
APPLICATION NO.	P15/V0891/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	22.4.2015
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr & Mrs Watson
SITE	81 Hurst Rise Road Botley Oxfordshire, OX2 9HF
PROPOSAL	Conversion of roof space to create 2 bedrooms with en-suite
AMENDMENTS	None
GRID REFERENCE	448238/205371
OFFICER	Piotr Kulik

SUMMARY

This application is referred to committee as the North Hinksey Parish Council and neighbours object to the proposal.

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 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 1.

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 has been amended to address concerns regarding the original unsympathetic design. The proposal as amended will retain the existing eaves height of 2.3 metres, and increase the ridge height from 4.8 metres to 7.8 metres. 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 either set at high-level within the rooms, or obscure glazed. 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 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

North Hinksey Parish Council	<p>Object <i>Councillors noted further amendment which correctly indentified the application as creating 2 bedrooms. It was notes that the amended applciation had much larger bedroom space and included 4 parking spaces at the front. However, the plans increased the size of the earlier indentified issues as they would create more overlooking and further restrict the light into the main living room and sun ounge of 79 Hurst Rise Road.'</i></p>
Councillor Debby Hallett	<p>Objects on the grounds of loss of light and sunlight to no. 79 Hurst Rise Road</p>
Highways Liaison Officer (Oxfordshire County Council)	<p>No objections subject to conditions</p>
Neighbours	<p>Seven letters of objection raising the following objections</p> <ul style="list-style-type: none"> - Overdevelopment - Overlooking - Loss of light - Out of character - 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 DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

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 impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate off-street parking available for the proposed dwelling.

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, officers consider that the proposal to change the existing single storey bungalow to a chalet bungalow is not objectionable in principle. The eaves will be retained at the existing height and a new roof added to increase the ridge height by approximately three metres. Given the relatively low eaves, the scale and massing of the proposed building is considered to be sympathetic to its surroundings. Suitable external materials will be used. 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. In view of the local slope and the relationship of existing dwellings the main impact will be on the neighbour at no. 79 Hurst Rise Road located northwards, below the level of the site. This neighbouring chalet bungalow has four ground floor windows in the side wall facing the application site, and a conservatory on its rear wall. The two windows closest to the rear wall, which will be most affected, are the only windows to the kitchen. Officers have carefully assessed the impact on these and on the conservatory to the rear.

6.4 It is generally accepted that side facing windows cannot be protected to the same extent as windows that face front and rear. Assessing the impact on side facing windows therefore requires a balance to be struck between the legitimate expectation of a property owner to improve their own property, and the reasonable expectation of neighbours to certain levels of amenity. In this case, the neighbouring dwelling does lie to the north of the application site, so there is the potential for loss of sunlight at certain times of the year. There is a gap between the side walls of the dwellings of approximately four metres. The eaves of the dwelling will be kept at the same height, so there will be no raising of the flank wall in front of the windows. The roof ridge will increase, with the new roof sloping away from the boundary. Taking into account all of these factors, officers consider that, although there will be a greater impact on the neighbour's windows and conservatory from loss of sunlight at certain times of the year, the impact will not be sufficient to warrant refusal.

6.5 Neighbours are also concerned about possible overlooking. Full-length glass doors and a Juliet rail are proposed on the rear elevation at first floor. The windows will face down the back garden and the Juliet rail will not allow any greater overlooking than occurs from any other rear facing bedroom window in a residential area. The proposed rooflights in the side elevations will be set at high-level and some will be obscure glazed. This will ensure no overlooking of neighbours. As such the proposal is not considered to harm the amenities of any of the neighbouring properties

Access.

6.6 The number of bedrooms will increase by two to five in total. The existing hard standing to the front of the dwelling can provide space for four cars as showed on amended block plan. Therefore the development is acceptable in terms of access and parking provision, subject to the attached conditions.

7.0 **CONCLUSION**

7.1 The development 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**

Planning Permission

- 1 : TL1 - Time limit - Full Application (Full)
- 2 : Approved plans
- 3 : HY9[1] - Car Parking Area (Det. not shown) (Full)
- 4 : HY19 - No Drainage to Highway (Full)
- 5 : MC3 - Materials in Accordance with App.(Full)
- 6 : MC29 - Sustainable Drainage Scheme (Full)
- 7 : MC22 – Cill height of rooflights
- 8 : MC23 – Obscure glazing

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BLOCK PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 448237, 205372



