

<b>APPLICATION NO.</b>	<a href="#">P18/S0678/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	27.2.2018
<b>PARISH</b>	WALLINGFORD
<b>WARD MEMBER(S)</b>	Elaine Hornsby Imran Lokhon
<b>APPLICANT</b>	Mrs Duffield
<b>SITE</b>	103 Wantage Road, Wallingford, OX10 0LT
<b>PROPOSAL</b>	Erection of cycle shed
<b>OFFICER</b>	Roseanne Lillywhite
<b>GRID REFERENCE</b>	459558 / 190305

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**1.0 INTRODUCTION**

- 1.1 This application has been referred to the Planning Committee because the applicant is related to a council employee.
- 1.2 103 Wantage Road, which is shown on the OS extract **attached** at Appendix 1, is a two storey, semi - detached property, located along the main road leading from Wallingford to the Slade End round-a-bout.
- 1.3 The site does not fall within a designated area.

**2.0 PROPOSAL**

- 2.1 The proposal involves the erection of a timber framed cycle storage shed to the front driveway area of the property.
- 2.2 The plans accompanying the application are **attached** at Appendix 2. Full copies of the supporting documentation and consultation responses are available for inspection on the Council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Wallingford Town Council - No strong views

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 [P03/W0143](#) - Approved (02/04/2003)  
Side and rear single storey extension. (As amplified by drawings accompanying letter dated 13th March 2003).
- [P91/W0469](#) - Approved (15/08/1991)  
Detached single garage.
- [P87/W0694](#) - Approved (11/11/1987)  
Single storey lean-to extension to rear; consisting of kitchen and living room.

**5.0 POLICY & GUIDANCE**

- 5.1 South Oxfordshire Core Strategy (SOCS) policies;  
CSQ3 - Design

- 5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;  
D1 - Principles of good design  
D4 - Reasonable level of privacy for occupiers  
H13 - Extension to dwelling

- 5.3 Neighbourhood Plan policies;

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

The site is located within the Wallingford Neighbourhood Plan Area and the Plan is currently at the plan preparation stage. As such it currently holds limited weight in decision making.

- 5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

- 5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

## 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in the determination of this application are:

- Scale and Design: the impact of the proposal upon the character of the dwelling and the overall street scene
- The impact of the proposal upon the amenities of occupants of neighbouring dwellings

### 6.2 **Scale and Design: the impact of the proposal upon the character of the dwelling and the overall street scene**

SOLP Policy H13 allows for the erection of ancillary buildings within the curtilage of a dwelling, provided that the scaled and design of the proposal is in keeping with the character of the dwelling and the site.

The proposed storage building will be located within the front garden but will have a minor height of 1.3 metres and will be sited behind the boundary wall to the front of the site. The structure itself will be timber framed and with a small footprint of 1 x 2 metres, allowing the storage of up to 3 bikes at a time. Due to the minor size, the structure could not be used for any other purposes other than storage. It is questionable whether the proposal requires planning permission, as it will not require any foundations. Therefore, due to the very minor dimensions of the building, it will not harm the character of the overall street scene or the character of the host dwelling and will comply with SOLP Policy H13.

### 6.3 **The impact of the proposal upon the amenities of occupants of neighbouring dwellings**

Due to the minor height and position of the proposed storage shed, it will not harm the amenities of the neighbouring properties in terms of loss of light, outlook or privacy.

6.4 **Community Infrastructure Levy (CIL)**

The council's CIL charging schedule applies to relevant proposals from 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case CIL is not liable as the proposed development would not result in an increase of footprint to the property.

7.0 **CONCLUSION**

7.1 It is recommended that planning permission is granted, due to the very minor dimensions of the proposed storage building, it will not harm the overall street scene or impact upon the amenities of neighbouring properties. In conjunction with the attached conditions the proposal will accord with development plan policies.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement three years - full planning permission.**
2. **Approved plans.**

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