

**WAN/20127/1 – Community of St Mary the Virgin  
Erection of 5 dwellings with associated alterations to the access and car ports.  
1 Eblands Cottage, Challow Road, Wantage, OX12 9DW.**

**1.0 The Proposal**

- 1.1 This application seeks permission for the erection of 5 dwellings on land off the A417 Challow Road to the west of Wantage town centre. The scheme includes a new access to the site and an associated car port.
- 1.2 The site currently forms the curtilage to 4 existing dwellings which would be retained within the layout. The existing properties consist of a pair of semi detached dwellings fronting the main road known as 1 and 2 Eblands Place and a pair of semi detached dwellings known as 1 and 2 Eblands Cottages which sit at right angles to Eblands Place.
- 1.3 This site currently has two accesses onto Challow Road. These are proposed to be closed off and a new single access created adjacent to the western edge of the site.
- 1.4 The proposal includes 2 parking spaces for each dwelling resulting in a total of 18 spaces within the site, 5 of which are provided in a single central open fronted garage block.
- 1.5 The plans have been amended to take account of concerns over the relationship of the proposed dwellings to neighbouring properties.
- 1.6 The current plans are attached at **Appendix 1**.
- 1.7 The application comes to Committee as the Town Council objects and more than 4 objections have been received.

**2.0 Planning History**

- 2.1 A previous application for the demolition of Eblands Cottages and the erection of 7 dwellings on the site was withdrawn in July 2007 due to concerns over the proposed layout of the development.

**3.0 Planning Policies**

- 3.1 Policy H10 of the adopted Vale of White Horse Local Plan refers to new housing development in the five main settlements including Wantage, stating that it will be permitted within the development boundary as defined on the proposals map provided it would not result in the loss of informal public open space and it makes efficient use of land without harming the character of the area.
- 3.2 Policies DC1, DC5 and DC9 of the adopted Local Plan refer to the design of new development, access and parking arrangements, and the impact on neighbouring properties.
- 3.3 Policy H15 requires developments within the 5 main settlements to achieve a density of at least 40 dwellings per hectare.

**4.0 Consultations**

- 4.1 Wantage Town Council objected to the original plans stating that the proposal is “over development of the site and out of keeping with surrounding properties”.
- 4.2 The Town Council also objects to the revised plans stating that “the carport is over bearing and unsightly to neighbouring properties. A request to consider lowering the roof was made.”
- 4.3 The County Engineer has raised no objections in principle as the reduction of 2 accesses to one on a busy classified road is seen as a benefit in highway safety terms. Conditions are recommended in relation to the new access, visibility splays and parking provision.
- 4.4 The Council’s Principal Drainage Engineer has requested further information in relation to drainage on the site. The applicants have been discussing this with the Principal Drainage Engineer and an update will be provided at the Meeting.
- 4.4 8 letters of objection have been received from local residents on the original plans raising the following concerns:
- The car port will over shadow neighbouring gardens.
  - Additional traffic will add to existing congestion.
  - The proposed houses will block light from neighbouring properties.
  - The access is near a school.
  - The development will result in the loss of green land.
  - The car ports adjacent to fences will cause noise and pollution.
  - Over development of the site.
  - The proposed dwellings will overlook neighbouring properties.
  - The new access will be dangerous onto such a busy road.
- 4.5 8 letters of objection have been received in relation to the amended plans raising the same concerns.

## 5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are; i) the principle of residential development in this location; ii) the design of the proposed development and its impact on the character of the area; iii) the impact on neighbouring properties; and iv) access and parking considerations.
- 5.2 The application site is located within the Wantage development boundary as defined on the adopted Local Plan proposals map, and the site is bounded on 3 sides by existing residential development, with the fourth (southern) boundary fronting Challow Road. The site currently forms the private curtilage to Eblands Place and Eblands Cottages and is not an informal area of public open space. In your Officer’s opinion, therefore, the development of this site for residential purposes in this predominantly residential area is acceptable in principle.
- 5.3 The scheme proposes 3 detached dwellings (plots 1, 6 and 7) and one pair of semi detached dwellings (plots 4 and 5) sited around the existing dwellings on the site (plots 2, 3, 8 and 9). Plots 1 to 5 create a street frontage onto Challow Road with the design of the new dwellings having similar scale and proportions as the existing dwellings.

Plot 1 has been amended by moving it slightly to the east, which increases the curtilage of Plot 2, and the fenestration has been altered to prevent any overlooking of the curtilage of plot 9.

- 5.4 Plot 6 is a detached property fronting the access road into the rear of site and providing a focus at the entrance of the site. The parking area and car port form a courtyard in the centre of the site fronted by Plot 7 which lies adjacent to existing plot 8.
- 5.5 The site is surrounded by existing residential development of varying style, age, and density. The resulting development of 9 houses on this 0.2 ha site would equate to 45 dwellings per hectare which is in accordance with Local Plan Policy H15. In your Officer's opinion this proposal, in terms of its layout, design and density, would not result in a development which would be out of keeping or harmful to the character of the area.
- 5.6 As stated the plans have been amended to take account of the impact on neighbouring properties. The layout of all the proposed dwellings meets the minimum requirements of the Council's design guidance in terms of distances to main windows etc. Plot 7 has been moved a metre further east to reduce the impact on No. 9 Bec Close and achieve the 21 metre minimum distance from the rear windows of this neighbouring dwelling.
- 5.7 Concern has been raised by local residents in relation to the impact of the car port building and its proximity to the site boundary. This is a single storey building with a pitched roof sloping away from the boundary. Therefore, your Officers consider that the impact on the immediate neighbours in terms of overshadowing will be minimal.
- 5.8 The site currently has 2 access points to serve the existing dwellings. The application proposes to close these and create a single access towards the western edge of the site. The proposed new access meets the requirements of the County Engineer who has raised no objections in terms of highway safety, subject to conditions relating to visibility and parking provision.
- 5.9 The applicants are currently preparing some additional information to address the concerns of the Drainage Engineer and an update will be provided at the Meeting.

6.0 **Recommendation**

6.1 *Subject to the Principal Drainage Engineer raising no objections, it is recommended that planning permission is granted, subject to the following conditions:*

1. *TL1 – Time Limit*
2. *MC2 – Submission of material samples*
3. *RE2 – Restriction on extension and alterations to dwellings*
4. *RE7 – Submission of boundary details*
5. *RE8 – Submission of drainage details (foul and surface)*
6. *RE22 – Slab levels*

7. *LS2 – Submission of landscaping scheme*
8. *Prior to the commencement of the development hereby permitted full details of the proposed surface materials to be used on the access, parking and turning areas shall be submitted to and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved details.*
9. *Prior to the first use or occupation of the development hereby permitted, and at all times thereafter, the proposed first floor en-suite bathroom window in Plot 1 shall be glazed with obscure glass only and shall be fixed shut except for a top hung vent to the window which shall also be fitted and maintained with obscure glazing at all times. Thereafter and notwithstanding the provision of the Town and Country Planning (General Permitted Development ) Order 1995 (or any order revoking or re-enacting that Order) no additional windows shall be inserted in the north elevation of Plot 1 without the prior grant of planning permission.*
10. *HY2 – Access details required*
11. *HY8 – Closure of existing accesses*
12. *HY24 – Car parking layout (dwelling)*