

RAD/15745/2-T – RWE NPower

Temporary change of use from single dwelling to accommodate security and site supervision personnel until 31 March 2009.

Sandles, Thrupp Lane, Radley OX14 3NG.

1.0 The Proposal

- 1.1 This application seeks to renew temporary permission for a change of use of the dwelling to accommodate security personnel in connection with the Radley Lakes proposal (to infill Lake E with Pulverised Fuel Ash from Didcot power station). Temporary planning permission was granted under delegated authority in May 2007 which expired on 31 March 2008. The applicant is seeking a further 1 year period from 1 April 2008 to 31 March 2009.
- 1.2 The property is a detached dwelling situated within the Oxford Green Belt on the southern side of Thrupp Lane. A copy of the submitted plans showing the location of the property is attached at **Appendix 1**.
- 1.3 The application comes to Committee because Radley Parish Council objects.

2.0 Planning History

- 2.1 In May 2007, retrospective planning permission was granted for a temporary change of use.

3.0 Planning Policies

- 3.1 *Vale of White Horse Local Plan 2011*

Policy GS3 (Development in the Oxford Green Belt) states that development (including the change of use of land) will only be permitted if it does not conflict with the purposes of including land in the Green Belt and if it preserves its openness.

- 3.2 Policies DC1, DC5, and DC9 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.

4.0 Consultations

- 4.1 Radley Parish Council objects to the proposal stating:

“The Parish Council is not happy that this dwelling ever had planning permission. The question of the level of occupancy should be reviewed. The house was designed to accommodate the equivalent of a single family (approx 5 people) and much more than this at one time would overstrain the services. The Parish Council queries whether the property is fit for habitation. No repairs seem to have been carried out since the occupation at the beginning of 2007, and currently the property has the appearance of dereliction and disrepair. The Parish Council requests that a condition that no temporary structures, portacabins, etc should be constructed within the curtilage without further permission.”

- 4.2 County Engineer – no objections.

5.0 **Officer Comments**

- 5.1 The main issues in this case are considered to be 1) the impact of the proposal on the character and appearance of the area, 2) the impact of the proposal on neighbouring properties, and 3) the safety of the access and parking arrangements.
- 5.2 On the first issue, the proposed use for a further 1 year temporary period is not considered to be harmful to the character and appearance of the locality. Whilst such a use would not be acceptable on a permanent basis due to the site's Green Belt location, the special security circumstances of the applicant are considered to justify a further temporary period of use whilst the applicant resolves on site works etc. with the adjoining lake proposal. The proposed use does not result in changes to the existing building and its garden. Consequently, Officers consider the visual impact of the proposal to be acceptable.
- 5.3 Regarding the second issue, the impact on neighbouring properties, there are no nearby residential dwellings. It is also considered that no undue harm would be caused to those neighbouring commercial uses that are sited near to the site from the use of this building for security personnel.
- 5.4 In terms of parking and access, the existing arrangements are considered acceptable, with ample parking within the site. The County Engineer has raised no objection.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following condition:*

1. *MC15 – Temporary permission (use) to 31 March 2009.*