

**PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 11<sup>th</sup> SEPTEMBER 2017**

**Comments & Observations**

<b>Meeting Ref.</b>	<b>Vale/ County reference</b>	<b>Applicant and application address</b>	<b>Summary of Proposed development</b>	<b>Application Type</b>
<b>1</b>	P17/V1703/HH	Kat Lee 8 Exbourne Road Abingdon OX14 1DH	<p>Amendment No.1 –dated 10<sup>th</sup> August 2017</p> <p>Single storey rear extension (as amended by drawing accompanying email from Agent dated 10<sup>th</sup> August 2017)</p> <p><b><u>Comments:</u></b></p> <p><i>Recommend refusal (as per previous reasons 10<sup>th</sup> July 2017)</i></p> <p><i>The Council considers that the proposed development would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of daylight/ sunlight, dominance and visual intrusion, contrary to saved policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011. The Council also considers that the proposed development is out of character with the locality in terms of its scale, mass and height and therefore is contrary to saved policy DC1 (Quality of new development – design) of the Vale of White Horse Local Plan 2011.</i></p>	Other
<b>2</b>	P17/V1513/HH	Mr Adrian Rouse 2 The Hyde, Abingdon OX14 5JQ	<p>Amendment 1 – dated 17<sup>th</sup> August 2017</p> <p>Proposal: 2 Storey extension to the rear of the property and a single storey front porch (amended by the following plans: AMENDED 230817 Proposed Elevations &amp; Section</p>	Other

			<p>drwgn 107, AMENDED 230817 Proposed Ground &amp; First Floor Plans and Roof Plan drwgn 106, AMENDED 230817 Proposed Site Plan drwgn 105 received on 23<sup>rd</sup> August 2017); with reduced size, an addition of a WC to the rear of the property, and provision of a car parking space to the front of the property (measuring 5285mm in length).</p> <p><b><u>Comments:</u></b></p> <p><i>No objections</i></p>	
3	P17/V1889/FUL	Mr Jamie Gibson 30 Norman Avenue Abingdon OX14 2HJ	<p>Amendment No. 1 – dated 25<sup>th</sup> August 2017 Proposal: Change of use of existing 2-bed annexe to 30 Norman Avenue to separate dwelling (amended car parking plan received 25<sup>th</sup> August 2017).</p> <p><b><u>Comments:</u></b></p> <p><i>Recommend refusal. It was considered that the proposed development represents overdevelopment of the site, having regard to the surrounding area. It was also considered that the proposed development, and in particular the arrangements in relation to car parking, would unacceptably harm the amenities of neighbouring properties, in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011. It was also considered that the development was out of character with the surrounding area and did not respond positively to the site and its surroundings, in contravention of Core Policy 37 (Design and Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).</i></p>	Other

4	P17/V2181/LB	Mrs Laura Hextall Flat 3 Ock House 266 Ock Street Abingdon OX14 5DR	Replacement windows – timber sash – retrospective listed building consent.  <b><u>Comments:</u></b>  <i>No objections, subject to the Conservation Officer being satisfied with the application.</i>	Other
5	P17/V2208/HH	Mr & Mrs G Clendining 5 Hedgemoad Avenue Abingdon OX14 2NE	Single storey extension at the rear and new pitched roof to replace a flat roof over the bay at the front.  <b><u>Comments:</u></b>  <i>No objections</i>	Other
6	P17/V2245/HH	Mr Duncan & Mrs Gemma Radnor 24 Knollys Close Abingdon OX14 1XN	Single storey rear extension.  <b><u>Comments:</u></b>  <i>No objections</i>	Other
7	P17/V2272/HH	Mr Douglas Bradshaw 83 Radley Road Abingdon OX14 3PN	Rear extension to create a new family /dining room and internal alterations.  <b><u>Comments:</u></b>  <i>No objections</i>  <i>Cllrs Patrick Lonergan and Samantha Bowring declared a non-pecuniary interest as they were both acquainted with the applicant and took no part in the discussion of this item.</i>	Other

