

JPPC ref: DB/7947

Members of the Planning Committee
Vale of White Horse District Council

SENT VIA E-MAIL

29th March 2021

Dear Councillor

PLANNING COMMITTEE MEETING 31ST MARCH 2021
PLANNING APPLICATION: P20/V2669/FUL

Fourwinds, 26 Bagley Wood Road, Kennington

I write on behalf of the applicant for the above application which is due to be considered by Members at the Planning Committee meeting this Wednesday (31/03/2021).

As you will have seen, the application is recommended for approval. The Committee report sets out a cogent and compelling basis for the positive recommendation, and therefore, I do not intend to comment specifically upon the detailed amenity considerations or policy context relevant to determination of the application.

It suffices to note your officer confirms the proposed new home to be supported in principle by Local Plan policy CP4 as it is located within the built limits of Kennington, a sustainable larger village. All amenity impacts have been considered and deemed to be acceptable. Indeed, the development can offer benefits through better use of a sustainably located site.

The applicant has worked closely with your officers to ensure the proposed development is one that your Council can approve. This has included pre-application correspondence (published online) to establish officer support in principle with detailed comments to refine proposals. Engagement has continued through the planning application.

The applicant regards the positive recommendation of the application as endorsement of the 'best practice' approach of pre-application discussions. They would like to take this opportunity to express their thanks for your officers' diligence and assistance.

The applicant is mindful of local comments and wishes to take opportunity to respond to them, particularly those of the Parish Council regarding the potential impacts of the proposed development.

The John Phillips Planning Consultancy

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The provision of a new home through more efficient use of land within larger villages is a sustainable form of development. Occupants of the new dwelling will benefit from access to the village services and facilities without reliance on a private car, while buses can be used for longer journeys. Sensitive development of sites within settlements reduces pressure for building on undeveloped land elsewhere.

The applicant has sought to respond positively to the site's surroundings in order that a new home can be provided without harm to the area. The Council has previously permitted the construction of a new dwelling towards the front part of 38a Bagley Wood Road, a short distance south of the site (ref. P17/V0869/FUL).

Bagley Wood Road is made up of a variety of dwelling types with some homes set back in their plots, and others, including properties neighbouring the site, forward with a road frontage. Although the proposed development would change the appearance of the site the character of the area would be maintained. Your officer's report confirms the siting of the proposed new home would be in character with the area and in keeping "*with other dwellings along Bagley Wood Road that are located in a similar location or closer to the frontage than the proposed*" (para. 5.6.).

The proposed house has been carefully designed with reference to the Council's Design Guide to ensure it is sympathetic in its appearance and maintains the amenity of neighbours. Your officer's report concludes "*it is considered that the scale, form and massing of the proposed dwelling is acceptable in design terms, and the dwelling will not appear out of place within the street scene or harm the visual amenity of the area*". (para. 6.0). Similarly, their assessment confirms the new home will not be detrimental to the amenity of neighbours.

The proposed scheme can also offer benefits to the area. The development will allow the creation of proper vision splays at the site access which will be secured by a legal agreement. The widened access will also allow for easier movement of vehicles and offer an informal space for vehicles to pass on Bagley Wood Road. Residents of the new home can contribute to the village socially.

Your officer's report has confirmed the proposed development can offer the benefit of a sustainably located new home and no specialist consultee, nor the case officer, has identified material harm which would justify refusal of planning permission.

The report before you confirms the proposed development to comply with all relevant Local Plan and NPPF policies and, as required by paragraph 11 of the NPPF, recommends that planning permission be granted. We wholeheartedly endorse this recommendation and hope the Committee can lend their support.

I hope this letter is of assistance to your understanding of the issues raised by this proposal and assists in your forthcoming consideration of the development.

Yours sincerely,



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