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| APPLICATION NO. | P13/V2027/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 16.9.2013 |
| PARISH | KINGSTON BAGPUIZE |
| WARD MEMBER(S) | Melinda Tilley |
| APPLICANT | Abel Building Ltd |
| SITE | Sudelna Faringdon Road Southmoor (in the parish of Kingston Bagpuize), OX13 5AA |
| PROPOSAL | Demolish existing garage and replace with a double garage at the bottom of the garden. |
| AMENDMENTS | None |
| GRID REFERENCE | 440148/198104 |
| OFFICER | Charlotte Brewerton |

1.0 INTRODUCTION

1.1 This application comes before the planning committee as the Officers recommendation of approval differs to that of Kingston Bagpuize with Southmoor Parish Council.

1.2 Sudelna is a detached pitched roof bungalow situated in a good sized plot in Southmoor. Situated along Faringdon Road the site benefits from off road parking to the front and side, a flat roof garage located to the side of the dwelling and enclosed long rear garden. A site location plan can be seen **attached** at Appendix A.

1.3 The surrounding street scene is characterised by detached bungalows all of varying designs and styles, many of which have been altered and extended. Garages are generally detached and located to the side of these properties, as seen at the application site. Properties to the rear in Norwood Avenue consist of a more modern housing development of two storey dwellings and enclosed rear gardens. The site is not located within any designated area.

2.0 PROPOSAL

2.1 This application is a re-submission of a previously withdrawn application (P13/V1598/HH) for a taller double garage in a similar location with an attached workshop.

2.2 This application seeks planning permission for a pitched roof, double garage with storage in its roof space to be located to the rear of the property. A driveway would lead to the garage with the existing garage removed to allow access. Proposed plans can be seen **attached** at Appendix B.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Highways Liaison Officer (Oxfordshire County Council) - No comments received

3.2 Kingston Bagpuize With Southmoor Parish Council – Objection: At 4.65m to the apex, this double storey building would be too intrusive to neighbors in Faringdon Road and to the immediate rear of the property in Norwood Avenue. Also, it is unclear how the second floor storage would be accessed.

3.3 Neighbour Objections (3) (Summarised as follows) – Obstruction of green view from roof construction, gutter line of building will be higher than our existing fence,

construction right against our boundary would result in shadow of house and garden, window above garage door will reduce privacy, peaceful back garden would be ruined from noise generated by car movements and fumes, gravel/shingle will generate noise issues, car lights will shine into our rear windows and result in disturbance, up and over door will result in noise, security issue, out of context with all other gardens within the area, deter potential buyers and market value of the house, potential for garage to be used as a domestic/business use, footprint of garage is approximately 2/3 of existing domestic property, ample parking at the site do they need additional? Trees already removed to allow for development, main sewer services runs under proposed development, reduction of light and privacy.

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/V1598/HH](#) – Withdrawn prior to determination on 03 September 2013
Demolish existing garage and replace with a double garage.

4.2 [P10/V2399](#) - Approved (04/03/2011)
Proposed rear extension

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

5.2 National Planning Policy Framework (NPPF)

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in the determination of this application are:

- Whether the development is of a high quality and inclusive design
- Whether the development takes into account local distinctiveness and character
- Whether the development is adequate and safe provision will be made for parking vehicles and cycles
- Whether the development would unacceptable harm the amenities of neighbouring properties and the wider environment in terms of loss of light, privacy, dominance or visual intrusion, noise or vibration.

Scale, Mass and Design

6.2 Policy DC1 of the Local Plan permits development which would be of a high quality design and which would make a positive contribution to the character of the wider surrounding area.

6.3 In terms of the scale, mass and design the proposed garage has been reduced in height from that previously proposed, from 6.2m to 4.5m, and removed the workshop previously proposed. Its materials are to be of block work and render with plain concrete tiled roof. The garage would not be visible within the wider street scene nor is it considered to have a detrimental impact upon the existing dwelling.

6.4 It is the Officer's opinion that the revised scheme has reduced its visual dominance and impact upon the surrounding locality and its size, scale, form and layout would not detract from the character of the dwellings to the rear. Its external appearance is one of a functional outbuilding providing adequate and safe parking facilities at the property with storage in its roof space. It is therefore considered to be in accordance with Policies DC1 and DC5 of the Local Plan.

Impact upon neighbouring amenity

- 6.5 Some of the neighbour comments are not material planning considerations therefore the Officer has had little regard to the points made about a loss of a green view or the impact the proposal would have on the market value of the property and buyer's potential. Also it has been noted that the garage would be located over a mains sewer and such an informative can be placed on a decision notice in the event of planning approval being granted. This is to make the applicant aware of the need to contact Thames Water regarding its construction.
- 6.6 The previous scheme was considered to be over dominant and visually intrusive to the properties to the rear and was to be recommended for refusal prior to the agent withdrawing it.
- 6.7 Whilst the Officer has been mindful of neighbours comments during the assessment of the proposed garage, the Officer is of the opinion that the development would not amount to considerable harm in terms of light, dominance, outlook, loss of privacy or noise disturbance given its revised height and scale for the following reasons outlined below.
- 6.8 The roof formation pitches away from the rear garden of 26 Norwood Avenue, the property that would be nearest the proposed development, and whilst it would be visible from this property and garden, at 4.65m in height, there is no right to a view in terms of material planning considerations. The distance of the proposed garage from the rear of this dwelling would not be so intrusive so as to be overbearing or enclosing and given its location and orientation there would be no material harm in terms of loss of light to primary living spaces. The window proposed in the roof space for lighting the storage area would not result in direct overlooking of amenity areas and as such the Officer considers loss of light and privacy to be limited with no significant harm to the occupant of 24, 26 and 28 Norwood Avenue.
- 6.9 The increase in noise, smells and emission generation is regrettable however a garage/outbuilding of a similar size, albeit of a smaller height, and function could be placed here, including a driveway, without the need for planning permission. The generation of the noise, smells and emissions in this instance would not be so significant, given that the garage will be solely for the parking of cars and the storage of domestic items, so as to recommend refusal of the application on grounds that they would be significantly harmful to neighbouring amenity in this instance.
- 6.10 The conversion of the garage into additional living accommodation or business in this location would need assessment against additional Policies of the Local Plan and for this reason a condition preventing this change of use without seeking further planning permission from this Local Authority has been recommended in the event that planning permission for the garage is granted.

7.0 **CONCLUSION**

- 7.1 Planning permission is granted as the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, would not be detrimental to the character and appearance of the existing dwelling or the surrounding area, and would not be unneighbourly.

8.0 **RECOMMENDATION**

Grant Planning Permission

- 1 : Commencement 3 years - Full Planning Permission
2 : Approved plans
3 : Materials as on plan

Vale of White Horse District Council – Committee Report – 30 October 2013

4 : No Garage conversion into accommodation

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