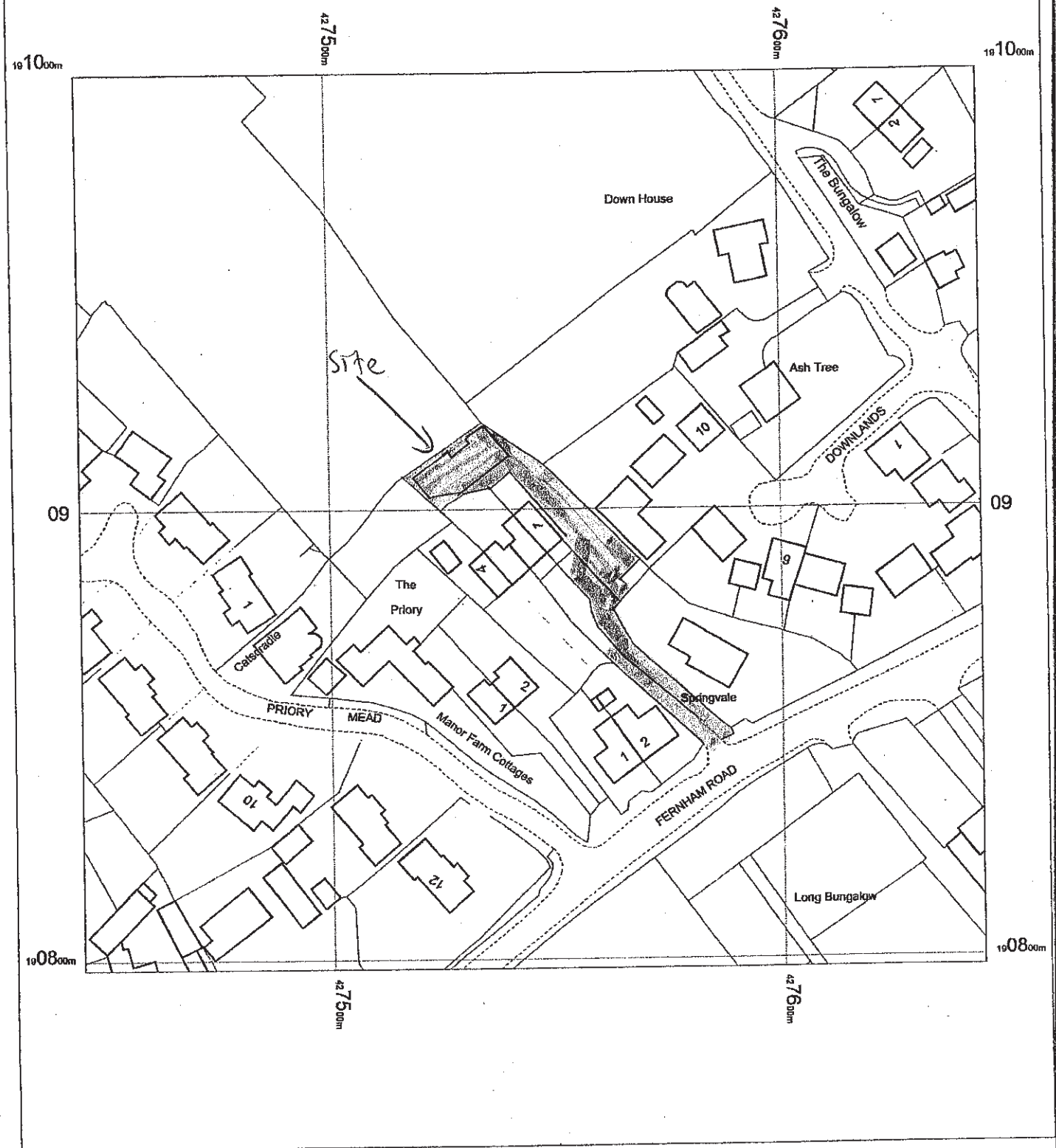
- 1 : Commencement 3 yrs - full planning permission
- 2 : Contamination - (investigation)
- 3 : Approved plans
- 4 : RE25[I] - No windows or rooflights (dwelling) (full)



- 5 : HY6[l] - Access, park. & turn. in accord. plan.
- 6 : Surface water drainage works (details required)
- 7 : Foul drainage works (details required)
- 8 : RE11 - Garage accommodation (full)

**Author:** Mark Doodes  
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**Email:** mark.doodes@southandvale.gov.uk

r/o 1 wakes place.



