



ABINGDON-ON-THAMES TOWN COUNCIL

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OX14 3HU

Planning panel Wednesday 15 June 2022 Applications considered

Present:

Cllr Grace Clifton
Cllr Jim Halliday

Apologies:

Cllr Pat Lonergan
Cllr Lorraine Oates

Cllr Clifton chaired the meeting.

[P22/V1272/DA](#)

105 Northcourt Road Abingdon Oxon OX14 1NN

Deadline for comments: No date given

Description: Without planning permission the erection of rear, side and front extensions and a new roof including the insertion of dormers to a dwelling house. (VE18/66).

Requested by: Cllr Clifton

Note: The planning authority advises that no further representations on this application will be accepted.

15.6.22: The town council noted that it is in agreement with the proposal to remove the dormer windows and replace with Velux windows as this makes the appearance of the house more in keeping with 2 storey houses on road. This comment was not submitted to the planning authority as comments are not invited for this application.

Certificates of lawful development

In response to a query raised at a previous meeting of the Planning, Highways and Consultations Advisory Committee on 7 June 2021, the planning authority was asked to advise on whether it was worth the Town Council commenting on applications for certificates of lawful development. The following response was received and Councillors are referred in particular to the last sentence:

‘Lawful Development Certificates are an assessment of fact against the General Permitted Development Order, rather than a planning application which is the consideration of the material considerations and policy and weighing this in the balance.

‘It is helpful to have any comments from you, if you have any factual information and we appreciate this may vary case by case. You may want to only submit comments to us where you have some factual information relevant to the application.’

P22/V1281/LDP

Norman House, 58 Norman Avenue, OX14 2HL

Deadline for comments:

Description: Formation of habitable rooms in roofspace with velux rooflights and rear dormer (as amended by plan received 6 June 2022)
Requested by: Cllr Clifton
Reason: Fine with proposal for roof lights but not dormer window. Overlooking neighbours behind on Oxford Rd

15.6.22: The town council wishes to advise the planning authority that the dormer window on the north aspect of the property overlooks the neighbouring property and thus may not be permissible under the lawful development requirements. The town council asks that the planning authority reviews this aspect of the application.

P22/V1352/LDP

Acaster, 152 Ock Street, OX14 5DT

Deadline for comments: No date given
Description: Change of use from C3 Dwellinghouse to C4 6-person HMO
Requested by: Cllr Clifton
Reason: Concerns about parking

15.6.22: The town council asks the planning authority to review the provision of parking at the property, in particular the risk that the proposed development may exacerbate traffic problems in the busy town centre area.

The planning panel considered a further application at the end of the meeting and noted that it had been withdrawn. The panel members asked that the comments they had submitted before the application was withdrawn be sent to the planning officer for their information as they noted that the comments may be relevant to future applications.

P22/V0447/FUL

167 Ock Street Abingdon OX14 5DL

Construction of new attached two bedroom dwelling.

15.6.22:

The town council notes that this application has been withdrawn but would like to record its objection to the proposal as it is anticipated that a similar application may be submitted in the future. The town council would oppose any future application to build a new property adjacent to 167 Ock Street for the following reasons:

- 1) The proposed design of the dwelling is not subservient to the existing dwelling and would consequently give rise to an awkward relationship with the existing building. At the corner location the development would appear to represent overdevelopment of the site. Any such future development would unbalance the symmetry of the front elevation of the attractive Victorian terrace and would contravene Core Policy 37(i) and (viii) of the Vale of White Horse District Council Local Plan 2031.
- 2) The latest proposal for this site provides two off-road parking spaces for 'small cars', which it does by removing an existing off-road parking space from the existing dwelling at 167 Ock Street. This would have been likely to exacerbate parking problems at the site and in the surrounding area and would potentially contravene Core Policy 37 (xi) of the Vale of White Horse District Council Local Plan 2031.
- 3) The proposal does not provide sufficient private amenity space for the existing dwelling and would reduce the amenity space available to the existing dwelling.

In the event that permission was granted, consideration should be given to a traffic management requirement during construction as the site is adjacent to a very busy road junction.

Future meetings

It was agreed to cancel the next planned meeting of the planning panel on Wednesday 22 June 2022. The next meeting of the panel will take place on Wednesday 6 July 2022.