
APPLICATION NO.	P20/V0225/FUL
SITE	Former Scout Hut, Main Street East Challow Wantage, OX12 9SL
PARISH	EAST CHALLOW
PROPOSAL	Demolish former scout hut and replace it with a new four bedroom house. Replace existing storage building with a detached garage with storage space in the roof. (Additional parking and hardstanding details as shown on ECHL.P01F)
WARD MEMBER(S)	Paul Barrow
APPLICANT	Mr Michael Cannings
OFFICER	Lewis Dixey

RECOMMENDATION

Planning Permission

Standard Conditions:

1. TL1 - Time limit - Full Application (Full)
2. Approved plans *

Pre-commencement Conditions:

3. MC25 - Drainage Details (Surface Water)(Full)
4. MC26 - Drainage Details (Foul Water) (Full)
5. Demolition/Construction Traffic Management(details required)
6. LS1 - Landscaping Scheme (Submission) (Full)
7. RE18 - Slab Levels (Single Dwellings) (Full)

Pre-occupation condition:

8. HY6[l] - Access, Park. & Turn. in accord. Plan

Compliance Conditions:

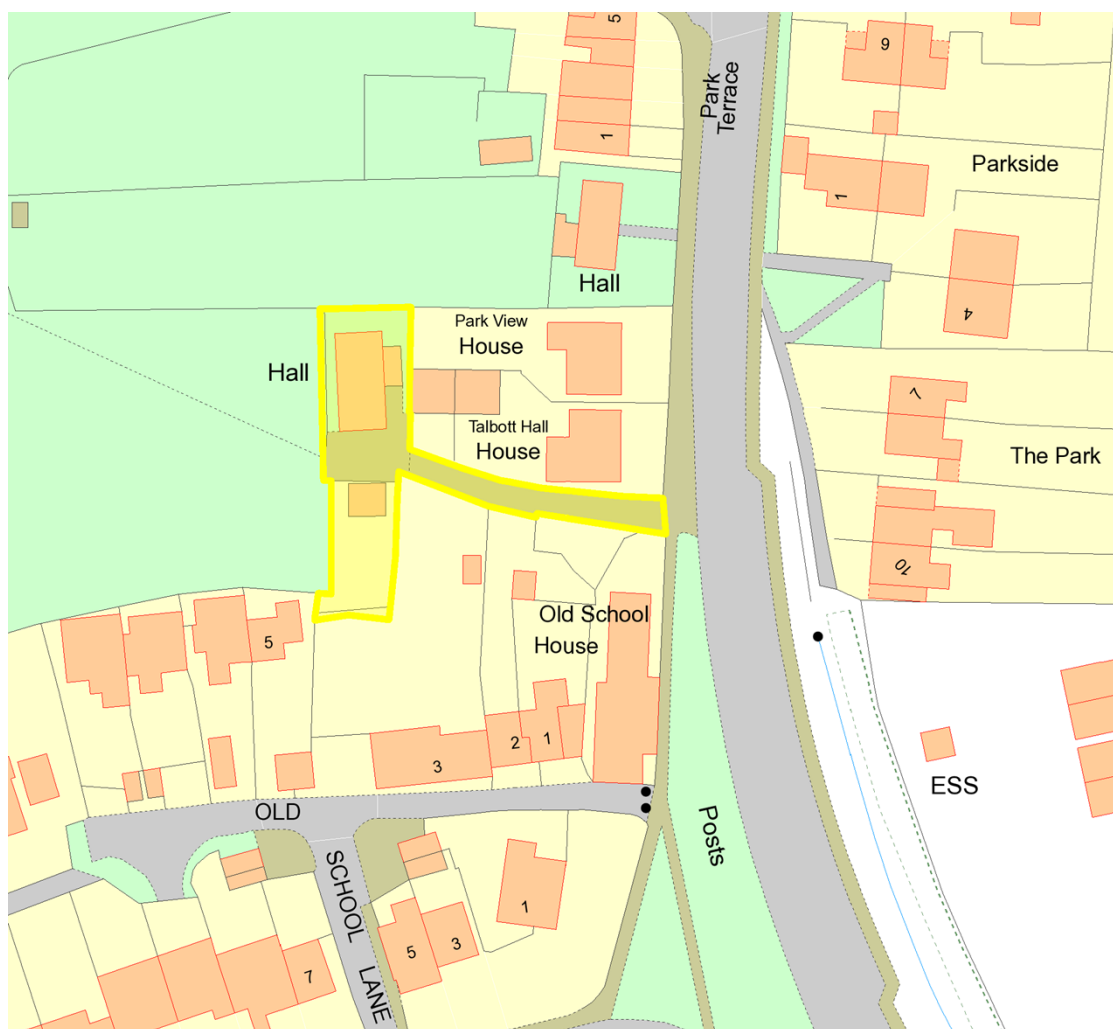
9. MC3 - Materials in Accordance with App.(Full)
10. RE11 - Garage Accommodation (Full)