EXISTING  
LOCATION  
PLAN  
  
HARZE 004

OS Mastermap  
01 February 2013, ID: BW1-00204833  
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1:1250 scale print at A4, Centre: 427545 E, 190898 N  
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**CONSULTATION WITH LONGCOT PARISH COUNCIL**

Application reference:	P13/V1643/FUL	Officer:	Mark Doodes
Application type:	Minor	Amended plans:	
Address:	Land to rear of 1 Wakes Place, Fernham Road, Longcot, Oxon SN7 7TQ		
Proposal:	<i>Demolish existing workshop and change of use to erect three bedroom detached dwelling. (Re-submission of withdrawn application P13/V0307/FUL.)</i>		

**LONGCOT PARISH COUNCIL:**

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

Longcots' flood plan has this area marked as a key area in the sightings of old drains and run off points. It is part 3 of the flood plan as the new drainage map that was drawn by the Vale in 2010 could not send cameras down the drains as the drains were not straightforward at this point. (see point B on the original drainage map). Council is very glad to note that Peter Dela has requested full drainage maps of sewerage and rain run-off water.

Council cannot consent to planning in line with the Longcot Flood plan until the guarantee of a workable drainage plan is accepted.

This also relates to the footings of the building as the Vale need to ensure that the village drainage from Mallins Lane and Priory Mead, that feeds into drains that are directly behind this plot, are taken into consideration as this has not been addressed in the past and is still a problem area. We attach the two drainage maps that show clearly the problem and how it affects the houses in Downlands.

Longcot has a healthy bat population (both Pipistrelles and Long Eared bats have been recorded by Oxford Bat Protection in Longcot) and Council requests that an environmental impact statement to ensure that wild life is protected.

Highways must approve the access point.  
Neighbours must be informed and their views taken into account.

Council wishes to withdraw the comment made on planning application P13/V0307/FUL which stated that 2 Wakes Place flooded regularly. During 2007 2 Wakes Place had excess water in the garden but no flood water entered the property.

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

Signed by .....T Brock.....  
Clerk to Longcot Parish Council

Dated 16 August 2013

# Agenda Item 15

Vale of White Horse District Council – Committee Report – 18 September 2013

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<b>APPLICATION NO.</b>	<a href="#">P13/V1562/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	11.7.2013
<b>PARISH</b>	NORTH HINKSEY
<b>WARD MEMBER(S)</b>	Eric Batts Debby Hallett
<b>APPLICANT</b>	Mr Nima Babaahmady
<b>SITE</b>	102 Arthray Road Botley Oxford, OX2 9AB
<b>PROPOSAL</b>	Proposed two storey side extension and single storey rear extension.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	448447/205807
<b>OFFICER</b>	Katie Rooke

---

## 1.0 INTRODUCTION

- 1.1 The property, a detached dwelling, is located on a corner plot within an established residential area. A copy of the site plan is **attached** at appendix 1. The application comes to committee as North Hinksey Parish Council objects.

## 2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of a two storey side extension on the south elevation of the property, and the erection of a single storey rear extension on the west elevation. Measuring 3.8 metres wide by 6.3 metres deep, with an eaves height of 4.9 metres and a ridge height of 6.6 metres, the two storey extension will provide a new family room on the ground floor and a new bedroom with en-suite facilities on the first floor. The proposed single storey extension measures 4.5 metres wide by 2.3 metres deep, with an eaves height of 2.6 metres and a ridge height of 3.6 metres. A copy of the application plans is **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **North Hinksey Parish Council** object to the application, stating “Councillors unanimously agreed to object to the planning application as the side extension should be a minimum of 1 metre from the neighbour’s boundary to allow construction and maintenance to be undertaken from the applicants land”.
- 3.2 **Local District Councillor, Debby Hallett** states “The proposed wall of the new bathroom is right up to the property line. Although I can see a re-design will cause some problems, in my opinion it's not good design to build right up to the edge of an existing building, even if it is a garage. This is one of the smallest lots in the area, and it's questionable whether this large extension wouldn't be an over development of the site. Are there currently two dropped kerbs to allow for parking on each side of the property?”
- 3.3 **County Highway Liaison Officer** raises no objections as “On site it was clear that the property has sufficient off street parking”.
- 3.4 **Neighbours** One letter of objection has been received, which makes the following points;
- Concern about such a large extension.
  - This is a residential area and not suitable for increased traffic that seems to be



- appearing due to increased letting of properties in the area.
- The proposal will change the feel of the area.

#### 4.0 RELEVANT PLANNING HISTORY

4.1 No relevant planning history.

#### 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.

#### 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 parking for the property.

##### *Impact on visual amenity*

6.2 The site is positioned at a lower ground level than the neighbouring site to the south-west (2 Hutchcomb Road). Whilst part of the proposed two storey extension is located very close to the boundary with this neighbour, the relative position of 102 Arthray Road on the site and the relationship between the two properties is such that it is not considered that the proposal would appear cramped or out of place within the street scene. It is not considered that the proposed development, including the single storey rear extension, would harm the visual amenity of the area.

##### *Impact on neighbours*

6.3 Given the position and orientation of neighbouring properties it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing, dominance or overlooking. According to records the existing window in the middle of the north-east elevation of 2 Hutchcomb Road serves a landing, a non-habitable room, and the impact on this opening is considered acceptable. The proposed two storey extension incorporates rear facing first floor windows. These windows face towards the rear garden of 2 Hutchcomb Road, which is already overlooked by existing first floor bedroom windows in number 102. It is not considered that the proposal could reasonably or justifiably be refused on the grounds of harmful overlooking.

