

APPLICATION NO.	P21/V1777/O
APPLICATION TYPE	OUTLINE
REGISTERED	1.7.2021
PARISH	ABINGDON
WARD MEMBER(S)	Cheryl Briggs Helen Pighills
APPLICANT	Mr J Lee-Selleck
SITE	Abingdon Dance Studio Land at 63 Swinburne Road Abingdon, OX14 2HF
PROPOSAL	Outline application for access - Demolition of existing dance studio and erection of up to two detached family dwellings and associated infrastructure. (Additional information - bat survey rec 9 July 2021) (Amended plans to reduce units, rec 4 Oct 2021) (Additional information - Access statement and swept paths rec 14 Dec 2021)
OFFICER	Susannah Mangion

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The outline application is to be determined under delegated powers. The application had been called-in to planning committee, but the local councillor advised by email dated 13 January 2022 that the request was withdrawn further to amended and additional information and having regard to the Highway Officer comments in respect of the amended details.
- 1.2 This application seeks outline planning permission, with approval for access details, for the demolition of the existing structures on site (Abingdon Dance Studio) and erection of up to two dwellings. (The original scheme proposed three dwellings.) Layout, landscaping, scale and appearance remain reserved matters. Indicative information suggests two detached two-storey dwellings in linear formation with gardens to the rear and parking forward of the dwellings.
- 1.3 The site is located to the rear of nos 57 and 59 Swinburne Road with a pedestrian access route to the side and rear of nos 65-73 Swinburne Road. Vehicular access is taken from Swinburne Road between nos 61 and 65. Swinburne Road is a mainly residential road to the north east of Abingdon Town Centre. Dwellings within the vicinity are mainly semi-detached or terraced two-storey homes along Swinburne Road set close to the highway behind small front gardens and with lengthy rear gardens. There are also examples of detached homes at backland locations.
- 1.4 The site accommodates single storey buildings which formed Abingdon Dance Studio together with hard surfacing providing parking space. It is understood dance classes are now held elsewhere in Abingdon as the floor quality of the existing building was inadequate for requirements.

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- 1.5 The site is not within a conservation area, the Green Belt or an Area of Outstanding Natural Beauty and there are no listed buildings in the vicinity. There are no on-street parking controls on Swinburne Road.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 Abingdon Town Council – Concern regarding access and highway safety having regard to number of units proposed on the site. Request a condition regarding maintenance of the access and join path.

Countryside Officer – No objection subject to condition.

Drainage – No objection subject to condition.

Forestry Officer – No objection. The amended plans did not include a revised tree protection or landscaping plan. Details should be secured prior to commencement.

Vale - Highways Liaison Officer – Initial objection. Objection withdrawn further to revised and additional information. Recommended condition – access, parking and turning in accordance with plan.

Waste Management Officer – Waste vehicles are larger than fire engines and so residents would need to present bins at the end of the shared drive at Swinburne Rd.

Neighbours – 4 households have submitted comments, summarised as follows:

73 Swinburne Rd – Query re alterations to pedestrian path between nos 71 and 73 which provides access to rear gardens (also for 71 and 73a). Query responsibility for maintenance of the path.

65 Swinburne Rd – The lay-by belonging to no 65 is to be taken back into the garden area of no.65. (Temporary arrangement while no. 61 was built).

73a Swinburne Rd – No objection but queries re appearance of pedestrian access.

No address given – Query re responsibility for maintenance of pedestrian path alongside 71/73/73A Swinburne Rd.

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 [P10/V1923/EX](#) - Approved (03/12/2010)

Application to extend the time limit of Application No: ABG/17236/1 for the demolition of existing garage block and the erection of a new garage block.

[P10/V0362/DIS](#) - Approved (30/04/2010)

Request for compliance with conditions for Application No: ABG/20235/2, Conditions 2, 3, 4, 5, 6 and 7.