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application is brought to committee having been called in by one of the local ward members, Paul Barrow. East Challow Parish Council and a number of neighbouring residents also object to the proposal.
- 1.2 The application site is a former scout hut located to the rear of properties on Main Street in East Challow. The building is constructed of prefabricated concrete panels with a corrugated asbestos sheeting roof and currently in a poor state of repair. The site lies behind a pair of double garages which serve two dwellings which front onto Main Street. Access is obtained via a private

drive between Talbot Hall House to the north and Old School House, a listed building, to the south.

- 1.3 The application seeks planning permission for the demolition of the existing structure and erection of a new four-bedroom dwelling and a detached garage with storage space above. The proposal will provide three parking spaces including the garage to serve the new property
- 1.4 The application has been amended to reduce the mass of the building and omit an encroachment of the red line into the adjacent field.
- 1.5 A site location plan is provided below and the plans are **attached** at Appendix 1.



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1	East Challow Parish Council	Objection <ul style="list-style-type: none"> • On the grounds of Overdevelopment, • Impact on footpath and highway safety,
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	<ul style="list-style-type: none"> • out of character • Loss of community facility
Local Ward Member – Paul Barrow	Objection
Conservation Officer (South and Vale)	No objection
Countryside Officer	No objection
Drainage - (South&Vale)	No objection – Subject to conditions
Vale - Highways Liaison Officer (Oxfordshire County Council)	No objection – Subject to conditions
Countryside Access	No objection
Waste Management Officer (District Council)	No objection
County Archaeologist (VWHDC)	No objection
Neighbours	Objections from 7 local households For the following reasons: <ul style="list-style-type: none"> • Overlooking • Impact on highway safety • Impact on the footpath • Loss of community facility • Loss of light

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P14/V2653/PEM](#) - Other Outcome (20/02/2015)
Erection of 2 detached dwellings

-- Site Meeting --

[P14/V2686/PEJ](#) - Other Outcome (27/01/2015)
Residential development.

--Site Meeting--

[P08/V1179/DIS](#) - Approved (23/10/2008)
Request for compliance with conditions for Application No: ECH/19891/1, Conditions 3, 5 and 7.

[P07/V0991](#) - Approved (03/09/2007)
Demolition of existing house and erection of two houses with garages. (Re-submission)

[P76/V1108](#) - Approved (11/06/1976)
Extension to provide kitchen, toilets and store (Challow Scout Headquarters, rear of Park View, East Challow).

[P73/V5027](#) - Refused (16/04/1973)
Site for the erection of a dwelling and garage.

[P72/V5030](#) - Refused (16/11/1972)

Site for the erection of one dwelling. Planning Application History

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Householder development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 The main relevant planning considerations are the following:

- Principle of development
- Character and appearance
- Residential amenity
- Access and parking
- Drainage
- Biodiversity
- Other material considerations

5.2 **Principle of development**

The site is considered to be within the built-up area of East Challow, which is classified as a larger village under Policy CP3 of Local Plan 2031 Part 1. Policy CP4 allows new housing within the built-up area of the village, subject to it not adversely harming the form or character of the area. The redevelopment of the site to a new dwelling is therefore acceptable in principle, subject to the details of the development. These will be considered below

5.3 **Character and appearance**

The application site is a 550 square metre area of land situated to the rear of the dwellings on the western side of Main Street. The existing building is single storey structure constructed from prefabricated concrete panels with an asbestos sheet roof. The building is in a poor state of neglect and is overgrown with vegetation.

