

APPLICATION NO.	P12/V0615/ZZZ
APPLICATION TYPE	FULL
REGISTERED	20 March 2012
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Mr F R Slatter & Mrs R A Slatter
SITE	5 Hobbyhorse Lane Sutton Courtenay OX14 4BB
PROPOSAL	Conversion of part of outbuildings to granny annexe (partially retrospective)
AMENDMENTS	25 April 2012
GRID REFERENCE	450177/193131
OFFICER	Katie Rooke

1.0 **INTRODUCTION**

1.1 This application comes to committee as Sutton Courtenay Parish Council objects.

1.2 The property, which is detached, is located on the eastern side of Sutton Courtenay. Other residential properties adjoin the site to the north, east and west, with vehicular access from the south. The outbuilding it is proposed to convert and extend to provide ancillary accommodation is situated to the north of the main dwelling and adjoins the village hall site to the east. A copy of the site plan is **attached** at appendix 1.

2.0 **PROPOSAL**

2.1 This application seeks planning permission to convert part of the first floor of an existing outbuilding to ancillary accommodation consisting of a sitting area, bedroom and shower room. In order to facilitate the conversion it is proposed to increase the height of the ridge and eaves of the building by approximately 0.5 metre and to add a balcony, new dormer window and external staircase on the south elevation of the outbuilding. A copy of the application drawings is **attached** at appendix 2.

2.2 Further to the submission of the application clarification was sought in respect to what accommodation was to be provided as part of the conversion. A revised plan was subsequently submitted showing the relevant details, and the application is being assessed on this basis.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Sutton Courtenay Parish Council objects to the application, stating:

“The Parish Council objects to the application. The proposal affects land in the ownership of the Council. The site plan submitted by the agent is inaccurate, and wrongly represents the position. Article 6 notice should have been served on the Parish Council as landowner. There is no access on the development without encroachment on to Parish Council land as the staircase appears to have been built on public land which is currently let to the applicant for allotment purposes. The Parish Council too is extremely concerned about the possibility of the unit becoming a separate independent dwelling. It is backland development on and over the boundary, with an increase in roof height, with window and viewing balcony overlooking neighbouring land. The Parish Council would ask for refusal of the application. If, for some reason, the District Council is minded to approve the application, then conditions should be imposed to

ensure that it cannot become a separate dwelling”.

3.2 County Engineer raises no objections.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P09/V0303 - Approved (23/04/2009)

Erection of extensions to existing outbuildings, partially retrospective (revision to previous permission).

4.2 P04/V1621 – Approved (25/11/2004)

Extensions to outbuildings.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

5.1 The NPPF replaces all previous PPGs and PPSs and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

Vale of White Horse Local Plan (adopted July 2006)

5.2 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.

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

5.4 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 In respect to the comments from Sutton Courtenay Parish Council regarding land ownership, this is a civil matter which needs to be dealt with under legislation other than planning. Land ownership disputes do not prevent the determination of planning applications.

6.2 The main issues to consider in determining this application are whether the principle of ancillary accommodation in the outbuilding is acceptable, the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate off-street parking provision within the site.

Principle of development

6.3 The proposed ancillary accommodation is not wholly self-contained, and it has been confirmed by the agent that those utilising the accommodation will cook and eat in the main house with the family. There is no objection to the principle of the proposed conversion of part of the outbuilding to habitable accommodation, however given the nature of the accommodation being provided and the relationship of the outbuilding with the main property it is considered necessary to condition the ancillary accommodation and to attach to any planning permission granted a legal agreement to ensure that the

accommodation is only used in connection with the main house. The applicants have agreed to enter into such a legal agreement and this matter is currently being dealt with by legal services.

Impact on visual amenity

- 6.4 The proposed extensions and alterations to the outbuilding, which have been and will be carried out in matching materials, are considered to be in keeping with the building and the surrounding area. It is not considered that the proposal appears out of place within the street scene or harmful to the visual amenity of the area.

Impact on neighbours

- 6.5 Given the position and orientation of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing or dominance. Although views will be possible over neighbouring rear gardens from the first floor balcony, dormer window and the external staircase, the relative distances and angles are such that it is not considered that harm would be caused to residential amenity, and so it is not felt that the application could be refused on the grounds of harmful overlooking.

Impact on highway safety

- 6.6 It is not considered that the proposal will have an adverse impact on highway safety. There is adequate parking within the site for the existing dwelling and the new ancillary accommodation.

7.0 **CONCLUSION**

- 7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

It is recommended that the decision to grant planning permission is delegated to the head of planning in consultation with the chairman and vice chairman of the planning committee subject to the completion of a legal agreement tying the use of the ancillary accommodation to the main house, and subject to the following conditions:

- 1 : Planning condition listing the approved drawings**
- 2 : RE1 - Matching materials**
- 3 : RE12 - Ancillary accommodation**

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