[P09/V1618](#) - Approved (29/10/2009)

Demolition of existing garages. Erection of 1x5 bedroom house with double garage, parking facilities for 3 vehicles. Reformation of existing roadway leading to new property and dance studio. Retention of existing dance studio. (Revision to scheme ref: ABG/20235/1)

[P09/V1131](#) - Approved (30/07/2009)

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Demolition of existing dance studio and garages. Erection of 1x5 bedroom house with double garage and parking for 3 vehicles and 2x4 bedroom houses with attached single garages with parking for 2 vehicles per property. Reformation of existing roadway leading to properties.

[P07/V1264](#) - Refused (23/10/2007)

Erection of 1 x 5-bed dwelling.

[P07/V1505](#) - Approved (18/10/2007)

Demolition of existing garage block. Erection of new garage block.

[P01/V1712](#) - Approved (17/01/2002)

Re-instate single dwelling back to 2 dwellings.

[P98/V0297](#) - Approved (21/04/1998)

First floor extension.

[P92/V0648](#) - Approved (27/08/1992)

Erection of single storey extension to provide family room, utility and study. Demolish existing garage and utility.

[P71/V0449](#) - Approved (28/06/1971)

Extension to dancing school to provide additional dance studio.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The proposal does not fall within a category of development that would be subject to EIA.

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

Vale of White Horse Local Plan 2031 Part 1 (Updated) (LPP1 Updated) Policies:

CP01 - Presumption in Favour of Sustainable Development

CP03 - Settlement Hierarchy

CP04A - Meeting our Housing Needs

CP08 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area

CP33 - Promoting Sustainable Transport and Accessibility

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

CP40 - Sustainable Design and Construction

CP42 - Flood Risk

CP44 - Landscape

CP46 - Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

DP02 - Space Standards

DP16 - Access

DP23 - Impact of Development on Amenity

5.2 Neighbourhood Plan

The site is not within a neighbourhood plan area.

5.3 Supplementary Planning Guidance/Documents

Vale of White Horse Design Guide 2015)
Developer Contributions SPD

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 Other Relevant Legislation

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

- **Outline application**
- **Current policy - principle**
- **Design and character**
- **Residential amenity**
- **Access and Parking**
- **Other material planning considerations**

6.2 Outline application

This is an outline application including approval of the access. all matters reserved. The details concerning layout, scale, external appearance of the dwellings and landscaping are reserved matters and would be considered as part of any subsequent reserved matters applications; they are not part of the consideration of this outline application.

Notwithstanding this, an indicative site layout has been produced to show how two detached dwellings could be accommodated. Given the constraints of the site, officers consider the indicative layout shows the most realistic way of achieving 2 detached dwellings and achieving compliance with parking and amenity standards and a layout which is in-keeping with the character of the area. Therefore, significant weight can be attached to the indicative layout.

6.2 Current Policy – principle

Policy CP3 of the Local Plan 2031 Part 1 (Updated) defines the settlement hierarchy for the district and confirms that development should be focused within the Market Towns due to the sustainable nature of these locations. Abingdon has relatively good access to services, facilities and public transport links and represents a sustainable location for additional housing and is acceptable in principle.

6.3 Design and character

Policy CP37 of the Local Plan 2031 (Updated) states that proposals for new development will be required to be of a high-quality design that responds positively to the site and its surroundings. Paragraph 130 of the NPPF provides that planning decisions should ensure development is well-designed.

The development along Swinburne Road comprises mainly semi-detached and terraced two-storey homes but there are also detached homes in backland locations. Therefore, a residential development on the site would not be out of keeping with the existing character and appearance of the area.

The existing built-form on site is tired and of no architectural merit, with large areas of hardstanding. There is opportunity to improve the character and appearance of the area by the removal of the existing buildings and erection of good quality homes with attractive hard and soft landscaping.

The indicative layout shows detached dwellings with three parking spaces each plus two visitor parking spaces. The homes would be 2.8m apart and set in from the site boundaries; the private rear garden areas would extend to approximately 140 and 160 square metres and as such officers consider the proposed development would not appear cramped and would be in-keeping with local character.