*Impact on highway safety*

- 6.4 The county highway liaison officer raises no objections to the proposal. The existing parking provision of three spaces, one on the original driveway off Hutchcomb Road, and two tandem spaces from Arthray Road, is considered sufficient for the extended property.

*Future maintenance*

- 6.5 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. Separate legislation requires that access for reasonable maintenance is provided between neighbours and committee members will be aware that planning considerations should not duplicate controls that exist in other legislation. Therefore the application could 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

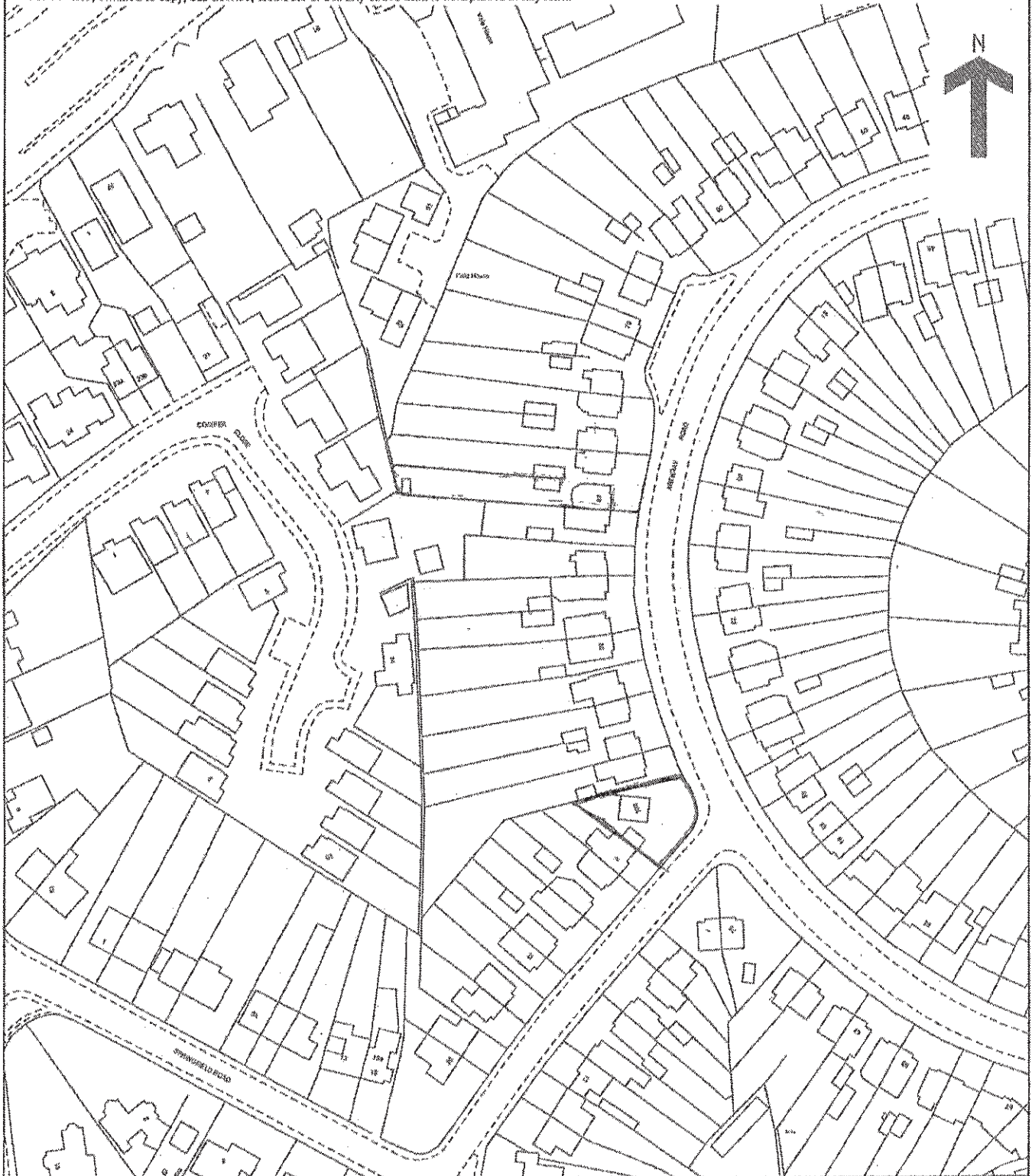
3 : The materials to be used externally in the development shall match those of the existing dwelling in terms of their colour, finish, method of laying/construction and appearance.

