

APPLICATION NO.	P12/V2244/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	21 November 2012
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Mr Mark Westwood
SITE	44A Appleford Road Sutton Courtenay Abingdon, OX14 4NQ
PROPOSAL	Two bay garage extension to the existing single bay
AMENDMENTS	None
GRID REFERENCE	450926/194325
OFFICER	Katie Rooke

1.0 **INTRODUCTION**

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

1.2 The property, which is detached, is located on the northern side of Sutton Courtenay within the lowland vale. Other residential properties are located to the east and west of the site, with vehicular access obtained from Appleford Road to the north. The garage it is proposed to extend in order to provide ancillary accommodation is located to the north of the main dwelling. A copy of the site plan is **attached** at appendix 1.

2.0 **PROPOSAL**

2.1 This application seeks planning permission to extend an existing single garage with a one and half storey addition on its south elevation to provide increased garage space at ground floor level and ancillary residential accommodation at first floor level accessed via an external staircase. A copy of the application drawings is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Sutton Courtenay Parish Council objects, stating;

“The proposal creates a two storey dominant structure beyond the building line in the front garden and forward of no. 44 the adjacent property, and other properties. As a result there is a detrimental impact on the street scene, and character of the row of properties along this section of Appleford Road. Should, however, the Vale of White Horse District Council be minded to grant consent, strict conditions should be imposed to ensure that the property cannot become a separate dwelling and that it can only be used as ancillary and incidental to the main dwelling”.

3.2 One letter of objection has been received, which makes the following points:

- The balcony style windows will dominate and overlook the garden of no. 44 resulting in a loss of privacy.
- There will be a negative impact on the views, light and privacy currently afforded by the windows in the front of no. 44.
- The development will result in a dominating two storey building with accommodation in front of the existing building line of Appleford Road. This is completely out of keeping with the character of the road and village.
- A precedent would be set for similar front garden constructions along the road.
- A most unwelcome and unneighbourly over-development of a relatively small plot that has already had an extension built on the rear.
- It seems unusual to propose building accommodation for an elderly relative that

includes a set of stairs for access. Future modifications might easily allow a permanent dwelling to exist.

- There appears to be little turning space for vehicles.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P10/V2388](#) - Approved (06/04/2011)

Proposed erection of car port

4.2 [P06/V0042](#) - Approved (23/02/2006)

Re-Submission of application SUT/17093 for first floor and two storey extensions, entrance lobby, addition of a chimney and revisions to fenestration.

4.3 [P01/V1226](#) - Approved (18/09/2001)

Demolition of conservatory. Partial enclosure of existing porch. First floor and two storey extensions.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

- 5.1 The NPPF replaces all previous PPG's and PPS's 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.
- 5.5 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are whether the principle of ancillary accommodation in the outbuilding as proposed 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

- 6.2 The proposed ancillary accommodation is not wholly self-contained, as it does not contain kitchen facilities, and the potential to add such facilities is limited by the size of the accommodation. There is no objection to such accommodation being provided, and in order to ensure it is maintained as ancillary accommodation it is considered reasonable and necessary to condition it as such.

Impact on visual amenity

- 6.3 The proposed extension to the garage has a maximum ridge height of 5.6 metres,

which is approximately 1.1 metres higher than the existing structure. Positioned a minimum of 13 metres away from Appleford Road to the north, the extension projects approximately 2 metres beyond the front elevation of 15 Amey Close to the east. Seen within the context of the neighbouring property to the east, it is not considered that the proposal would appear overly prominent in the street scene or harmful to the visual amenity of the area.

Impact on neighbours

- 6.4 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 from the first floor Juliet balcony in the west elevation of the development over the front garden of no. 44, as this is a parking area it is not considered that the proposal could reasonably be refused on the basis of harmful overlooking of this neighbour. In order to prevent overlooking of the private amenity space of 15 Amey Close to the east, it is proposed to condition the east facing window be obscure glazed and details of screening around the external staircase be provided.

Impact on highway safety

- 6.5 It is not considered that the proposal will have an adverse impact on highway safety. There is adequate parking for at least three cars within the site for the existing dwelling and new ancillary accommodation. In order to ensure this is maintained it is considered reasonable and necessary to condition that the garage accommodation remain as such.

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 parking provision 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**

That planning permission be granted subject to the following conditions:

1. **TL1 - Time limit**
2. **Planning condition listing the approved drawings**
3. **MC3 – Materials in accordance with application**
4. **Prior to the commencement of the development, full details of the screening on the east side of the external staircase shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be built in accordance with the approved details. Notwithstanding the provisions of Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the screen shall be maintained and not altered without the prior grant of planning permission.**
5. **RE11 - Garage accommodation**
6. **RE12 - Ancillary accommodation**

7. RE28 - Obscured glazing (opening)

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