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Appendix 3

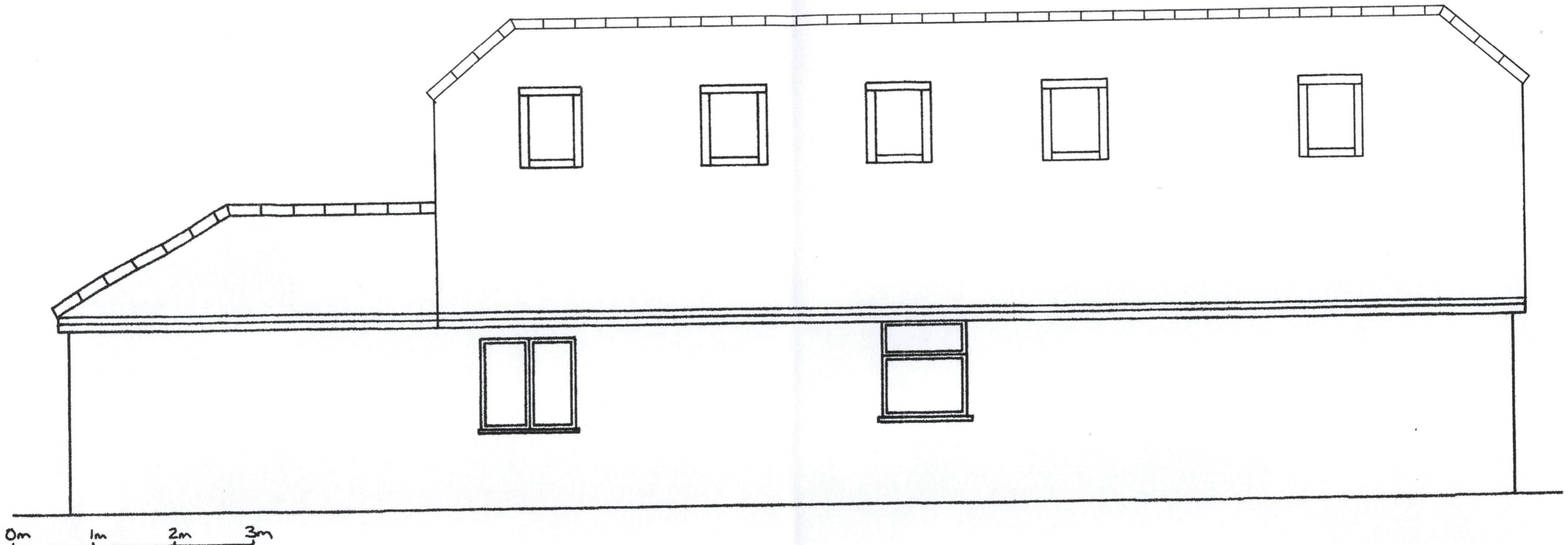


Design Services

Project: Loft Conversion
Client: Mr & Mrs Watson

Address: 81 Hurst Rise Road, Botley, Oxford, OX2 9HF

Proposed Front Elevation: Scale 1:50



Design Services

Project: Loft Conversion
Client: Mr & Mrs Watson

Address: 81 Hurst Rise Road, Botley, Oxford, OX2 9HF

Proposed North East Elevation: Scale 1:50



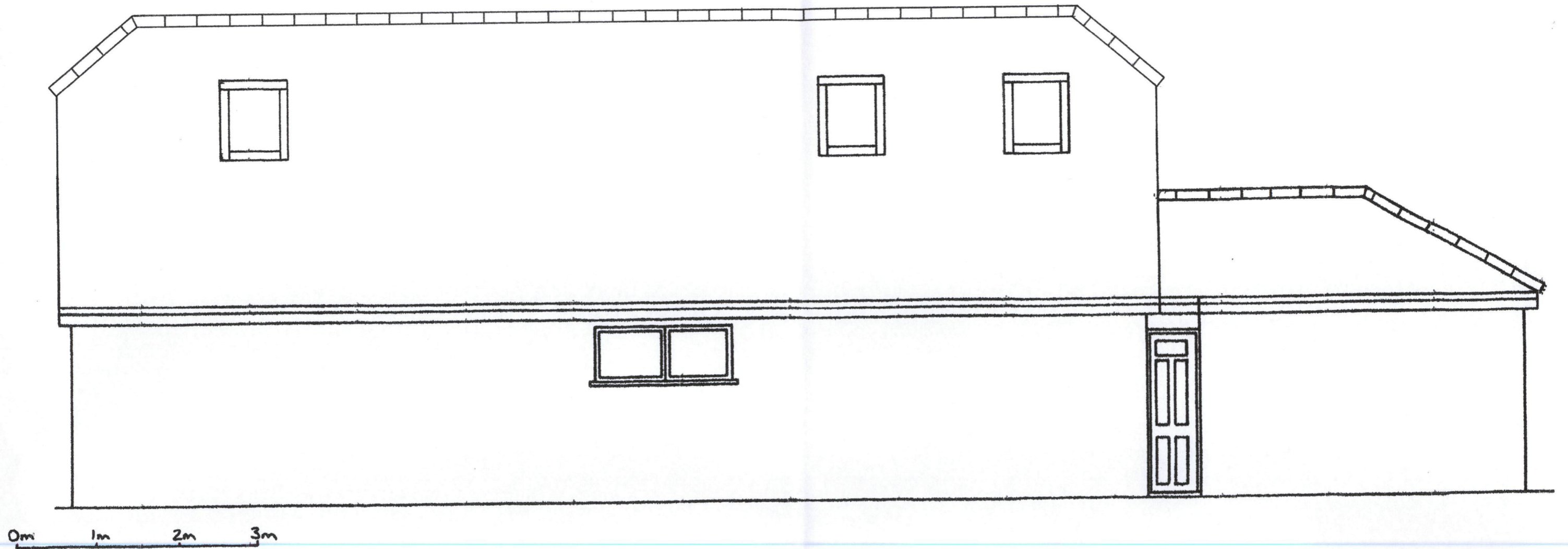
