

APPLICATION NO.	P22/V2414/HH
SITE	Dunraven House 32 London Street Faringdon, SN7 7AA
PARISH	GREAT FARINGDON
PROPOSAL	Installation of electric vehicle charging point and outdoor power socket, including electric cabling.
WARD MEMBER(S)	David Grant Bethia Thomas
APPLICANT OFFICER	Mr David Grant Helena Ahier

RECOMMENDATION

It is recommended that Planning Permission is granted, subject to the following conditions:

Standard

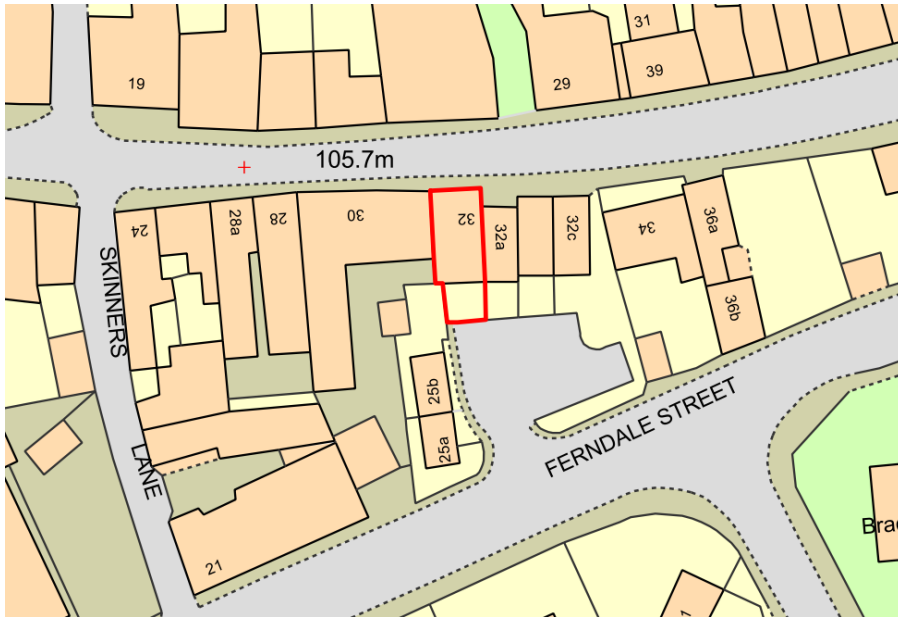
- 1. Commencement within three years**
- 2. Development in accordance with approved plans**

Compliance

- 3. Details and materials in accordance with the application details**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** The application is referred to planning committee as the applicant is a ward member.
- 1.2** Dunraven House is a terraced Grade II listed dwelling located in London Street, near the centre of Faringdon. The dwelling fronts onto the highway to the north, while the adjoining properties lie to the east and west. The site backs onto a small rear parking area accessed from Ferndale Street to the south. The application site is located within the Faringdon Conservation Area. A site plan is included overleaf:



1.3 The application seeks to install an electric vehicle charging point on the south elevation of the southern boundary wall and install an outdoor power socket to the west elevation of the eastern boundary wall, both at the rear of the property, along with internal cabling to facilitate them. Extracts from the application plans showing the specific locations of the electric vehicle charging point and outdoor power socket are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 This is a summary of the final responses received from consultees and third parties to the amended application. The full responses can be viewed on the council website: www.whitehorsedc.gov.uk

2.2

Consultee	Comment
Faringdon Town Council	There are no objections and therefore Faringdon Town Council support the application.
Conservation Officer	No objections.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P21/V3079/LB](#) - Approved (17/02/2022)
Replacement of existing rotting wooden slimline double-glazed windows on the first and second floor to the rear of the property.

[P21/V1075/LB](#) - Approved (07/07/2021)
Replacement of the existing impermeable pointing, plaster and rendering with breathable lime mortar

[P19/V0740/LB](#) - Approved (16/05/2019)

Replace gas boiler and install condensate pipe.

[P17/V2822/LB](#) - Withdrawn (22/11/2017)

Replace lead valleys (adjoining 32A front and back) with EPDM rubber membrane as advised by roofer.

[P16/V1718/LB](#) - Withdrawn (21/10/2016)

Positive input ventilation which will require internal ducting leading to a drilled core hole of 105mm in the external wall covered by an external grill.

