

<b>APPLICATION NO.</b>	<a href="#">P16/S1304/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	25.4.2016
<b>PARISH</b>	WALLINGFORD
<b>WARD MEMBER(S)</b>	Elaine Hornsby Imran Lokhon
<b>APPLICANT</b>	Mr & Mrs Plant
<b>SITE</b>	75 Wantage Road, Wallingford, OX10 0LS
<b>PROPOSAL</b>	Removal of condition 15 on application ref. P15/S2021/FUL – (demolition) to allow the demolition of no 75 Wantage Road and the construction of 3 new dwellings with garages and modified access as amended by plans 884.15D and 884.10C reducing single storey store on plot 3 and removing 5 dormer windows on plot 1 and replacing them with rooflights and plans 884.11C and 884.17A
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Kim Gould

1.0 **INTRODUCTION**

- 1.1 This planning application has been referred to Planning Committee as the recommendation conflicts with the views of the Wallingford Town Council.
- 1.2 The site is located within the built up limits of Wallingford on the south side of Wantage Road. The application site includes numbers, 71, 73 and 75 Wantage Road.
- 1.3 No 71 Wantage Road has a very large rear garden which abuts the rear boundaries of properties in Queen’s Avenue to the west and no 69 Wantage Road to the east. A public right of way runs along the south western boundary of the site.
- 1.4 The site lies within a residential area within walking distance of the town centre. The site is identified on the map **attached** as Appendix 1.
- 1.5 Since 2007, there have been a number of planning applications submitted in relation to this site, seeking planning permission for residential development at the rear of no 71 Wantage Road. In 2011 a planning application for 6 houses was refused and dismissed at appeal. A copy of the appeal decision is **attached** as Appendix 2.
- 1.6 Last year, Members approved an application for the erection of 3 dwellings to the rear of no 72 Wantage Road which included the demolition of no 75 Wantage Road under ref P16/S1304. A copy of the site layout for this extant scheme is **attached** as Appendix 3.

2.0 **PROPOSAL**

- 2.1 This planning application seeks permission to remove condition 15 of the extant planning permission P15/S2021 which required no 75 Wantage Road to be demolished. A copy of the plans accompanying the application, which can also be viewed on the council’s website, is **attached** as Appendix 4
- 2.2 The reason for this condition was “to ensure that the details of the development are acceptable in accordance with polices CSS1 and CSH3 of the South Oxfordshire Core

Strategy 2027 and policies G2 and H4 of the South Oxfordshire Local Plan 2011.”

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Wallingford Town Council – Object ( A copy of the Town Council’s objections are **attached** as Appendix 5)

County Archaeological Services (SODC) - No objection

Health - Env. Protection Team - No objection

Health - Contaminated Land - No objection

Health - Air Quality - No objection

Neighbour Object (1) – Loss of outlook, noise and disturbance and highway danger.

OCC(Highways) no objection subject to conditions as per extant approval.

4.0 **RELEVANT PLANNING HISTORY**

4.1

[P15/S2021/FUL](#) - Approved (09/12/2015)

The demolition of no 75 Wantage Road and the construction of 3 new dwellings with garages and modified access as amended by plans 884.15D and 884.10C reducing single storey store on plot 3 and removing 5 dormer windows on plot 1 and replacing them with rooflights and plans 884.11C and 884.17A including the demolition of no 75 Wantage Road.

[P14/S3057/O](#) - Approved (19/11/2014)

Outline application for a residential development, comprising demolition of 75 Wantage Road, the retention of 71 and 73 Wantage Road, and erection of three additional detached dwellings with access.

[P11/S0035](#) - Refused (14/05/2012) - Refused on appeal (29/01/2013)

Erection of four detached and two semi-detached dwellings with garages, alterations and extensions to existing detached house, two garages and the formation of a new access onto Wantage Road.

[P11/W1583](#) - Refused (12/12/2011)

Erection of four detached and two semi-detached dwellings with garages, alterations and extensions to existing detached house, two garages and the formation of a new access onto Wantage Road.

[P10/W1920](#) - Refused (02/03/2011)

Three detached dwellings with garages, alteration and extension of existing detached house and the formation of a new access road onto Wantage Road (As amended by drawing No 0746 A & as amplified by letter from Agent dated 8 February 2010 and by drawing No 0752).

