

WAN/19036 – Mr R Cooper**Single storey extension and conversion to two flats with access and parking, 21 Harcourt Green, Wantage****1.0 The Proposal**

1.1 This application for a single storey side extension, and conversion to 2 flats at 21 Harcourt Green, Wantage, was considered at the Development Control Committee on 20th June 2005. A copy of the Committee report is attached at **Appendix 1** and the minutes are at the front of this agenda.

1.2 Members requested that the application be deferred pending the resolution of a number of issues including:

- Clarification from Building Control over the suitability of pre-fabricated buildings being converted to flats in terms of noise attenuation.
- Clarification of the ownership of the grass verge where the proposed access crosses.
- The removal of the balcony above the single storey extension.

1.3 These issues have now been clarified and are reported below.

1.4 A site plan is attached at **Appendix 2**.

2.0 Planning History

2.1 The Building Control Officer has confirmed that the installation of adequate soundproofing is feasible in this type of property which would meet the requirements of Part E of the Building Regulations, Resistance to the Passage of Sound. There is now a requirement for the sound proofing to be tested prior to approval and failure of this would lead to the requirement for additional sound proofing materials to be installed before final testing. Your Officers are therefore satisfied that the property can be converted to flats without having a harmful impact on the adjoining dwelling in terms of noise disturbance.

2.2 The County Council Highways Department has confirmed that the verge in the location of the proposed access is owned by the County Council. The applicants would therefore have to seek separate authorisation from the County Council to cross this land. The ownership of the land, however, is not a planning matter. The County Engineer has raised no objections to the proposed access and a condition is recommended to ensure that the proposed parking is provided prior to the occupation of the development.

2.3 The applicants have agreed to remove the balcony from the proposal in response to Members' concerns over its visual impact. Amended plans are awaited and will be presented at the Meeting. A condition is recommended to prevent the use of the flat roof as a balcony.

2.4 Your Officers, therefore, consider that there are no planning grounds to justify refusing the application.

3.0 Recommendation

3.1 *It is recommended that the application be approved subject to the following conditions:*

1. *TL1 – Time Limit*
2. *RE1 – Matching Materials*
3. *RE7 – Submission of Boundary Details*
4. *HY5 – Access to Specification*

5. *HY29 – No Surface Water Drainage to Highway*
6. *HY11 – Specified Vision Splays (2m x 2m)*
7. *The proposed parking area shall be surfaced in a bound material which shall remain so at all times thereafter.*
8. *HY24 – Car Park Layout (prior to occupation)*
9. *MC20 – Amended Plans*
10. *Notwithstanding the details on the approved plans, no fence, wall or other means of enclosure shall be erected on or around the flat roof extension hereby permitted and the area shall not be used as external living space.*