[P08/V0779/LB](#) - Approved (04/07/2008)

Replacement windows on the rear elevation, structural repair to cellar wall. (Works already undertaken).

3.2 **Pre-application History**

None.

3.3 **Screening Opinion requests**

Not applicable

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

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

5.0 **MAIN ISSUES**

5.1 The relevant planning considerations are the following:

- **Design, character and heritage;**
- **Residential amenity; and**
- **Parking and highway safety.**

5.2 **Design, character and heritage**

The proposed electric vehicle charging point would consist of a dark grey plastic box of small dimensions which would be located on the boundary wall facing an existing car parking area, with black electric cabling that would follow the southern and eastern boundary wall to the dwelling. The proposal includes an electric socket to be installed on the eastern boundary wall.

5.3 The proposal as a whole would be of such small scale that it would not detract from the listed building and would preserve its historic fabric.

5.4 While the proposed electric vehicle charging point box would be visible in the public domain, due to its small size, it is not considered that it would be incongruous within the street scene.

5.5 As the site visit photographs show, the ground level is much lower in the rear garden than the car parking area. The cabling and electric socket would therefore not be visible in the public domain.

5.6 The application site is within the Faringdon Conservation Area; neighbouring modern dwellings are to the west and northeast of the parking area and the

brick wall appears to be of a more modern construction. The scale of the proposal as a whole would be small and not appear prominent or out of place within the character of the area. Officers consider that the proposed works would preserve the character and appearance of the conservation area.

5.7 The works have been carefully considered by the Conservation Officer who is satisfied that the proposal would not harm the significance of the listed building and has no objections to the works going ahead in accordance with the details submitted.

5.8 As such, the proposal is considered to meet the requirements of policies CP37 and CP39 of the adopted Local Plan 2031 Part 1, policies DP36, DP37 and DP38 of the adopted Local Plan 2031 Part 2 and the Joint Design Guide SPD 2022.

5.9 **Residential Amenity**

The electric vehicle charging point and electric socket would not introduce any built form. It would not result in any additional movements but would provide an option to cater for an electric vehicle. Officers consider the proposal would not cause harm to neighbours through either privacy, daylight, dominance or visual intrusion, noise or vibration.

5.10 Therefore, the proposal is considered to meet the requirements of policy DP23 of the adopted Local Plan 2031 Part 2.

5.11 **Parking and highway safety**

The proposed electric vehicle charging point would be adjacent to the existing parking space allocated to this dwelling. No additional parking spaces are proposed, but it would provide parking provision for an electric vehicle. National and local policy encourages the use of sustainable modes of transport and this application would support the aims of reducing pollution and tackling climate change.

5.12 Therefore, Officers consider that sufficient parking provision would remain for the dwelling as a result of the proposal and there would be no harm to highway safety. As such, the proposal is considered to meet the requirements of policies CP37 and CP37 of the adopted Local Plan 2031 Part 1 and policy DP16 of the adopted Local Plan 2031 Part 2.

5.13 **Community Infrastructure Levy**

The proposal is not subject to CIL.

6.0 **CONCLUSION**

6.1 The proposed electric vehicle charging point and electric socket would not harm the character and appearance of the area, the historic environment, the amenity of neighbouring properties nor highway safety. It would preserve the character and appearance of the listed building and conservation area. The proposal is therefore considered to comply with the Development Plan, in particular policies CP33, CP37 and CP39 of the adopted Local Plan 2031 Part 1 and policies

DP16, DP23, DP36, DP37 and DP38 of the adopted Local Plan 2031 Part 2, the Joint Design Guide SPD 2022 and the provisions of the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies

CP33 – Promoting Sustainable Transport and Accessibility

CP37 – Design and Local Distinctiveness

CP39 – The Historic Environment

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies

DP16 – Access

DP23 – Impact of Development on Amenity

DP36 – Heritage Assets

DP37 – Conservation Areas

DP38 – Listed Buildings

Faringdon Neighbourhood Plan 2016-2031

Supplementary Planning Guidance/Documents

Joint Design Guide SPD 2022

National Planning Policy Framework and Planning Practice Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

Section 66: The local planning authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 obligations under Section 149 of the Equality Act 2010.

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