

APPLICATION NO.	P12/V1520/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	11 July 2012
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Eric Batts Debby Hallett
APPLICANT	Mr & Mrs F Fanyinka
SITE	32 Lime Road Oxford, OX2 9EG
PROPOSAL	Proposed new building comprising a games room, guest bedroom, home gym and en-suite
AMENDMENTS	22.08.2012
GRID REFERENCE	448603/205212
OFFICER	Mrs Abbie Gjoka

1.0 INTRODUCTION

1.1 This application seeks planning permission for the construction of a detached outbuilding in place of an existing garage. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because North Hinksey Parish Council objects

2.0 PROPOSAL

2.1 The site is located on a corner plot and the proposal is to erect an outbuilding located to the rear of the dwelling. A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 North Hinksey Parish Council has raised objections. A copy of the objections are **attached** at appendix 3.

3.2 Cllr Debby Halletthas raised the following concerns:

- Lack of on site car parking
- The width of the proposed parking spaces do not meet highway standards
- The property will become an eight bedroom dwelling
- Overshadowing and overdominance
- Request that the building is not sold on as a separate dwelling
- Concerned that the existing dwelling is a large HMO (house in multiple occupation)

3.3 Four letters of objections have been received from local residents. These objections are summarised below:

- Overlooking
- Overdominance
- Too close to the boundaries
- Overshadowing
- Lack of on site car parking
- The width of the proposed parking spaces do not meet highway standards

3.4 County Engineer has raised no objections to the proposal subject to conditions.

4.0 RELEVANT PLANNING HISTORY

4.1 [P12/V1191/HH](#) - Withdrawn (04/07/2012)

Conversion and extension of existing garage into guest room and gym.

4.2 [P02/V0070](#) - Approved (26/02/2002)
Two storey side extension.

4.3 [P80/V0835](#) - Approved (08/10/1980)
Demolition of existing outhouse at rear and construction of an extension.

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan 2011*

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

5.3 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposal is for the construction of an outbuilding to the rear of the property. It will not have a harmful impact on the character of the area. The new building will replace an existing open car port and will create a guest bedroom, games room, gym and en-suite. The proposed building measures 8.5 metres by 6.9 metres and will be built up to the neighbouring side boundaries. The neighbouring property to the north (no. 1 Sycamore Road) has raised concerns in relation to potential overlooking into their side window, which serves a staircase. However, this is not a habitable room and the proposed side rooflights will be high level and therefore will not create harmful overlooking. The property located to the west (no. 34 Lime Road) has raised concerns that the building will cause overshadowing to their rear garden and overlooking. However, although the outbuilding will be built close to the boundary, it will have a low eaves height of 2.4 metres and the roof will slope away from the boundary. It will also run along the rear part of the neighbour's garden boundary. The proposed rooflights in the west boundary will be high level to prevent any harmful overlooking. It is not considered, therefore, that the impact on neighbouring properties is so harmful to justify refusal of the application.

6.2 The existing dwelling at present has five bedrooms. The proposed bedroom in the outbuilding will create a sixth bedroom. Three car parking spaces are required in this case. The original plans demonstrated two spaces in front of the proposed building and one space in front of the existing property. The County Engineer raised objections to the proposed space in front of the existing property, as the property is located on a corner plot. An amended plan has now been received which shows three spaces in front of the proposed outbuilding. This is considered acceptable for a six bedroom property in this location. In addition, the width of the new parking spaces meets the required standard.

6.3 A condition will be imposed to ensure the building is used only as ancillary accommodation to the main dwelling. A section 106 agreement is not required in this case due to the close relationship to the main house and the relatively small size of the plot and, consequently, it is not at all likely that the new building would be used separately from the main house.

6.4 The issues raised in relation to the property possibly being used as an HMO is a planning enforcement matter which will need to be investigated separately to the consideration of this planning application.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC9 and DC5 of the local plan. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of residential amenity, parking and highway safety.

8.0 **RECOMMENDATION**

Grant planning permission subject to the following conditions:

1 : TL1 - Time limit

2 : Planning condition listing the approved drawings

3 : RE1 - Matching materials

4 : RE12 - Ancillary accommodation

5 : HY1 - Access (details not shown)

6 : HY8 - Car parking spaces

7 : HY19 - No drainage to highway

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