5.4 The proposal is to demolish the existing building and construct a detached, four-bedroom dwelling with a detached garage. The application has been amended to reduce the scale of the dwelling and contain the area of development to within the existing built-up area of the village without encroaching into the agricultural land to the west.

5.5 The parish council and neighbours raise concerns regarding the potential overdevelopment of the site. The proposed building will measure 10.9m x 9m with a pitched, half hipped roof reaching a ridge height of 7.6m. The property will offer over 100 sq m of amenity space to the rear of the proposed dwelling, and a further 50 sq m to the rear of the proposed garage opposite. This is in excess of the council's design guidance for a property of this size and, for this reason, officers do not consider the proposal to constitute overdevelopment.

- 5.6 The site is adjacent to two garages which lie between the proposed and the dwellings to the east, fronting Main Street. The street itself has a varied mix of dwelling types and heights. A listed building, Old School House, is found south-east of the site however the council's conservation officer raises no objection over the impact to its setting. There is noticeable change in levels with the proposal site being set above the highway and land to the north.
- 5.7 Being set behind the properties fronting Main Street, views from the highway are limited to the gap between Old School house and Talbot Hall House. However, a public footpath bisects the plot and, therefore, the proposed dwelling would be fully visible within the public realm
- 5.8 The proposed design is considered to be in keeping with the village setting, with low eaves, a half hipped, slate tile roof and traditional dormer windows. Materials would be of a good quality. Overall, officers consider that the design and appearance of the proposal will be in compliance with the advice contained within the NPPF, the Design Guide SPD and CP37 of the Vale of White Horse Local Plan 2031 Part 1.
- 5.9 **Residential Amenity**
A number of objections have been raised with concerns over loss of light and privacy. The proposal would be sited 22m from the properties to the east. In terms of overlooking, no side facing windows are proposed which would face these dwellings, Talbot Hall House and Park View House. Properties to the north and south are sited over 30m away, well in excess of the council's adopted minimum distance of 21m between windows of habitable rooms.
- 5.10 Due to the topography, the proposed dwelling would be constructed on ground approximately 2m higher than those fronting the highway to the east. Concerns have been raised over the impact this proposal would have on loss of light and visual intrusion. The two neighbouring dwellings to the east are separated from the application site by two garages at a height of 5m and a span of 6.3m which are set at a higher level, following the rise in land level. The facing gable of the proposed dwelling would be a height of 3.5m to the eaves reaching a ridge of 7.6m. The dwelling would essentially continue the stepping up of built form away from the neighbouring dwellings. Being located to the west of the two closest dwellings and taking into account the distance involved (22m) and the existing intervening buildings, officers do not consider the proposed to be significantly harmful in terms of loss of day/sunlight or overshadowing.
- 5.11 As members are aware, there is no right to a view in the planning process. Officers consider this proposal will clearly have some impact on the outlook experienced from the neighbouring properties, which is a material consideration. However, given the size of the proposed dwelling, and the distances involved, officers conclude that the effect on outlook would not be sufficient to justify a refusal of planning permission.
- 5.12 **Traffic, parking and highway safety**
A number of objections have been raised over the impact on highway safety and the public right of way (PROW). Part of the proposal includes the erection

of a 7.2 x 6.9m garage. The county highways officer has been consulted and raises no objection stating that, given that the previous use will have had some traffic associated with it in this location there are no objections in principle to the proposed residential development.

5.13 Given the circumstances particular to the site, the control of the demolition and construction traffic is considered to be a reasonable requirement. The submission of a demolition/construction traffic management plan (D/CTMP) has been secured through condition, including for deliveries of plant/material to be only outside of the highway network peak traffic periods and mindful of nearby school start/finish times.

