

APPLICATION NO.	P13/V1643/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	19.7.2013
PARISH	LONGCOT
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr. Alan Haste
SITE	Land to rear of 1 Wakes Place Fernham Road Longcot Oxfordshire, SN7 7TQ
PROPOSAL	Demolish existing workshop and change of use to erect three bedroom detached dwelling. (Re- submission of withdrawn application P13/V0307/FUL)
AMENDMENTS	None
GRID REFERENCE	427552/190891
OFFICER	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4.1 [P13/V0307/FUL](#) – Withdrawn (05/06/2013)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)

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- 5 : HY6[1] - 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
Contact Number: 01235-540519
Email: mark.doodes@southandvale.gov.uk