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

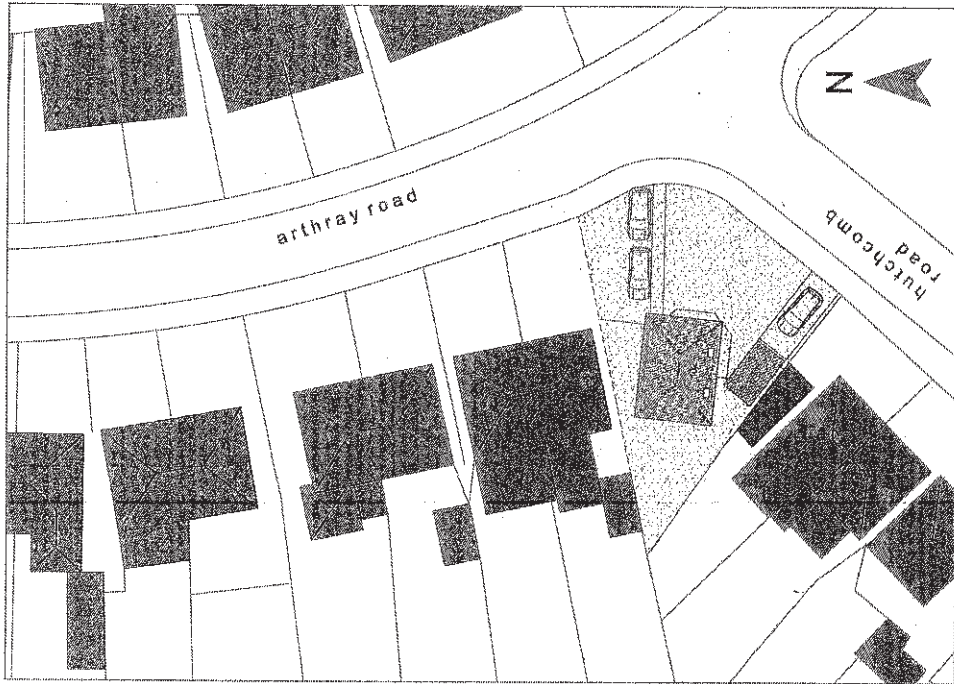


Title number **ON307053**  
Ordnance Survey map reference **SP4805NW**  
Scale **1:1250**  
Administrative area **Oxfordshire: Vale of White Horse**

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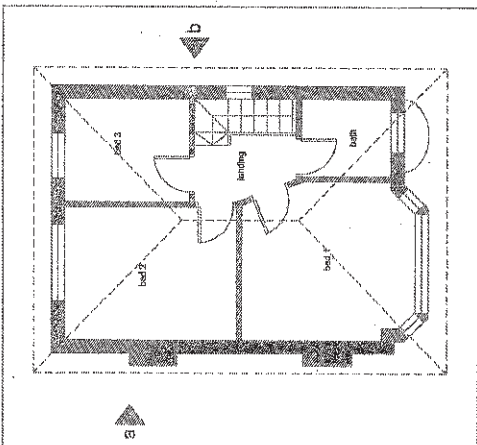


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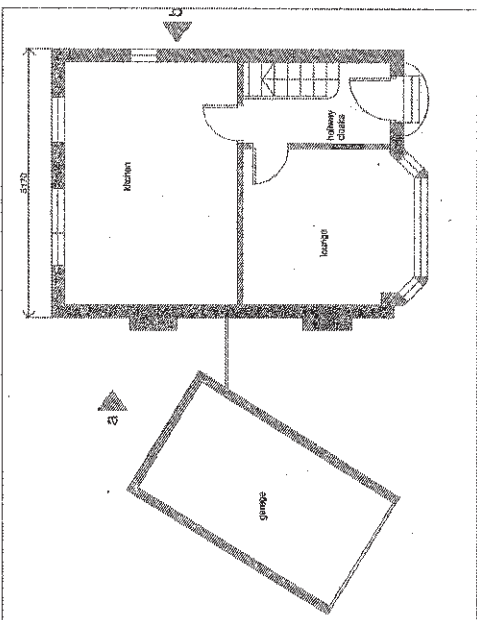


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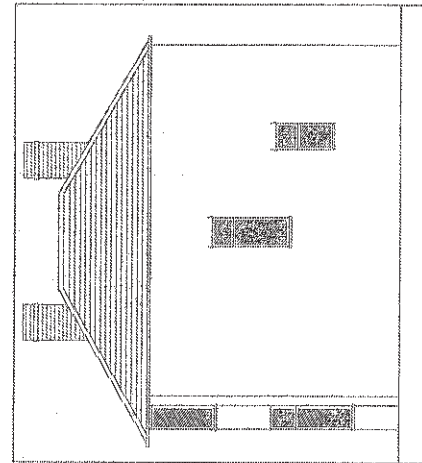
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Date	30.06.13	Date	
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Issue		Issue	
The 102 ARTHRAY ROAD, BOTLEY, OX2 9AB EXISTING PLANS & ELEVATIONS			
PLANNING			