8	P17/V2289/FUL	Willow Spring Homes Ltd 18 North Avenue Abingdon OX14 1QN	<p>Demolition of existing bungalow and outbuildings. Erection of 7flats (6 x 1 Bed and 1 x 2 Bed) within 2.5 storey building with accommodation in the roof. The provision of 7 parking spaces with turning area, 18 covered and securable cycle spaces and enclosed refuse store.</p> <p><b><u>Comments:</u></b></p> <p><i>The Committee discussed this application in detail and recommended refusal, with the full reasons for refusal being delegated to the Town Clerk in consultation with the Chairman and Vice-Chairman of the Committee. The reasons for refusal were as follows:</i></p> <p><i>Recommend refusal:</i>  <i>The Council notes the letter from West Waddy ADP dated 8<sup>th</sup> September 2017 in relation to this application and endorses the very detail analysis and comments in relation to the application. In particular the Council would draw attention to the following as reasons to object to the application:</i></p> <p><i>1. The Council considers that the proposals represent an overdevelopment of the site which is also out of character with the surrounding area. North Avenue consists of detached and semi-detached dwellings with large rear gardens. These dwellings are one and two storey. The proposal includes a 2.5 storey building and seven separate flats replacing what is currently one residential unit. The Council considers that this is an over intensive use of the site in contravention of saved policy DC1 (Design) of the VWH Local Plan 2011. The Council also considers that the application does not respond positively to the site and its surroundings in</i></p>	Minor
---	---------------	---	--	-------

			<p><i>contravention of Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1).</i></p> <p><i>2. The Council is very concerned that the proposed development will have an adverse impact upon the amenities of neighbouring properties and in particular:</i></p> <ul style="list-style-type: none"> <li><i>• Loss of privacy to neighbouring properties, in particular 16 North Avenue but also, by way of the sky lights which are proposed, to 15,17, 19 and 21 North Avenue;</i></li> <li><i>• The large parking area to the rear of the flats will be overbearing and create a noise nuisance and disturbance to neighbouring properties;</i></li> <li><i>• The external bins adjacent to 21 North Avenue will create nuisance in terms of smell;</i></li> </ul> <p><i>Consequently the application is deemed to be in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011.</i></p> <p><i>3. The Council is concerned that there will be, as a result of the proposed seven flats replacing one residential unit, increased traffic to the site which cannot be accommodated from the existing road network, noting that North Avenue is much narrower than current highways standards. Consequently the Council considers that the proposed development is in contravention of Saved Policy DC5 (Access) of the VWH Local Plan 2011.</i></p> <p><i>4. There is concern regarding the factual errors and inaccuracies in the application, as detailed in the letter from West Waddy ADP.</i></p>	
--	--	--	---	--

9	P17/V2299/A & P17/V2327/LB	Greene King Ltd 189 Ock Street  Abingdon OX14 5DW	Remove old signs and replace with new (2 illuminated, 5 non-illuminated).  <b><u>Comments:</u></b>  <i>No objections, however the committee considered that the White Horse illustrated on the signs should be an ordinary traditional white horse, which was the illustration which had been used previously, rather than the Uffington White Horse.</i>	Other
10	P17/V2321/HH	Mr Iain Kiffin 8 Godwyn Close Abingdon OX14 1BU	Four meter, single level rear extension to create larger kitchen / family room. Pitched roof with sky-lights. Bi-fold doors leading to patio area. Building a wall down from a pre-existing roof overhanging the front door to create porch area.  <b><u>Comments:</u></b>  <i>No objections</i>	Other
11	P17/V2330/FUL & P17/V2331/LB	Papa John's (GB) Ltd 7 The Square Abingdon OX14 5AR	Refurbished shopfront including transom conversion works, overhaul and redecoration of existing aluminium frames, installation of replacement entrance door, replacement fresh air intake grill, a single wall mounted condensing unit, retention and overhaul of existing extraction flue and internal works including removal and erection of partition walls, installation of new customer reception area and sales counter, gas oven, replacement extraction system comprising stainless steel extract hood, galvanised ductwork and fans, preparation tables, refrigerators, freezers, sinks, dispatch tables and new doors, to enable the established takeaway use to continue.  <b><u>Comments:</u></b>	Minor

			<i>No objections</i>	
<b>12</b>	P17/V2343/A	Papa John's (GB) Ltd 7 The Square Abingdon OX14 5AR	3 illuminated signs.  <b><u>Comments:</u></b>  <i>No objections</i>	Other
<b>13</b>	P17/V2375/FUL	PRA 2 Sari 31 The Quadrant Abingdon OX14 3YS	External window alterations to existing building.  <b><u>Comments:</u></b>  <i>No objections</i>	Minor.