

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

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## 1.0 INTRODUCTION

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

## 2.0 PROPOSAL

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

## 6.0 PLANNING CONSIDERATIONS

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

## 7.0 CONCLUSION

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

8.0 **RECOMMENDATION**

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

1 : TL1 - time limit - full application

2 : List of approved plans

3 : MC2 - materials (samples)

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

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

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

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

8 : HY19 - no drainage to highway

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

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

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

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

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

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

11 : Notwithstanding any details shown on the approved drawings, the sites internal and external boundaries shall be enclosed in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the local planning authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling.

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

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

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