

APPLICATION NO.	P14/V1422/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	19.6.2014
PARISH	ABINGDON
WARD MEMBER(S)	Jim Halliday Jeanette Halliday
APPLICANT	Mr J Gibson
SITE	2 Fullwell Close ABINGDON, OX14 1JX
PROPOSAL	Proposed extension and conversion to form 4x2 bed flats. (as amended by plan 2246-03A and email from agent dated 14 July 2014.)
AMENDMENTS	As above
GRID REFERENCE	449114/198389
OFFICER	Sarah Green

SUMMARY

- The application is for the extension of the property to the side and rear and the conversion of the house into four 2 bedroom flats. Provision of 6 car spaces.
- It is referred to committee due to the number of local objections.
- The main issues raised are:
 - Increased traffic and parking
 - Impact on neighbours amenity
 - Increased flooding
- Officers consider there is sufficient parking; that it would not be harmful to neighbours amenity; and that the development would need to be served by a SUDS scheme
- It is recommended for approval

1.0 INTRODUCTION

1.1 The site is located within the built up area of Abingdon. The existing dwelling is a semi-detached property however it benefits from a wider and deeper plot than others in the vicinity. To the side of the house is a flat roof double garage. Fullwell Close is a cul-de-sac and the application property sits along one side of it. A location plan is **attached** at Appendix 1.

1.2 The application is referred to committee due to the number of local objections that have been received.

2.0 PROPOSAL

2.1 The application seeks permission for an extension to the side and rear of the existing property and then the conversion of the property to 4x 2 bedroom flats. 6 car spaces would be provided along with cycle storage. Copies of the plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Waste Management** - No strong views

Building Control - No strong views

Highways Liaison Officer (Oxfordshire County Council) – adjustments suggested with regard to access, parking sizes. Verbally confirmed are satisfied with amended details submitted.

Drainage Engineer (Vale of White Horse District Council) – Drainage details will need to be submitted

Abingdon Town Council – no objection

Neighbour – Objections from 9 neighbouring properties

- Restricted access as road not full width and location of fire hydrant at bottom corner of Close. Access will be restricted for fire appliance
- Lack of parking
- Already problems of parking
- Increase in amount of traffic in close,
- Flooding/drainage issues in close
- Footpath is arterial route for people. Increase in traffic is dangerous
- 2 parking bays outside front window – am entitled to privacy
- Driveway will run adjacent to bottom of garden and concern damage will be done to fence
- Impact of construction on close
- Extension will restrict light to back garden;
- want non opening frosted glass for window overlooking property;
- Current issues with fence/garden maintenance for flats
- Not in keeping with other family homes

Neighbour – comment (1)

- Concern at flats looking into back garden. At moment trees there give complete privacy. Hope developer keeps the trees.

4.0 RELEVANT PLANNING HISTORY

4.1 None on the site

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

H10 - Development in the Five Main Settlements

National Planning Policy Framework

Residential Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations are the following:

6.2 Principle

The site is within the built up area of Abingdon. Therefore the principle of new dwellings would be acceptable, subject to the considerations below.

6.3 Design and scale

The extension has been designed to follow the existing house, and would in effect appear as a terrace. This would not be dissimilar to the terrace of houses opposite. It would be built in materials to match the existing dwelling. It would be 6.4m in width. For reference the furthest wall of the existing garage is 6.3m from the side of the house. The extension would therefore be 0.1m wider than the existing garage. The proposal would extend at two storeys to the rear in a double gable, which would be set off the boundary with No4. The rear gables would have a lower ridge line than the main property. The proposal indicates that 2 of the flats would have private gardens with a

shared space for the further two. Officers have some concerns over the use and quality of the shared space if it were enclosed with high fencing, however the use of lower boundary treatments to this area would provide a more open inviting area and provide a better quality amenity. Details of the fencing/boundaries are therefore included as part of the landscaping condition. The majority of the parking is proposed to the rear, rather than along the frontage. Officers consider the level strikes the right balance to provide the parking but to not visually over dominant the frontage with cars or hardstanding. Overall the design and scale of the development would not be considered harmful to the character of the area. It is considered it would accord with policy DC1.