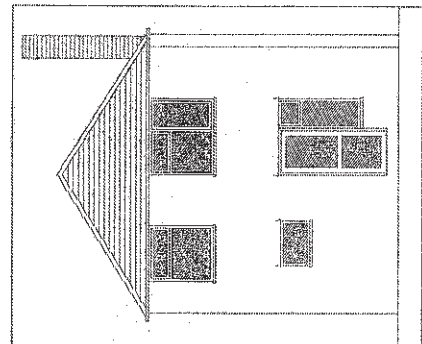
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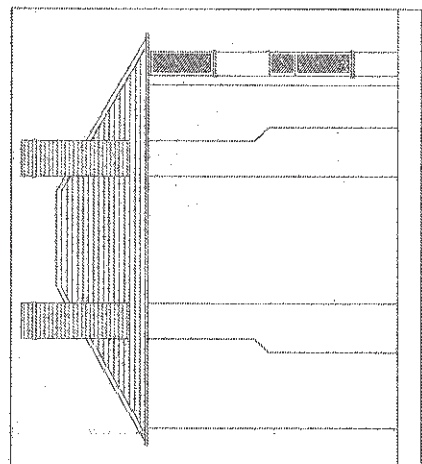
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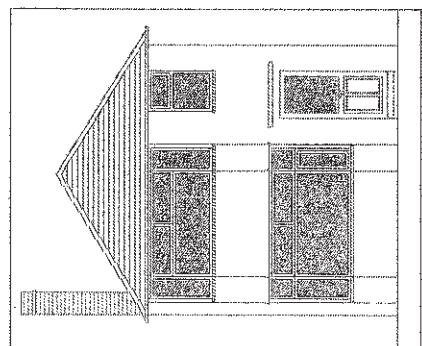
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rear 1 : 50

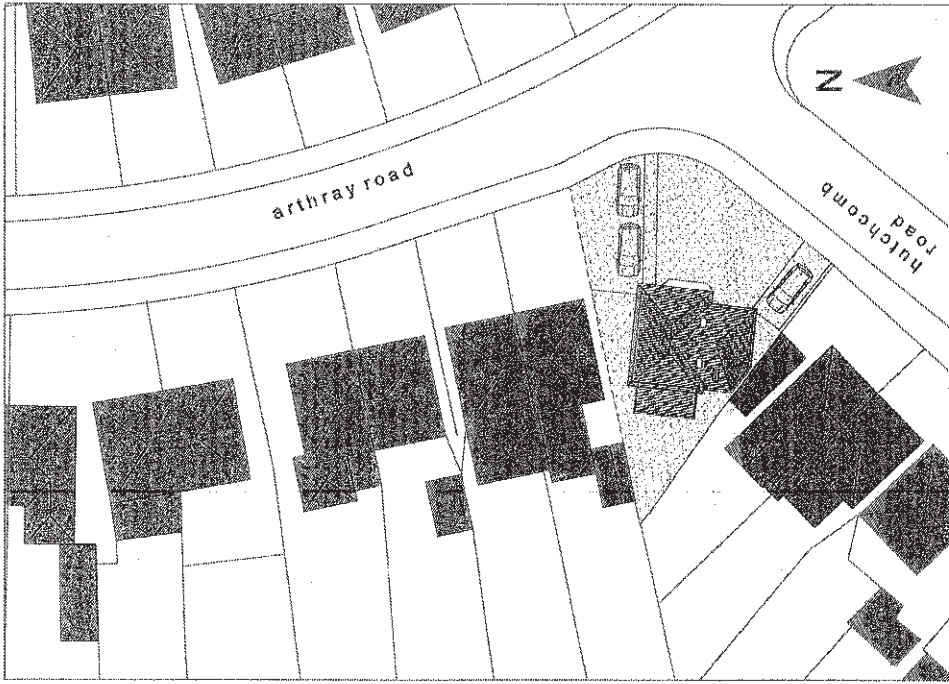


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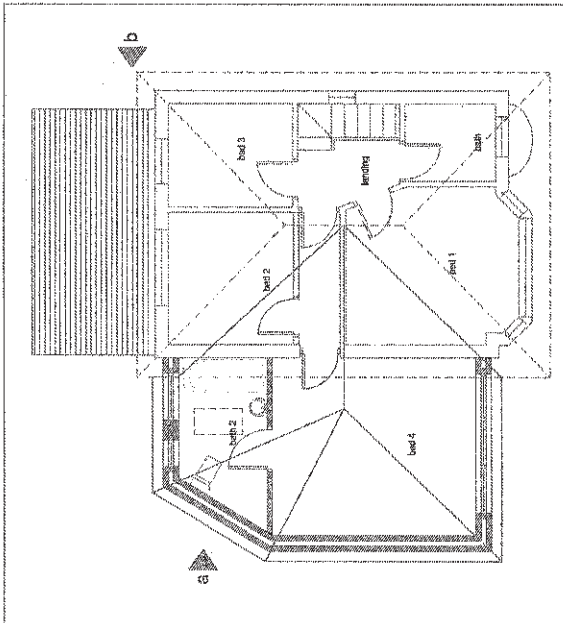
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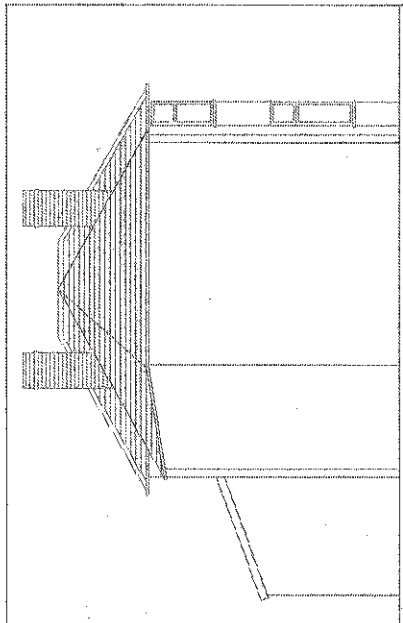