6.4 Residential amenity

Neighbours raised concerns in relation to the ongoing maintenance of the existing shared access path that runs between 71 and 73 Swinburne Road and provides rear access to 65-71 Swinburne Road. A planning condition will be imposed to require details of any alterations to the proposed surfacing to be submitted for approval prior to commencement.

The proposed homes would provide future occupants with private amenity space in excess of Design Guide recommendations. At outline stage, details of scale and fenestration have not been presented and it will be ensured there is no visual dominance, unacceptable loss of light or loss of privacy at reserved matters stage.

6.5 Access and Parking

Policy DP16 of the Local Plan 2031 Part 2 states proposals for development will need to provide evidence to demonstrate that adequate provision will be made for loading, unloading, circulation, servicing and vehicle turning. Criterion xi of policy CP37 requires that development ensures a sufficient level of well-integrated car and bicycle parking and external storage. Policy regarding the impact that the development will have on the transport network around the development is set out in Policies CP33 and CP35 of Local Plan Part 1 2031 (Updated).

The amended details have revised the original application and are considered acceptable by the Highways Liaison Officer. Information submitted indicates there will be a reduction in vehicle movements further to the use of the site for two dwellings, as compared with the former use as a dance club. It is proposed to improve the vehicular access on Swinburne Road by placing road markings along the northern side of the access to form an area 0.9m wide.

Adequate parking and turning arrangements to support two dwellings can be achieved within the site. At reserved matters stage, planning conditions may be imposed to remove permitted development rights to erect boundary treatments to the parking and turning areas (to ensure vehicles are able to turn and exit in a forward gear) and to ensure parking and turning arrangements are acceptable.

6.6 Other material planning considerations drainage, landscape, biodiversity, waste management

Drainage

Policy CP42 of Vale of White Horse Local Plan 2031, Part 1 (Updated) seeks to direct new development to areas with low probability of flooding and ensure that all new development addresses the effective management of all sources of flood risk and provides acceptable foul and surface water drainage.

The Council's drainage engineer had no objection to the proposal subject to pre-commencement conditions.

Landscape

Policy CP44 states that measures should be sought to integrate development into the landscape character of the area and that development should preserve and promote local distinctiveness and diversity.

The amended proposal did not include a revised landscaping and tree protection plan but these details can be secured at reserved matters stage.

Biodiversity

Policy CP46 seeks to protect and enhance biodiversity across the district.

This application was supported by a preliminary ecological appraisal (PEA) and a bat survey report. The PEA has concluded that the habitats on site are not considered to be a constraint to development, being mostly built development and areas of bare ground. It is noted that the northern alleyway access to the site was not included within the survey boundary, but this amenity grassland strip is not considered to materially change the conclusions of the report. Bat surveys have concluded that the buildings on site do not support roosting bats. Commuting and foraging bats were recorded moving through the site, leading the project ecologist to recommend that external lighting is restricted on site to avoid adverse impacts.

Details of soft landscaping and external lighting details should be secured at the reserved matters stage. A condition should be imposed to require implementation in accordance with the submitted information.

Waste management

The indicative proposed bin storage would be located within the accessible areas as required by policy DP28. Details should be secured at the reserved matters stage

6.7 Community Infrastructure Levy

The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the Vale of White Horse CIL Charging Schedule. Upon Reserved Matters approval a Liability Notice will be issued to the nominated person/company liable for CIL. Guidance on CIL is available on the planning portal website.

6.8 Pre-commencement conditions

1. Improvements to vehicular access
2. Details of vehicle parking and turning area
3. Surface water drainage
4. Foul water drainage
5. Details of any alterations to shared pedestrian access
6. Tree protection
7. Landscape scheme

The conditions have been agreed by the agent.

7.0 CONCLUSION AND PLANNING BALANCE

7.1 The principle of the development is acceptable. The proposal would be in-keeping with the character of the local area and does not give rise to concerns regarding access, parking and turning arrangements, impact on neighbouring residents or wildlife. The proposal accords with the aims of the development plan and the National Planning Policy Framework.

8.0 RECOMMENDATION

Planning permission subject to condtions



Martin Deans

Delegated Authority Sign-Off Officer