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development  
CSH3 - Affordable housing  
CSH4 - Meeting housing needs  
CSQ2 - Sustainable design and construction  
CSQ3 - Design  
CSS1 - The Overall Strategy  
CSWAL1 - The Strategy for Wallingford  
CSEN1 - Landscape

5.2 South Oxfordshire Local Plan 2011 policies;

C8 - Adverse affect on protected species  
C9 - Loss of landscape features  
D1 - Principles of good design  
D10 - Waste Management  
D2 - Safe and secure parking for vehicles and cycles  
D3 - Outdoor amenity area  
D4 - Reasonable level of privacy for occupiers  
G2 - Protect district from adverse development  
H4 - Housing sites in towns and larger villages outside Green Belt  
T1 - Safe, convenient and adequate highway network for all users  
T2 - Unloading, turning and parking for all highway users  
CSEN1 - Landscape protection

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 Planning permission has been granted for the erection of 3 detached dwellings in the rear garden of no 71 Wantage Road together with access. None of these details are proposed to be changed under this application.

6.2 The main considerations are:

- whether the retention of the bungalow at no 75 Wantage Road would result in highway safety.
- Whether the retention of the bungalow at no 75 Wantage Road would harm the amenity of the future occupiers of this dwelling.
- Affordable housing considerations.
- Town Council's objections.
- CIL

6.3 **Highway safety issues**

The retention of a single dwelling is not considered to have any significant impact on the use of the access. The Highway Authority did not raise any objection to the extant permission subject to conditions including access specifications to be submitted, turning and parking to be provided and no conversion of the proposed garages to take place. These conditions will remain on the permission. The retention of no 75 will not have any material impact on highway safety and no objection is being raised on highway safety

grounds. In the Planning Statement accompanying the application, it states that the retention of no 75 Wantage Road is likely to result in an increase on average in 1.5-1.7 additional vehicular movements per hour only. The County Highway Officer agrees with this estimate.

6.4 **Residential amenity**

There have been a number of planning applications submitted since 2007 seeking to erect residential development on this site. These are listed in paragraph 4.1 of this report. In 2011, planning permission was refused for the erection of 6 dwellings to the rear of this site. One of the reasons for refusal was that the comings and goings associated with 6 new dwellings using an access which abutted no 75 Wantage Road would result in an unacceptable amount of noise and disturbance for the people occupying this property. This concern was supported by the planning inspector in dismissing the appeal relating to this application.

6.5 In attempting to address this concern, some of the subsequent applications proposed to remove no 75 altogether, including the extant planning permission. Also, at the time this application was considered, the threshold for affordable housing stood at a net increase of 3 or more dwellings. By removing number 75 Wantage Road, affordable housing was not required as the net increase in dwellings was only 2.

6.6 There are material differences in the current proposal and the extant permission in relation to the siting of no 75 Wantage Road and the proposed access road. This application seeks to retain no 75 but also to remove elements of the bungalow which would be closest to the access road. These alterations include the removal of 2 front east extensions and the reinstatement of windows and doors and the removal of two rear bay windows and their replacement with casement windows. The result of these alterations is that the bungalow will be some 6 metres away from the carriageway to the north and some 2.6 metres from the carriageway edge to the south. As such, it is your officers' opinion that there would be a sufficient buffer between the access drive and the bungalow to avoid any undue noise and disturbance being experienced by the future occupiers of this property. The relationship which would result from these alterations between the driveway and no 75 would be in keeping with other developments which have been approved in the District very recently. The proposed private amenity space and off street parking meet the council's standards as set out in the South Oxfordshire Design Guide.

6.7 **Affordable housing**

At the time this application was determined, the affordable housing threshold was triggered where there was a net increase of 3 dwellings or more. This threshold has since been increased, by central Government to 11. As such, this application involving a net increase of 3 dwellings (with the retention of no 75) there would not now require affordable housing. Taking into account this position the council cannot now require the provision of affordable housing in connection with this scheme.

6.8 **Town Council objections**

The Town Council have objected to this application and a full copy of their response is **attached** as appendix 5. Their concerns can be summarised as being that this proposal will be contrary to policies CSS1 and CSH3 of the SOCS and to policies G2 and H4 of the SOLP.

