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| APPLICATION NO. | P12/V2367/FUL |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 12 November 2012 |
| PARISH | EAST CHALLOW |
| WARD MEMBER(S) | Andrew Crawford |
| APPLICANT | Mr G Harbhur |
| SITE | Pine Lodge Main Street East Challow Wantage, OX12 9SS |
| PROPOSAL | Two storey side extension to detached garage and garage loft conversion to provide living accommodation. (Amendment to refused application P12/V0913) |
| AMENDMENTS | None |
| GRID REFERENCE | 437979/188458 |
| OFFICER | Katie Rooke |

1.0 **INTRODUCTION**

1.1 This application comes to committee as East Challow Parish Council objects.

1.2 The property, a detached dwelling, is located towards the north side of East Challow within the lowland vale. Running along the east/north-east boundary of the site is a public footpath, with vehicular access obtained from the A417 Main Street to the west/south-west. Other residential properties are located to the south-east and north-west of the site. A copy of the site plan is **attached** at appendix 1.

2.0 **PROPOSAL**

2.1 This application seeks planning permission to extend the existing garage to the north of the property to provide a workshop at ground floor level together with the existing garage accommodation and a guest bedroom with en-suite facilities at first floor level. Linking the garage with the main house, the proposal incorporates dormer windows in the south-west and north-east roof slopes. A copy of the application plans is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 East Challow Parish Council objects to the application, a copy of their comments is **attached** at appendix 3.

3.2 One letter has been received from a neighbour raising no objections to the application.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P12/V0913 – Refused (20/06/2012)

Additions and amendments to approved scheme P04/V1171 for an extension to create care accommodation for a relative.

4.2 P12/V0748 – Refused (28/06/2012) Allowed on appeal (03/09/2012)

Erection of new dwelling with attached double garage and new entrance to highway. (Land adjoining Pine Lodge).

- 4.3 P04/V1171 – Approved (04.09.2004)
Extensions and alterations.

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.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are whether the principle of the development 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 within the site.

Principle of development

- 6.2 The principle of extending the existing garage has already been agreed as acceptable further to the granting of planning permission P04/V1171, although this was for a smaller addition with undefined accommodation at first floor level. The accommodation contained within the proposed extension does not constitute a separate dwelling and has to be assessed on the submitted basis.

Impact on visual amenity

- 6.3 In determining the previous appeal on the site the planning inspector concluded that the north-east side of Main Street, including the application site, "fully contributes to the enclosed feel of this part of Main Street". Seen within the context of the existing dwelling it is not considered that the proposal would appear out of place within the street scene or harmful to the visual amenity of the area.

6.4 **Impact on neighbours**

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. The proposal incorporates a first floor window in the north-west elevation of the extended garage, however, this is situated approximately 11.5 metres away from the boundary of the site with Labbett House to the north-west and it is not considered that harmful overlooking from this opening would be caused.

Impact on highway safety

- 6.5 The proposal increases the number of bedrooms in the property from four to five, for which there is adequate parking within the site. It is not considered that the proposal would unacceptably intensify the use of the existing access.

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 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. RE12 - Ancillary accommodation**

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