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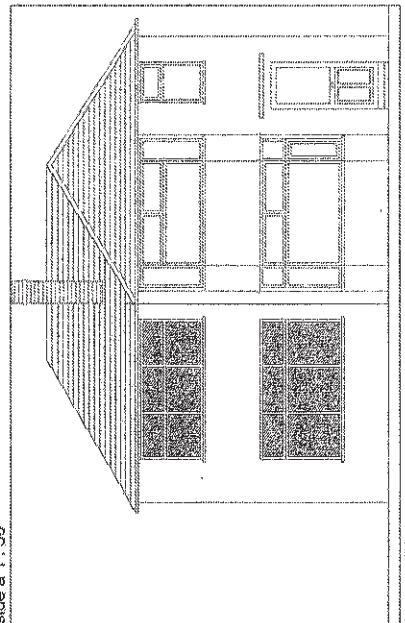
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102 ARCHWAY ROAD, BOTLEY, OX2 9AB PROPOSED PLANS & ELEVATIONS			



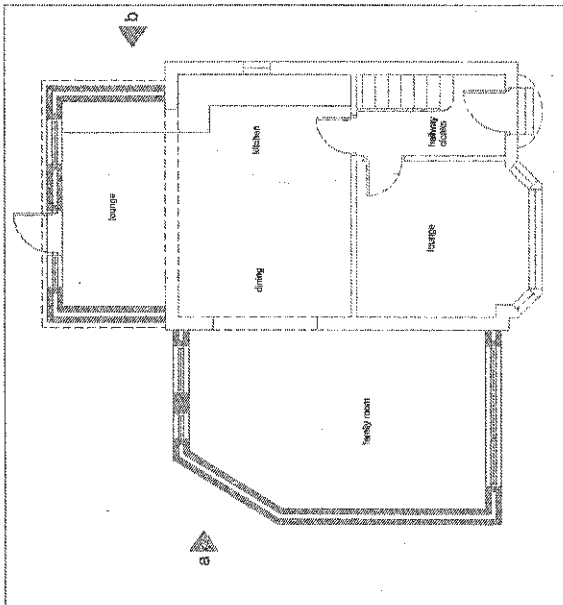
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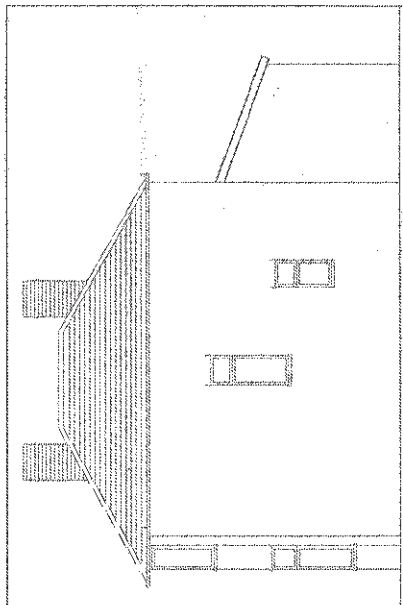
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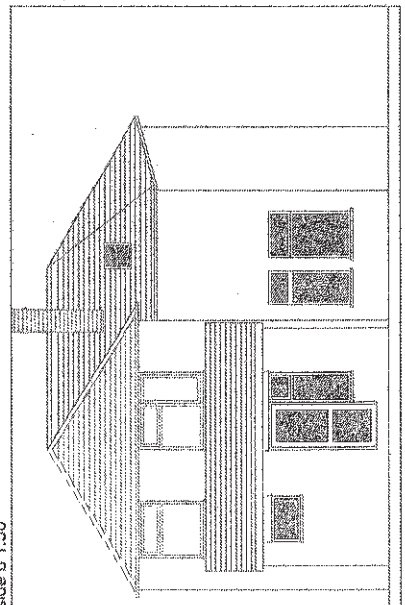
front 1 : 50



ground 1 : 50



side b 1:50



rear 1 : 50





<b>APPLICATION NO.</b>	<a href="#">P13/V0919/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	8.5.2013
<b>PARISH</b>	NORTH HINKSEY
<b>WARD MEMBER(S)</b>	Eric Batts Debby Hallett
<b>APPLICANT</b>	Mr Haq Rashid
<b>SITE</b>	32 Arthray Road Botley Oxford, OX2 9AA
<b>PROPOSAL</b>	Two storey side and rear extension to dwelling house (resubmission).
<b>AMENDMENTS</b>	26.6.2013
<b>GRID REFERENCE</b>	448562/205988
<b>OFFICER</b>	Katie Rooke

