

APPLICATION NO.	P14/V2271/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	15.10.2014
PARISH	KENNINGTON
WARD MEMBER(S)	Ron Mansfield Jerry Patterson
APPLICANT	Mrs Seema Saini
SITE	18 Poplar Grove, Kennington, Oxford, OX1 5QW
PROPOSAL	Change of use from a single family dwelling to two self-contained flats (for two generations of the family) Rear single-storey extension. Rear and side dormers.
AMENDMENTS	None
GRID REFERENCE	452373/202061
OFFICER	Charlotte Brewerton

1.0 INTRODUCTION

- 1.1 This application comes to committee as Kennington Parish Council objects to the proposed development.
- 1.2 18 Poplar Grove is a semi detached family dwelling house situated in an established residential area in Kennington. A location plan can be seen attached at **Appendix A**.
- 1.3 The dwelling benefits from a large front driveway and long rear garden and is not situated within any designated area.

2.0 PROPOSAL

- 2.1 This application seeks planning permission to sub divide the property from a single dwelling house into two self contained flats with communal amenity space to the rear and off street parking to the front.
- 2.2 The proposal seeks one 2 bed flat on the ground floor, a single storey rear extension to increase the living accommodation and provide a kitchen and dining area and internal alterations.
- 2.3 A 3 bed flat is proposed on the first floor. The application seeks an extension over an existing flat roof side extension to create a kitchen and dining area and a side and rear dormer window to provide a staircase up to a third bedroom in the loft space. A new window is proposed in the side elevation of the dormer window to gain light to the new stairwell. Access to both units would be through the existing front door. Existing and proposed plans can be seen attached at **Appendix B**.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Highways Liaison Officer (Oxfordshire County Council) – Holding Objection: Parking should have 4 off street spaces.
- 3.2 Kennington Parish Council – Object: Grounds of overdevelopment, parking and safety and design of alterations.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P06/V0222](#) - Approved (11/04/2006)
Erection of a single storey rear extension.

4.2 [P04/V0157](#) - Approved (29/04/2004)
Front, side and rear extension.

4.3 [P04/V0159](#) - Approved (16/03/2004)
Single storey side and rear extension.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011 policies;**

DC1 - Design

DC5 - Access

H14 - The Sub-division of Dwellings

5.2 **National Planning Policy Framework (NPPF) 2012**

5.3 **National Planning Practice Guidance 2014**

5.4 **Residential Design Guide 2014 (draft currently out to consultation)**

5.5 **Residential Design Guide 2009**

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are

- i) The principle of sub-division in this location
- ii) The design of the proposed extensions
- iii) The impact of the extensions on surrounding amenity
- iiii) Parking provision

6.2 **Principle**

Policy H14 of the Local Plan states that sub division of properties to form additional dwellings will be permitted provided that i) the accommodation would be completely self-contained and have adequate living space, garden or private amenity space and car parking provision ii) it would not harm the character or appearance of the building or the surrounding area iii) and there would be no demonstrable harm to the occupiers of neighbouring properties.

6.3 The proposed sub division is located within a well established residential area. The proposal would provide two self contained units, communal garden space to the rear, which at present measures 28m deep, with side access from the front and adequate off street parking provision for 4 cars. Officer's are of the opinion that there would be no harm demonstrable harm to the occupiers of neighbouring properties and therefore the principle of sub division in this location is acceptable.

6.4 **Design**

A proposed single storey pitched roof extension is proposed and is similar in scale and design to that which already exists at the adjoining dwelling therefore considered to be acceptable.

6.5 The application property already has a single storey flat roof side extension which the proposal seeks to build upon. Although it would retain a flat roof element the extension would not be significantly detrimental to the character of the surrounding area to warrant refusal.

6.6 The rear and side facing dormer windows have been designed so at they would not engulf the roof slope, being set down from the ridge and up from the eaves and although of a fairly large size they are similar to other examples within the surrounding area. Furthermore, these extensions could be considered under permitted development should the property remain as a single dwelling house.

6.7 The Parish Council have commented on the development being top heavy and displeasing to the eye, however both additional structures are considered to be of an appropriate scale in relation to the size of the dwelling and similar examples exist in the surrounding area.

6.8 Therefore it is your officer's opinion that the proposed extensions and alterations would not be significantly harmful in terms of their size, scale, mass and appearance, being built of matching and appropriate materials, to warrant refusal based upon design.

6.9 **Amenity**

The proposed rear extension would have no impact upon adjacent amenity given its location, scale and orientation. The proposed rear facing dormer window would have views across the rear garden however this situation already exists therefore is not considered to be anymore harmful than the current situation.

6.10 There is a side facing dormer window proposed for the new stairwell. This would face the neighbouring property, Number 16, however it would look onto their roof slope and it is considered that there would be no overlooking or loss of privacy.

6.11 **Parking provision**

The applicant has provided a parking layout plan to address the Highways officer's comments. However his further comments are awaited. These will be updated at the meeting.

7.0 **CONCLUSION**

7.1 Subject to the removal of Oxfordshire County Council Holding objection, for the reasons outlined above I am satisfied that there would be adequate communal amenity space and parking area to successfully sub divide the property. The proposed alterations and extensions are not considered to result in significant harm to the amenity of the neighbouring properties nor demonstrable harm to the surrounding area in accordance with the Local Plan and National Planning Guidance.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission, subject to the following conditions:**

8.2 **1 : TL1 - Time limit - full application (full).**

2: MC3 - Materials in accordance with application (full).

3 : HY7[1] - Car parking (full).

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