5.14 Amended plans have included vehicle tracking details and the car parking provision, turning space, surface water mitigation and pedestrian awareness vision splays are considered acceptable by the highways officer.

5.15 The countryside access officer raises no objection the development in terms of the impact to the PROW providing that the footpath is not obstructed or damaged. Details are to be included within the D/CTMP for approval pre-commencement. The existing stile is to be repaired and retained.

5.16 **Drainage**

The drainage engineer has raised no objections to the proposal. Conditions have been imposed to request full surface and foul drainage details.

5.17 **Biodiversity**

The countryside officer is satisfied that the existing structure is unlikely to support roosting bats due to its size and construction. However, the proposed development site resides within 180 metres of a pond, sited to the north-west, and there are confirmed populations of great crested newts (GCN) within East Challow. The application proposal has complied with guidance from Natural England and has presented evidence that the development proposed is unlikely to cause harm to GCN. It is therefore concluded that the application would not be harmful to biodiversity subject to the submission of landscaping details, which has been secured with an appropriate planning condition

5.18 **Other material considerations**

Objections have been raised regarding the loss of a community facility. The building was previously used by the East Challow Scout Group, which disbanded 16 years ago, and the building has not been in use since. The structure is now in a state of dilapidation and would require extensive work to repair. The applicant has also provided photographic evidence and details of the ownership of the building. Furthermore, officers do not consider the existing building to a realistic and economically viable option as a community facility and no evidence has been provided to demonstrate the building is required by any group, or that there is a serious intention to make such use of the site. East Challow also has a recently renovated Village Hall which, officers consider, provides a far more realistic venue for use by community groups.

6.0 **CONCLUSION**

- 6.1 Paragraph 8 of the NPPF confirms that, to achieve sustainable development, the planning system has three interdependent objectives, economic, social and environmental. The proposal has economic benefits in the employment that will be provided for those involved in the construction, and in terms of additional support residents will provide for local businesses. It has social benefits in terms of providing additional support for local services and facilities. It also has environmental benefits in terms of making more effective use of land, and in terms of an acceptable design that does not cause harm to the area or to neighbours' amenities. Officers consider these benefits all attract significant weight. The main local objection relates to the impact on character, neighbours and highway safety. In the opinion of officers, it cannot be demonstrated that these considerations would present a degree of harm to outweigh the benefits and warrant refusal of the application
- 6.2 In the absence of any negative weight that can be attached to the proposal, in the form of identified harm from any material consideration, officers consider the outcome of the planning balance is that the proposal complies with the provisions of the development plan, in particular policy CP37, DP16 and DP23 of the adopted Vale of White Horse Plan 2031. The proposal is also considered to comply with the provisions of the National Planning Policy Framework and the council's adopted Design Guide SPD 2015

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies;

CP01 - Presumption in Favour of Sustainable Development
CP03 - Settlement Hierarchy
CP04 - Meeting Our Housing Needs
CP20 – Spatial Strategy for Western Vale Sub-Area
CP33 - Promoting Sustainable Transport and Accessibility
CP35 - Promoting Public Transport, Cycling and Walking
CP37 - Design and Local Distinctiveness
CP42 – Flood Risk
CP44 - Landscape

Vale of White Horse Local Plan 2031, Part 2 policies;

DP08 - Community Services and Facilities
DP16 - Access
DP23 - Impact of Development on Amenity
DP28 - Waste Collection and Recycling

Neighbourhood Plan

East Challow Parish Council is preparing a neighbourhood plan. It is at the early stages of preparation and, at this time, the neighbourhood plan has limited weight.

National Planning Policy Framework 2019

National Planning Practice Guidance 2014 – 2019

Vale of White Horse Design Guide SPD 2015

Equalities Act 2010

The proposal has been assessed against section 149 of the Equalities Act. It is considered that no identified group will suffer discrimination as a result of this proposal

Human Rights Act, 1998

The application has been assessed against Schedule 1, Part 1, Article 8, and against Schedule 1, Part 2, Article 1 of the Human Rights Act, 1998. The harm to individuals has been balanced against the public interest and the officer recommendation is considered to be proportionate.

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