**1.0 INTRODUCTION**

1.1 The property, a semi-detached dwelling, is located on a rectangular plot that runs south to north in an established residential area. Arthray Road runs along the south boundary of the site, with Church Way running along the west boundary. To the rear of the site is the Westway service yard. A copy of the site plan is **attached** at appendix 1.

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

**2.0 PROPOSAL**

2.1 This application seeks planning permission for the erection of a two storey side / rear extension and single storey rear extensions. Measuring 2.3 metres wide at the front where it faces Arthray Road and 4.4 metres wide at the rear, the two storey extension measures 11.2 metres long, with a maximum eaves height of 5 metres and a maximum ridge height of 6.8 metres. The single storey extension which projects off the rear of the new two storey extension measures 4.4 metres wide by 2.3 metres long, with an eaves height of 2.2 metres and ridge height of 3.3 metres. The single storey extension which projects off the original rear wall of the property, and which is attached to the two storey extension, measures 3.4 metres wide by 4.8 metres long, with an eaves height of 2.2 metres and a ridge height of 3.3 metres. As part of the development is also proposed to change the existing side hipped roof to a gable and to erect a rear dormer window. A copy of the application plans is **attached** at appendix 2.

2.2 Further to concerns regarding the level of parking proposed for the extended dwelling, this element was altered. The application is therefore being considered on this amended basis.

**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 to application for the following reasons;
- “Increased noise.
  - Over development of the site.
  - The re-developed property would be out of character with other nearby properties.”

- 3.3 **Local District Councillor, Debby Hallett** states “It’s an extreme over-development of the site on a busy corner with insufficient parking and access for residents and their taxi business vehicles”.
- 3.4 **County Highway Liaison Officer** required further details of parking provision, as “The existing parking on frontage is considered insufficient for such a large property. Double yellow lines exist in the immediate vicinity of the site, but unrestricted areas in neighbouring streets suffer from high levels of on street parking”.
- 3.5 **Neighbours** One letter of objection has been received, which makes the following points;
- This house is currently in multiple occupation.
  - The proposal increases the number of bedrooms from three to six, and is far too large for its site and its neighbours.
  - It is unneighbourly and adversely affects amenity.
  - The extension will affect light to the rear garden of the adjoining semi [no.30].
  - Two parking spaces is inadequate for a six bedroom house; the owners are taxi drivers and have several cars.
  - The proposed study is the same size as one of the bedrooms.
  - The extension is too large and out of keeping with the area, it is unneighbourly and will affect the quiet enjoyment of occupants of neighbouring properties.
- 3.6 One letter of support has been received, stating that the application should be granted.
- 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 to application for the following reasons;
- “Increased noise.
  - Over development of the site.
  - The re-developed property would be out of character with other nearby properties.”

**Local District Councillor, Debby Hallett** makes the following points;

- Neighbours have advised there is trouble with car parking on this property.
- The proposal is an over development of the site on a busy corner with insufficient access.
- Whilst sympathetic to a need to increase the house size to accommodate a growing family, do not think this location in Arthray Road will accommodate such a large house.

**County Highway Liaison Officer** states “I am satisfied that three parking spaces is a reasonable proposal in this location, given the adjacent parking controls. Subject to this parking being provided prior to first use, and the existing access being closed off and dropped kerb reinstated, I have no objection”.

**Neighbours** One letter of objection has been received, which makes the following points;

- There should not be the need for an extra vehicle access at the rear of the property. They are a large family and clearly need additional bedrooms, but their family are young and do not need extra parking.
- Concerns about the risks posed to pedestrians using Church Way and vehicles then being parked there.
- Concern that the property will be turned into a multi-occupancy or even used as a business for taxi’s.
- If the potential redevelopment of the shopping centre goes ahead, the Church Way

- may become pedestrianised, which would prohibit any vehicular access.
- The size of the development appears excessive and out of character with neighbouring properties.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1020](#) - Withdrawn (22/08/2012)

Proposed single storey rear extension, two storey rear extension and side extension. Creation of new vehicular access off Church Way, creation of hard standing for parking and dormer window to rear elevation.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

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.

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 proposed extension, which is subordinate to the main house, will be seen within the context of the existing property. Whilst it extends up to the boundary of the site, the position of the property on a corner means that the proposal will not appear cramped. The character of the pair of semis will be altered by the proposal, however, the size and design of the extension is considered to be appropriate in its context and it is not felt that the proposal could reasonable or justifiable be refused on this basis. It is proposed to use matching materials in the construction of the extension, which is acceptable.

