

SUPPLEMENTARY PLANNING GUIDANCE: HOME EXTENSION DESIGN GUIDE

Summary of Representations	Observations and Recommendations of the Deputy Director (Planning & Community Strategy)
<p>Grove Parish Council</p> <p>The parish council consider flat roofed single storey extensions should not be allowed.</p> <p>Garage conversions to accommodate a further reception room to a dwelling should also not be allowed, unless an additional off road parking space is provided.</p> <p>In new development where integral garages are included permitted development to convert the garages should be withdrawn.</p> <p>Thames Valley Police</p> <p>Would like an addition to the SPG to refer to crime prevention as a material consideration in the planning process and their Crime Prevention Advice can be obtained from Crime Reduction Officers of Thames Valley Police.</p>	<p>There cannot be an objection to the principle of flat-roofed single storey extensions, especially as they are usually located on the rear of dwellings. Whether permission is granted will depend on the extent of any visual harm or any harmful impact on neighbouring dwellings.</p> <p>Garage conversions usually do not require planning permission. When permission is required, each case needs to be considered on its merits having regard, in particular, to the availability of off-street parking provision.</p> <p>This, again, is a matter to consider on a case-by-case basis. If on-site parking provision is tight, permitted development rights to convert the garage can be removed.</p> <p>Recommendation: no change to the Supplementary Planning Guidance.</p> <p>Whilst crime prevention is a material planning consideration, it is not usually relevant when considering proposals for domestic extensions. Window and door security, for example, are not planning considerations. Nevertheless, the Design Guide can include a reference to the Crime Prevention Advice offered by Thames Valley Police.</p> <p>Recommendation: add to para 10.2 under useful addresses.</p> <p>For advice on crime prevention contact:-</p> <p>Crime Prevention Design Advisor for Oxfordshire Witney Police Station Welch Way Witney OX28 6JN</p> <p>Tel. 01993 893875</p>