

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

1.0 INTRODUCTION

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

2.0 PROPOSAL

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

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

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

3.3 Council Waste Team – No objections.

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

4.0 **RELEVANT PLANNING HISTORY**

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

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

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

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

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

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

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

5.2 *National Planning Policy Framework (NPPF)*

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

5.3 *Adopted Residential Design Guide 2009*

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

6.0 **PLANNING CONSIDERATIONS**

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

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

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

7.0 **CONCLUSION**

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

8.0 **RECOMMENDATION**

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

1: TL1 - Time limit

2: Approved plans

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

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

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

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