Design Services

Project: Loft Conversion

Client: Mr & Mrs Watson

Address: 81 Hurst Rise Road, Botley, Oxford, OX2 9HF

Proposed Rear Elevation: Scale 1:50

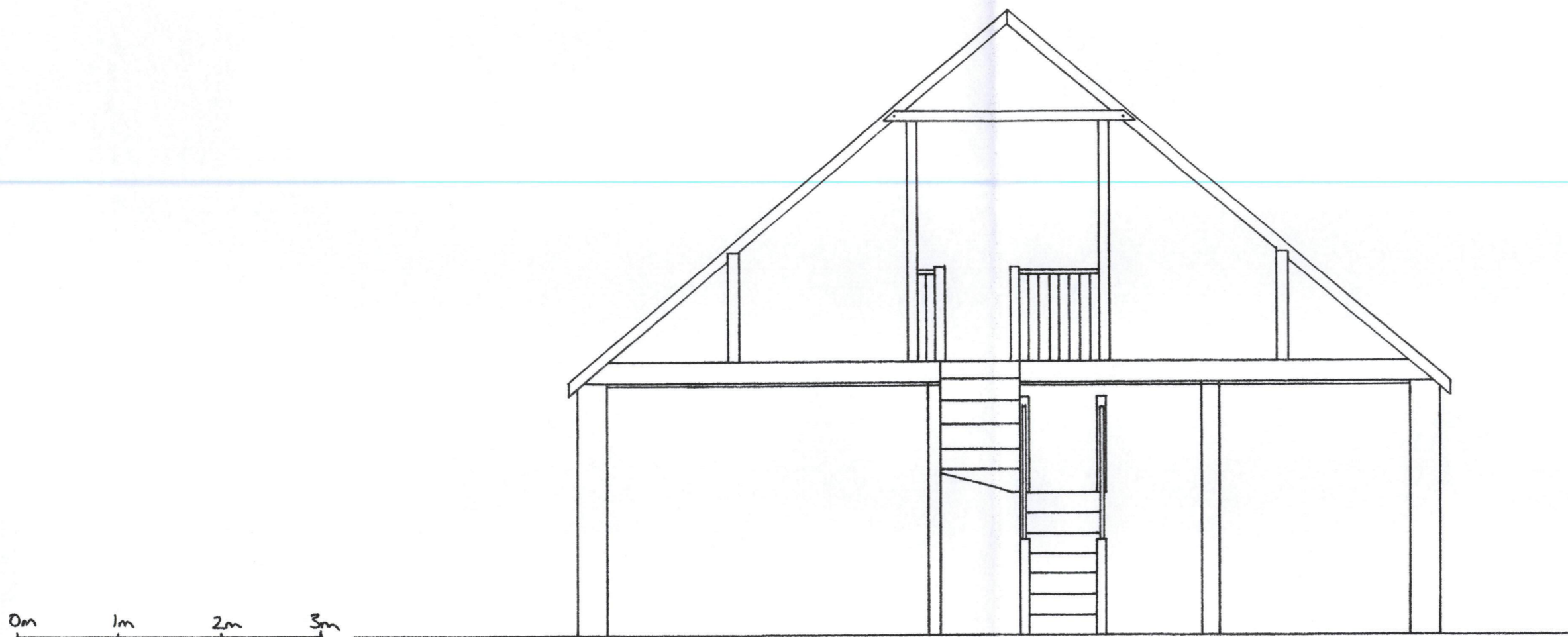


Design Services

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Proposed South West Elevation: Scale 1:50



Design Services

Project: Loft Conversion

Client: Mr & Mrs Watson

Address: 81 Hurst Rise Road, Botley, Oxford, OX2 9HF

Proposed Site Section: Scale 1:50