*Impact on residential amenity*

- 6.3 The proposed two storey extension is positioned away from the boundary with the adjoining property (no.30) and does not encroach beyond a 40 degree line taken from the edge of the nearest first floor window in the rear elevation of this dwelling. The orientation of the properties is such that the two storey extension may have a limited impact the afternoon / evening sunlight which reaches no.30, however, the relationship is such that it is not considered that the application could reasonably or justifiably be refused on the grounds of harmful overshadowing or dominance.

- 6.4 The proposed single storey extension, which adjoins the boundary of the site with no.30, will be visible above the fence line which separates the two properties. The roof line slopes away from the neighbour, however, and it is not considered that residential amenity would be compromised by this element.
- 6.5 The proposal incorporates rear facing first and second floor windows. These will provide views down the garden of the property, and angled views over the adjoining garden to the east. This relationship, which already exists between the properties given existing rear first floor windows, is not unusual in such a residential area, and it is not considered that harmful overlooking would be caused. The incorporation of a first floor window and a rooflight in the side (west) elevation will not cause harmful overlooking of other properties.

*Impact on highway safety*

- 6.6 The county highway liaison officer raises no objections to the proposal on highway safety grounds. The creation of a new access onto Church Way is considered acceptable, subject to the blocking up of the existing access onto Arthray Road at the front of the site. The provision of three parking spaces for the extended property, which will contain five / six bedrooms, is considered acceptable in this location. In order to ensure the parking is provided and maintained it is considered reasonable and necessary to condition this.

*Other issues*

- 6.7 The extended property is, according to the submitted information, to be used by one family unit. Committee members will be aware that concerns regarding potential future uses of the property, whether for multi-occupancy or a business, are not material considerations to this particular planning application.

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**

**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 : The materials to be used externally in the development shall match those of the existing dwelling in terms of their colour, finish, method of laying/construction and appearance.

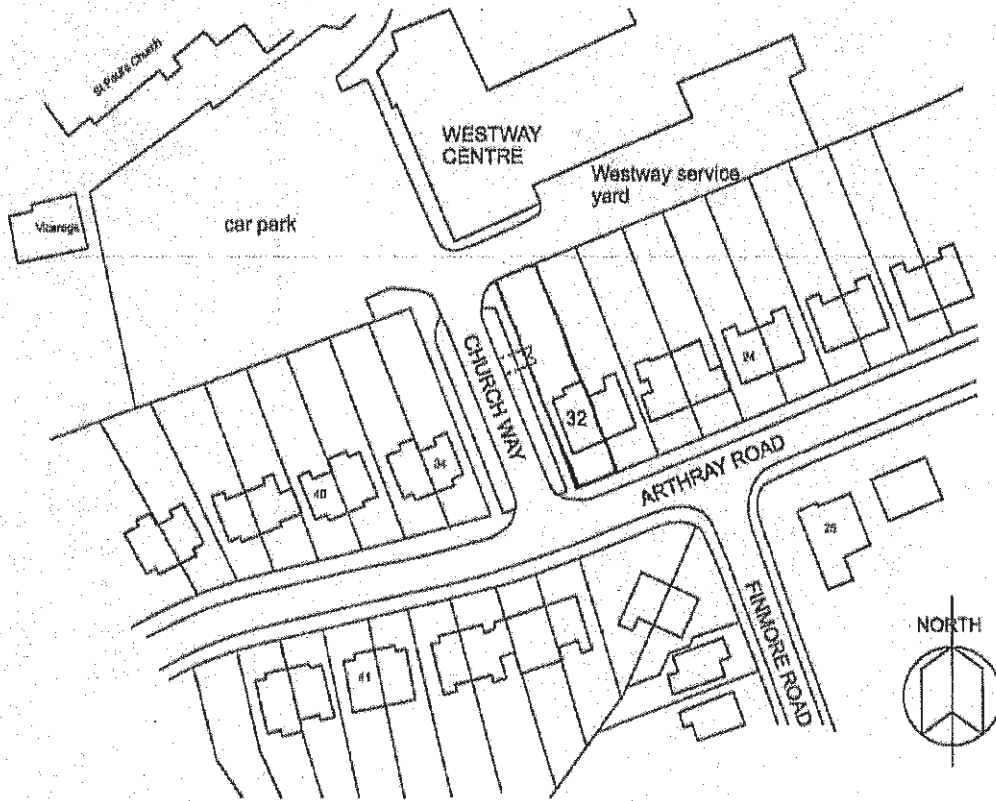
4 : Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces and turning space shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number 374/02D. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept



permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.

5 : Prior to the use of the new vehicular access, the existing vehicular access to the highway shall be permanently stopped up in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the local planning authority.

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LOCATION PLAN  
scale 1:1250

