

APPLICATION NO.	P15/V1188/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	12.6.2015
PARISH	GROVE
WARD MEMBER(S)	Jenny Hannaby Julia Reynolds
APPLICANT	Mrs M Ebsworth
SITE	10 Meadow Close, Grove, Wantage
PROPOSAL	Conversion of car-port to form single storey side extension. Single storey extension to rear covered under permitted development.
AMENDMENTS	None
GRID REFERENCE	440485/190134
OFFICER	Sally Appleyard

SUMMARY

The application is referred to committee as Grove Parish Council objects.

The proposal is to replace the existing car-port with a single storey side extension to enlarge the garage. This will enable the applicants to create an area for a gym and a cycle store.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is considered acceptable.
- Whether there is adequate off-street parking within the site, which it is considered there is.

The application is recommended for approval.

1.0 INTRODUCTION

1.1 The property, a detached bungalow, is located within the village of Grove within an established residential area. Vehicular access to the site is obtained from the existing front access directly off Meadow Close which runs along the west boundary of the site. Neighbouring properties are located to the north, east and south. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Grove Parish Council objects.

2.0 PROPOSAL

2.1 The application seeks full planning permission to enlarge the existing property by converting the car-port to form a single storey side extension on the north elevation of the property. This will enable the applicants to create an area for a gym and a cycle store. The length of the existing flat roofed garage is to be increased by approximately by 4.6 metres, from 6.9 metres to 11.5 metres. The extension would be set back from the front of the property by 0.5 metres. The eaves height would be unchanged. A copy of the application plans is **attached** at Appendix 2.

2.2 The plans illustrate a single storey rear extension however this does not require planning permission as it complies with Part 1, Class A of the Town and Country

Planning (General Permitted Development) Order 2015. Therefore this has not been considered within this application.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1	Grove Parish Council	<p>23.07.2015 – First response Objects. The grounds for objections are:</p> <ul style="list-style-type: none"> • Loss of car parking space • The flat roof is out of character <p>06.08.2015 – Second response Objects. The grounds for objections are:</p> <ul style="list-style-type: none"> • Loss of car parking space <p>(Grove Parish Council commented twice on this application. No amended plans were submitted)</p>
	Highway Liaison Officer (Oxfordshire County Council)	<ul style="list-style-type: none"> • No objections, subject to conditions

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V1294/PD](#) - Other Outcome (12/06/2015)

Proposed single storey extension to rear and conversion of car-port at side.

[P98/V1209](#) - Approved (20/10/1998)

Alterations and extension to form utility room with pitched roof over existing garage.

5.0 **POLICY & GUIDANCE**

5.1 **National Policy Framework 2012 and National Planning Practice Guidance 2014**

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. The NPPG provides supplementary guidance to the NPPF.

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

This document provides supplementary guidance to the NPPF

5.3 **Vale of white Horse Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse Local Plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses

5.4 **Emerging 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.

Policy No.	Policy Title
Core Policy 37	Design and local distinctiveness

5.5 **Supplementary Planning Guidance**

- Design Guide – March 2015
The following sections of the Design Guide are particularly relevant to this application:-
 - *Responding to Local Character (DG103)*
 - *Consider your neighbours (DG104)*
 - *Scale, form and massing (DG105)*
 - *Design considerations (DG106)*
 - *Side extensions (DG109)*

6.0 **PLANNING CONSIDERATIONS**

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

6.2 **Impact on visual amenity**

The proposed extension to the existing property will allow to enlarge existing living space in the property. As a result of the proposal there will be a relatively modest increase in the length of the existing garage however it is not considered to be excessive within the visual context of the area. Officers are of an opinion that the extended garage would remain wholly subordinate in scale and height to nearby dwellings and would not have an adverse impact on the surrounding area. There are several flat roof garages within the vicinity that are sat in a similar position to the proposed development and therefore it is considered that the proposal would not appear out of place within the street scene or harmful to the visual amenity of the area. The proposed extension is to be constructed from materials that match those of the existing dwelling.

6.3 Given the scale, design and massing of the proposed development, and the existing street scene, it is not considered that the form of the extension would have an adverse impact on the character or appearance of the surroundings. Therefore the proposal complies with Local Plan Policy DC1.

6.4 **Impact on neighbours**

The size and position of the proposed extension is such that it is not considered that the amenities of neighbouring properties would be harmed in terms of overshadowing, overlooking or dominance. Therefore the proposal complies with Local Plan Policy DC9.

6.5 **Impact on highways safety**

The proposal does not alter the existing access or increase the number of bedrooms in the property, however it is proposed to convert the car-port into a “gym/cycle store area” resulting in the loss of a parking space. Grove Parish Council have objected to

this proposal on the grounds that there will be a loss of parking space. In accordance with the parking standards, a minimum of two off-street car parking spaces should be retained for a three bedroom property. The Highways Liaison Officer has been consulted and has raised no objection to the proposal. It is considered that it should be possible to provide the two off-street car parking spaces, each 2.5x5.0m minimum where unobstructed, within the frontage with some adjustment to existing garden. In accordance with the response from the Highways Liaison Officer, a condition has been suggested to ensure that the two off-street car parking spaces are provided.

6.6 Therefore, it is considered that the provision of two off-street car parking spaces is adequate for the property and complies with Local Plan Policy DC5.

7.0 **CONCLUSION**

7.1 The development does not harm the visual amenity of the locality or the amenities of neighbouring properties, and there is adequate off-street parking within the site. The development, 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 development is also considered to comply with the provisions of the councils Residential Design Guide and the National Planning Policy Framework.

8.0 **RECOMMENDATION**

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

1. **Approved plans.**
2. **Car parking spaces (details not shown).**
3. **Materials in accordance with application.**
4. **Time limit - full application.**

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