6.4 Impact on amenity

Policy DC9 requires that development does not harm neighbouring amenity. The rear extension would be set off the boundary with No 4 by 2.7m and would project back from the existing rear elevation by 3.6m. No 4 has a single storey extension to the rear itself. Given the set in from the boundary and that the gable has a lower ridge line, it is considered that the extension would not be overbearing on this neighbour. No first floor windows are proposed in the side closest to this neighbour either.

6.5 The neighbour on the other side, The Tudors, is located further forward than No 2 and has a shallow rear garden. The side of the new extension would be 3.5m from the garden fence of The Tudors. The only first floor side window would be to a bathroom and can conditioned to ensure it is obscure glazed. As the properties will be flats, they will not benefit from permitted development rights and therefore no other windows or openings would be possible without permission from the council.

6.6 The rear of the plot is bordered by a number of rear gardens of surrounding residential properties. These surrounding gardens are long in depth. They average 28m in Crosslands Drive to the west, 35m in Crosslands Drive to the north and 37m to Wootton Road to the east. The proposal includes 4 car spaces to be created towards the rear of the plot. This will add to some additional activity to the rear of the plot with vehicle movements. Officers have considered this and the potential for disturbance to surrounding neighbours. Given there are only 4 spaces and the significant depth of the surrounding gardens, officers consider that in this case the level of activity will not be so great as to result in harm to the amenity of neighbouring occupiers, that would warrant a refusal of the application.

6.7 Parking

Policy DC5 requires that safe and convenient access is provided to the highway and adequate provision is made for parking of vehicles. The site is within Abingdon. It is near local facilities on the Wootton Road, including bus stops. The site is therefore considered a sustainable location in transport terms. In view of this the number of car spaces being provided is considered to be acceptable to the highway authority. Essentially it equates to one space per property with 2 for visitors. This level of provision is similar to other flat development in the area.

6.8 The majority of the objections relate to the level of parking being provided and existing on street parking. The planning system has to ensure that each development has sufficient level of parking, taking into account whether it is in a sustainable transport area, so as not to result in an increase of on-street parking which could potentially be hazardous. It can ensure parking is retained and not used for other purposes. The level of parking provided is considered acceptable in this case. The existing properties within the close also have off-street parking provision available to them.

6.9 The small amendments requested by the highway officer to the visibility splays at the access and widening of the parking spaces have been submitted on an amended plan.

The applicant has also confirmed that the cycle store will be enclosed. The detailed design can be ensured by condition. The highway officer is satisfied with the small amendments. The proposal would therefore comply with policy DC5.

6.10 Other

Other concerns raised by the neighbours include the issue of flooding and drainage, boundary treatments and fire access.

6.11 The proposal has been reviewed by the council's drainage engineer and he requires a condition with regard to the submission of details of the drainage of the development. This will be approved by the council and will ensure that the development has a sustainable drainage system, including all the surface water from the car parking, to ensure that it will not result in increased flooding off site.

6.12 With regard to neighbours concerns over boundary treatments, a landscaping scheme is to be requested to ensure boundary treatments and vegetation is acceptable. With regard to fire access the council's building control have reviewed the application and do not have any objection to the conversion to 4 flats from a fire perspective.

7.0 **CONCLUSION**

7.1 The proposal would be within a sustainable location. The overall design and scale of the development is considered acceptable and would not be harmful to the character of the area or to the amenity of surrounding neighbouring occupiers. It is also considered that it would not be harmful to highway safety. It would therefore comply with the relevant policies of the development plan.

8.0 **RECOMMENDATION**

Grant planning permission subject to the following conditions;

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans**
- 3 : Access, Park. & Turn. in accord. Plan.**
- 4 : Bicycle parking**
- 5 : Drainage Details (Surface and Foul)**
- 6 : Matching Materials (Full)**
- 7 : Landscaping scheme (submission)**
- 8 : Landscaping Scheme (impement)**
- 9 : Obscured glazing to first floor side window**
- 10 : Refuse storage**

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