

APPLICATION NO.	P15/V1541/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	26.6.2015
PARISH	BUCKLAND
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Miss H Muir
SITE	2 New Cottages Buckland Marsh Faringdon, SN7 8RE
PROPOSAL	To convert the existing detached garage into a granny annex with first floor ancillary accommodation.
AMENDMENTS	None
GRID REFERENCE	433429.171/199518.154
OFFICER	Hanna Zembrzycka-Kisiel

The application comes to committee because the agent for the application is a Councillor who sits on the planning committee.

This application seeks planning permission to convert the existing detached garage into a granny annex with a first floor ancillary accommodation.

The proposal is recommended for approval, subject to appropriate conditions.

1.0 INTRODUCTION

1.1 2 New Cottage is a semi-detached dwelling placed on a relatively large plot, located on the edge of Buckland in a rural location. A copy of the site plan is **attached** at Appendix 1.

2.0 PROPOSAL

2.1 Planning permission was granted in 2013 for the construction of a double detached garage/workshop with a games room and office above.

2.2 This application seeks planning permission to convert the existing detached garage into a granny annex with a first floor ancillary accommodation. A copy of the plans is **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1

Buckland Parish Council	No objections
Neighbour Representations	No responses received
Highways Liaison Officer (Oxfordshire County Council)	No comments received

4.0 **RELEVANT PLANNING HISTORY**

4.1 [VE13/161](#) - ()

Not built in accordance with planning permission P13/V0119/HH, extra doors and windows. Also residential use

[P13/V2304/HH](#) - Approved (16/01/2014)

Retrospective erection of new garage block

[P13/V0119/HH](#) - Approved (05/03/2013)

Erection of new detached garage and extension of existing driveway

[P12/V2032/HH](#) - Other Outcome (21/11/2012)

Erection of new detached garage and extension of existing driveway

[P08/V0207](#) - Approved (04/04/2008)

Erection of a detached open garage, workshop and storage. Construction of new driveway

[P03/V1965](#) - Other Outcome (26/01/2004)

Proposed part use of detached garage already approved for annex flat to main house.

[P03/V1500](#) - Approved (21/10/2003)

New detached garage, workshop and turning area.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. This means approving proposals that accord with an adopted local plan, or, where relevant policies of the adopted local plan are out-of-date, to grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

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

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

NE7 - The North Vale Corallian Ridge

5.3 **Draft Vale of White Horse Local Plan 2031, Part 1 Core Policies;**

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

5.4 **Design Guide (SPD adopted 2015)**

DG51 – Scale

DG52 – Form and massing

DG54 – Overlooking the street

DG55 – Boundary treatments

5.5 **Planning Practice Guidance**

6.0 **PLANNING CONSIDERATIONS**

6.1 **Principle of development.**

The main issues in determining this application are the impact on the amenities of neighbouring properties, impact on the visual amenity of the area and the impact on the highways safety.

6.2 Design

The scale and massing of the existing detached garage will not be changed. The proposal includes changes to the external fenestration of the outbuilding. The existing garage's double doors are to be removed and two new ground floor windows are to be inserted on the east elevation. The proposed changes are considered acceptable, and will not cause any harm to the character of the surrounding area.

6.3 Impact on neighbours

Given the location and orientation of the existing detached garage and the neighbouring properties it is not considered the proposal would have a harmful impact on the residential amenities of the neighbouring properties in terms of overlooking, overbearing or overshadowing.

6.4 Impact on highway

It is noted there will be a loss of 2 internal parking spaces from this application, however given the size of the plot, its location and the existing spacious hardstanding within the site, which provides sufficient off-street parking spaces for the dwelling, it is not considered in the Local Planning Authority's opinion that the proposal would have harmful impact on highway safety.

6.5 Ancillary use

The submitted plans demonstrate that the annex will be used only as an ancillary and incidental to the main dwelling, as there will be no kitchen provided in the converted garage. However, to secure this position for the future, it is considered in the Local Planning Authority's opinion necessary and reasonable in this case to impose an appropriate condition for the additional residential accommodation to be used only as ancillary and incidental to the main dwelling.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of Policies DC1, DC9, DC5 and NE7 of the Vale of White Horse Adopted Local Plan 2011. The design is acceptable and will not harm the character of the surrounding area and will not harm the character and appearance of the North Vale Corralian Ridge. The proposal is acceptable in terms of residential amenity, parking and highway safety. The development is also considered to comply with the provisions of the National Planning Policy Framework, and the adopted Council's Design Guide.

8.0 **RECOMMENDATION**

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

1. **Approved plans.**
2. **No drainage to highway.**
3. **Materials in accordance with application.**
4. **Ancillary accommodation.**
5. **Time limit - full application.**

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