

Planning

Head of Service: Adrian Duffield



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25th February 2021

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ABINGDON OX14 4SB

Ref: P20/V2563/HH

Dear Abingdon-On-Thames Town Council,

Regarding the objection of the Town Council to the proposed development at 3 Nuneham Square, OX14 1EH, Ref. P20/V2563/HH

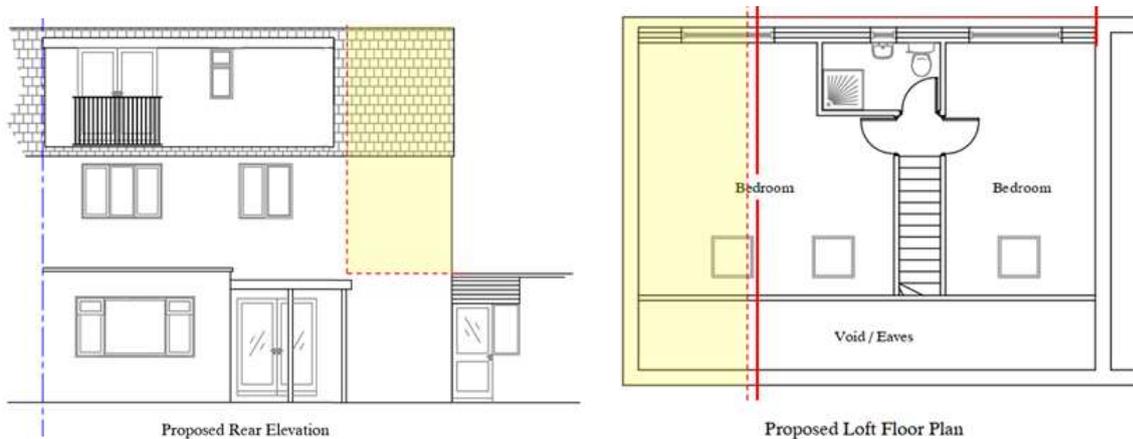
Thank you for your recent consultation correspondence regarding the proposed development at 3 Nuneham Square, OX14 1EH (ref. P20/V2563/HH). I understand that Abingdon-on-Thames Town Council objects to the proposed loft conversion and rear dormer window on the basis of;

- **Overlooking** and;
- **Overdevelopment of the Site**

I write to explain the Council's rationale behind the decision regarding this matter. The application has been assessed against the policies outlined in the Delegated Report. A copy of this report is available to view on the Vale of White Horse District Council website, [here](#).

Following Cllr De La Harpe's confirmed request to call-in this application to Planning Committee on the 14th January 2021 on the basis of overlooking and overdevelopment, Committee Chair Cllr Max Thompson, Service Manager Emily Hamerton and Line Manager Holly Bates fully reviewed this application prior to finalising the Planning Committee Agenda for the 10th March.

Please be aware that where an applicant has an achievable permitted development fallback, considerable weight must be given to this as a material planning consideration when assessing an application. It was concluded that this in this instance, where two bedrooms and a dormer window could still be achieved in the loft space using the applicant's permitted development rights under Classes A & B of Part 1 of Schedule 2 the Town and Country (General Permitted Development) (England) Order 2015 (as amended) - *please see indicative diagrams below* - it was not considered reasonable to progress this application through Planning Committee. Subsequently, the application was determination under delegated authority.



Further to this, I have sought to address your objections under the relevant headings below;

a) Overlooking

The proposed dormer window will introduce second-floor rear-facing Juliet balcony windows to the dwelling. Officers note that a similar dormer development has been undertaken to 91 Bath Street.

Facing the rear garden, Officers considered that the dormer would form part of an expected residential relationship. The dormer is set within the existing rear roof slope and would see the existing 16 metres to the rear boundary fence, and the 33 metres to the rear habitable windows of Nos 89 and 91 Bath Street, maintained. This meets the minimum distance of 21 metres between habitable rooms set out by the Design Guide SPD 2015. The rooflights additionally proposed on the principal roof plane will face on to the streetscene and are not considered to cause any harmful impact to residential neighbouring amenity space through overlooking.

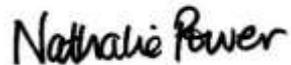
On balance, due to the existence of first floor windows already at No. 3 Nuneham Square and given the applicant's permitted development fallback position, Officers did not consider that the scheme as proposed would have any further impact upon the existing levels of privacy experienced by adjacent dwellings Nos 2 and 4 Nuneham Square, through overlooking.

b) Overdevelopment of the Site

The proposal sees the creation of two bedrooms and an associated bathroom within a converted loft space. The plans as amended indicated that this dwelling would, as a result of the development, host 5 bedrooms. An existing small bedroom is proposed to be used as a study. With approximately 200 sqm of amenity space retained, sufficient car parking provided (with the garage conditioned to be retained), and given the applicant's permitted development fallback position, Officers did not consider that the proposed loft conversion resulted in the overdevelopment of this single dwelling.

I understand that this outcome is not what was desired by Abingdon-on-Thames Town Council. However, I hope you can appreciate that the proposal was assessed against both Core and Development Policies within our Local Plan 2031, Parts 1 and 2 and additionally against principles in our Design Guide, in accordance with the provisions of the National Planning Policy Framework. On balance, and given the applicant's permitted development fallback position, the proposed scheme was considered acceptable. Conditions have been attached to the permission that are considered to reasonably address some of the concerns raised within your objection.

Yours sincerely,



Nathalie Power
Assistant Planning Officer