

APPLICATION NO.	P15/V1948/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	21.9.2015
PARISH	SHELLINGFORD
WARD MEMBER(S)	Robert Sharp
APPLICANT	Katrina Elizabeth Sharp
SITE	Staddlestones Church Street Shellingford, SN7 7QA
PROPOSAL	Change of use to dual use to allow a child minding service between hours of 07:30 to 18:00hrs (retrospective).
AMENDMENTS	None
GRID REFERENCE	431895/193443
OFFICER	Josh Webley-Smith

SUMMARY

The application is referred to committee as the applicant is related to a councillor.

The application seeks full planning permission for a change of use of their current dwelling. The current use is residential and the proposal is to change this into a dual use. The application is retrospective.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is considered acceptable.
- Whether there is adequate off-street parking within the site, which there is.

1.0 INTRODUCTION

1.1 Staddlestones, a detached dwelling, is located on a substantial plot (0.2 hectares) within the residential area of Shellingford. It is considered the general character of the area is varied. The neighbour to south is Home Farm. A location plan is **attached** at Appendix 1.

1.2 The application comes to committee as the applicant is related to a councillor.

2.0 PROPOSAL

2.1 The application seeks full planning permission for a change of use of the existing dwelling from domestic dwelling (class C3) to a dual use of dwelling and child nursery (classes C3 and C2). The application plans are **attached** at Appendix 2.

2.2 The proposal does not include any external changes to the dwelling.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Shellingford Parish Council - No objections

Neighbours – One letter has been submitted raising concerns over traffic as a result of this application

Highways Liaison Officer – No objections

Health & Housing - Env. Protection Team - No objections

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V2123/PD](#) - Other Outcome (11/12/2014)

Permission to be a childminder with more than 6 children on premises/role.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

National Planning Policy Framework 2012 and National Planning Practice Guidance 2014

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. 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. The NPPG provides supplementary guidance to the NPPF.

Supplementary Planning Document:

Design Guide (adopted March 2015)

The following sections of the design guide are particularly relevant to this application:-

- Responding to Local Character (DG103)
- Consider your neighbours (DG104)
- Scale, form and massing (DG105)
- Design Considerations (DG106)

Draft Vale of White Horse Local Plan 2031, Part 1 Core Policies;

37 – Design and local distinctiveness

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

Neighbourhood Plans

Shellingford does not currently have a neighbourhood plan.

Relevant Legislation

- Human Rights Act 1998
The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.
- Equality Act 2010
In determining this planning application the council has regard to its equalities obligations including its obligation under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are the impact on the visual amenity and character of the area, the impact on the amenities of neighbouring properties and the impact on highway safety.

6.2 Impact on visual amenity and character of the area

Policy DC1 of the adopted local plan requires all new development to be acceptable in terms of design. The main focus here is the visual impact of the proposed car parking layout as there is no external change to the dwelling itself. There is already a significant area of hardstanding within the residential curtilage. This is to be modified to provide space for residents and for parents' drop-off and pick-up. It is considered the car parking layout proposed within this application is acceptable and will not have an adverse effect on the visual amenity or character of the area. Overall it is considered the application complies with adopted local plan policy DC1.

6.3 Impact on neighbouring properties

As there are no changes proposed to the existing dwelling it is considered there will be no impact on neighbouring properties in terms of overlooking, overshadowing or dominance. It is worth noting that the application is a retrospective one and the council has received no complaints separate to this application regarding noise or disturbance. The opening hours proposed within this application correspond with the average working day. Overall it is considered any impact in terms of overlooking, overshadowing and dominance is acceptable and the proposal complies with adopted local plan policy DC9.

6.4 Impact on highway safety

The county highways officer issued an initial holding objection to the original parking layout. This has been addressed through amended plans showing an acceptable layout. A neighbour has also raised concerns over the impact of traffic on highway safety. However the county highways officer is satisfied that the anticipated traffic movements can be safely accommodated on the local highway network. Overall it is considered the application complies with adopted local plan policy DC5.

6.5 Additional Information:

The following guidance is given in the adopted local plan 2011, at chapter 9, section 9.19 *"The Council applies the following general guidelines to help determine applications involving the change of use of an existing building to a childcare facility. i) in the case of detached premises set in large grounds, permission may be granted for a childcare facility catering generally for up to a maximum of 24 children;"* It is considered the application property is set in large grounds and it has been confirmed by the applicant the facility can accommodate a maximum of 23 children. Overall it is considered the proposal complies with the general guidelines set out in the adopted local plan 2011.

7.0 **CONCLUSION**

7.1 The proposal will not harm the visual amenity of the area or the amenities of neighbouring properties. 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**

To grant planning permission, subject to the following conditions:

1. Time limit.

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2. Materials in accordance with application.
3. Approved plans.
4. Car parking.
5. The number of children that can occupy the site at any one time in the nursery shall not exceed 24.

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