6.9 Policy CSS1 - In relation to this proposal this policy seeks to provide new housing. This application allows for an additional dwelling to be kept which would otherwise be lost to the housing stock of Wallingford.

Policy CSH3 – This policy requires 40% of affordable housing to be provided on all residential schemes where there is a net gain of 3 or more dwellings. When the extant permission was granted the proposal only involved the net increase of 2 dwellings as no 75 was being demolished so affordable housing was not required. Although this policy is still within the SOCS, central Government advice has superseded the requirements of this policy. The Government has confirmed that affordable housing is now only required on developments where there is a net increase of 11 or more dwellings. Therefore by approving this application to retain no 75 Wantage Road, the proposal will not be in conflict with government advice and the NPPG.

Policy G2 – This policy seeks to protect the district's settlements from adverse developments. By reducing the size of no 75 Wantage Road and providing effective screening and landscaping, it is your officers' view that the retention of no 75 will not result in an adverse development.

Policy H4 – This policy allows for residential development within the towns provided the proposal does not harm the character of the area, residential amenity, there are no amenity, environmental or highway objections and no issues caused by backland development. The extant proposal for 3 dwellings was considered to accord with this policy. By making the alterations to the bungalow at no 75, the proposal accords with this policy. No objections are being raised to this proposal on highway safety grounds, it satisfies the council's standards in terms of amenity space, off street parking and access. The residential amenity of the future occupiers of no 75 has also been protected.

- 6.10 The Town Council have also referred to the inspector's comments when dealing with the 2011 application in relation to the impact on the residential amenity of the occupiers of no 75. They are of the view that "if no 75 Wantage Road is retained, the development will become substantially the same as that which was refused on appeal." There are two significant differences between this current proposal and the 2011 scheme. The first is the number of dwellings proposed. The current proposal is for 3 dwellings to the rear of no 73 which would use the access driveway. The 2011 proposal was for 6 dwellings which would have generated a much greater amount of traffic and have a much greater potential to cause noise and disturbance to the occupiers of no 75. The second involves the proposed alterations to no 75, the access driveway is now further away from the dwelling than was the case with the 2011 proposal.
- 6.11 The Town Council have referred to the inspector's comments in relation to the 2011 proposal. She commented on the proposed long access way which would adversely affect the character of the area. Again, the access has altered since this decision and the principle of the revised access has been approved under this extant permission. To confirm this application seeks only to alter one element of the extant permission and that is the retention of the bungalow, no 75 Wantage Road.
- 7.0 **Community Infrastructure Levy (CIL).** The council's CIL charging schedule was adopted on 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.
- 7.1 In this case CIL is not liable because the application was approved before 1 April, 2016 and this application seeks only to vary one of the conditions of that planning permission.

8.0 **CONCLUSION**

8.1 Planning permission has been granted for 3 new dwellings to the rear of 72 Wantage Road. The retention of no 75 Wantage Road would not result in an unacceptable level of amenity for the future occupiers of this property. The proposed alterations to the dwelling and proposed landscaping adequately address the concerns of earlier proposals. The application would retain an existing dwelling and it accords with the relevant Development Plan policies.

9.0 **RECOMMENDATION**

8.1 **That planning permission is granted and would be the same conditions applied to P15/S2021/FUL which are:**

1. Commencement three years - full planning permission.
2. Approved plans.
3. Levels (details required).
4. Schedule of materials.
5. Withdrawal of permitted development (Part 1 Class A) - no extensions etc.
6. Withdrawal of permitted development (Part 1 Class E) - no buildings etc.
7. New vehicular access.
8. Existing vehicular access.
9. Vision splay dimensions.
10. Turning area and car parking.
11. Construction traffic management.
12. No surface water drainage to highway.
13. Lighting to be submitted.
14. Tree protection (detailed).
15. No garage conversion into accommodation.
16. Air quality measures to be submitted.
17. Landscaping (including access road and hard standings).

**Author:** Kim Gould  
**Contact No:** 07717 225184  
**Email:** [planning@southandvale.gov.uk](mailto:planning@southandvale.gov.uk)