

APPLICATION NO.	P15/V0891/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	22.4.2015
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr and Mrs Watson
SITE	81 Hurst Rise Road, Botley, OX2 9HF
PROPOSAL	Conversion of roof space to create two bedrooms with en-suite
AMENDMENTS	None
GRID REFERENCE	448238/205371
OFFICER	Piotr Kulik

SUMMARY

This application was considered by committee on 22 July 2015. Committee resolved to defer the application due to concerns over the height of the proposal and its impact on the character and appearance of the area and on the neighbour to the north. Amended drawings have been received showing a material reduction in the height of the proposal. A previous committee report is **attached** at appendix 1.

The proposal is for an enlargement and conversion of roof space to create a chalet bungalow with two en-suite bedrooms in the roof space.

The main issues are:

- The impact on the character and appearance of the area
- The impact on the neighbours
- The impact on the parking provision and highway safety

The recommendation is to grant planning permission.

1.0 INTRODUCTION

1.1 Members may recall that this application was considered by committee on 22 July 2015. Committee resolved to defer the application due to concerns over the height of the proposal and its impact on the character and appearance of the area and on the neighbour to the north. Amended drawings have been received showing a material reduction in the height of the proposal. The previous committee report is **attached** at appendix 1

No. 81 Hurst Rise Road is a detached bungalow on rectangular plot within a residential area in Botley. Hurst Rise Road is generally characterised by individual dwellings of different designs and of differing scale, ranging from single storey bungalows to two storey houses. There is a significant slope down from south to north. A site location plan is **attached** at appendix 2.

1.2 There are neighbouring properties to the north and south of the site. The neighbour to the north, no. 79, is a chalet bungalow with eaves that are approximately three metres high and rooms in the roof-space. Its floor level is set approximately one metre below the level of no. 81. The neighbour to the south, no. 83, is a single storey bungalow with a floor level approximately one metre higher.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the enlargement of the roof space to create two bedrooms with en-suites. The proposal as revised will retain the existing eaves height of 2.5 metres, and increase the ridge height from 4.8 metres to 6.2 metres. The amended proposal has a ridge height that is 1.6 metre lower than the previous proposal. There will be no change to the ground floor footprint of the building.
- 2.2 The proposed rooms in the new roof space will be lit by windows in the new gable end walls, and by rooflights that will be set at high-level within the rooms. The number of bedrooms will be increased from three to five. There is space in front of the existing dwelling for the parking of four cars. The application plans are **attached** at appendix 3.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	Neighbours	One letter of support has been reviewed
	Cllr Debby Hallett	The grounds for the objection are: <ul style="list-style-type: none"> - Inadequate parking provision - Loss of light
	Neighbours	Two letters of objection raising the following objections <ul style="list-style-type: none"> - Overdevelopment - Overlooking - Loss of light - The right to light

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P03/V1904](#) - Approved (12/02/2004)
 Extension to rear and replacement garage.

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. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

5.2 **Planning Practice Guidance (March 2014)**

This document provides supplementary guidance to the NPPF.

5.3 **Draft Vale of White Horse Local Plan 2031 Part 1**

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 **Vale of White Horse Local Plan 2011 (adopted July 2006)**

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

5.5 **Supplementary Planning Document:**

Design Guide (SPD adopted March 2015)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in the determination of this application are the revised plans' impact on the visual amenity of the area, and the impact on the amenities of neighbouring properties, or highway safety.

Design.

6.2 Policy DC1 of the adopted local plan seeks to ensure that all new development is appropriate in terms of design. Given the wide variety in the design and scale of existing dwellings in Hurst Rise Road, officer considers that the proposed plan amendments address the committee members' concerns regarding the ridge height. As shown on the revised plans, the eaves will be retained at the existing height and a new roof added to increase the ridge height by approximately 1.4 metre. The overall height will now accord with that of no.79 to the north. As such the proposal is not considered to harm the visual amenity of the locality.

Neighbour Impact.

6.3 Policy DC9 of the adopted local plan ensures that neighbours do not suffer harm from overlooking, loss of light, or over-dominance. The revised plans clearly show an improvement to the previously deferred proposal through the reduction in ridge height of 1.6 metre. This is a significant improvement in terms of both the impact on the amenities of no.79. The eaves will stay as the existing and the flank wall is not to be increased. Taking into account the reduction in ridge height the proposal is not considered to harm the neighbour through overshadowing or over-dominance.

Access.

6.4 The development is acceptable in terms of access and parking provision as confirmed by the Oxfordshire County Highways Liaison Officer on 14 July 2015, subject to the attached conditions.

7.0 **CONCLUSION**

7.1 The development shown on the revised plans will not harm the visual amenity of the locality, the amenities of neighbours, or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, and DC9 of the adopted Vale of White Horse Local Plan 2011. The proposal is also considered to comply with the provisions of the National Planning Policy Framework and the Design Guide (SPD adopted March 2015).

8.0 **RECOMMENDATION**

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

1. **Approved plans.**
2. **Car parking area (details not shown).**
3. **No drainage to highway.**
4. **Materials in accordance with application.**
5. **Sustainable drainage scheme.**
6. **Time limit - full application.**
7. **Rooflight sill height (extension).**

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