

KEN/8988/4 – Mr Thompson

Demolition of existing garage/workshop building and erection of a detached single bed house.

6 Kennington Road, Kennington.

1.0 The Proposal

1.1 Planning permission was granted in December 2002 for the extension and conversion of a single-storey garage / workshop building at the end of the garden of 6 Kennington Road to form a one bedroom dwelling. The garage / workshop building has since been demolished.

1.2 This application, therefore, seeks planning permission to erect the approved conversion scheme as a new build for the erection of a one bedroom dwelling.

1.3 The site is currently vacant, and was formerly part of the rear garden of no 6 Kennington Road. It comprises of a piece of land that adjoins neighbouring residential gardens which is accessed directly off Upper Road. 2 on site parking spaces accessed off Kennington Road already exist for no 6. The proposed new dwelling has an integral garage and 1 parking space to the front.

1.4 A copy of the plans showing the location of the property and the design of the proposed dwelling, together with the applicants supporting statement, are at **Appendix 1**.

1.5 The application has been referred to Committee because the observations of Kennington Parish Council differ from the recommendation.

2.0 Planning History

2.1 In December 2002 planning permission was granted for the conversion of the garage / workshop building as detailed above.

3.0 Planning Policies

3.1 Policy H5 of the adopted Vale of White Horse Local Plan enables small scale new housing development within the larger villages such as Kennington.

3.2 Policies D1, D2, D3 seek to ensure that all new development is of a high standard of design, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.

3.3 Similar policies to those above have been included in the Second Deposit Draft Local Plan 2011. The corresponding policies are H10, DC1, DC5 and DC9.

4.0 Consultations

4.1 Kennington Parish Council objects to the application stating;

“Despite the previous approval of a conversion by the District Council, the Parish Council continues to object to this proposal for the demolition of the garage and a replacement dwelling for the following reasons:

The demolition of this garage / workshop and its replacement with a single bedroom house would set a precedent for similar developments in the village. There are a number of detached garages on sites within the village which could be replaced by similar dwellings.

The small garage/workshop is built up to the boundary on both sides and is very close to the proposed replacement garage of no 4 Kennington Road. It would form a very cramped and un-neighbourly development. It would result in a poor quality residential environment.

The design creates a building with large windows over-looking the garden of no 6 Kennington Road. The increase in the ridge to accommodate the high level roof lights for the sleeping loft produces an ugly roof line.”

4.2 County Engineer – No objections subject to conditions.

4.3 Drainage Engineer – No objections.

4.4 No neighbour objections have been received.

5.0 **Officer Comments**

5.1 The main issues in this case are considered to be 1) the impact of the proposed development on the character and appearance of the surrounding area, and 2) the impact of the proposed development on the amenities of neighbouring properties.

5.2 On the first issue, the principle of building a dwelling on this site has been established by the previous planning permission. Whilst the Parish Council is concerned with precedent and that the new dwelling would be a cramped form of development, the previous permission to convert the garage building has effectively overruled this concern by granting consent on the siting shown.

5.3 Your Officers consider that the contemporary design, height and materials proposed are in keeping with the locality, and a refusal on these grounds could not be supported, especially given the previous permission for an identical building.

5.4 Turning to the second issue, the potential harm to neighbours, your Officers consider the dwelling would not have a harmful impact on neighbours.

6.0 **Recommendation**

6.1 *That planning permission is granted subject to the following conditions:*

1. *TL1 Time Limit*
2. *MC2 Materials*
3. *RE3 Restriction on extensions and alterations to dwelling*
4. *RE14 Garage accommodation*