

APPLICATION NO.	P15/V1865/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	5.8.2015
PARISH	RADLEY
WARD MEMBER(S)	Edward Blagrove Bob Johnston
APPLICANT	Mr & Mrs M Brooke
SITE	75 Lower Radley, Radley, Abingdon, OX14 3AY
PROPOSAL	Conversion of existing garage into living accommodation together with the extension and remodelling of the house including new single-storey front entrance porch. Erection of single storey building to incorporate garden storage and home gym.
AMENDMENTS	None
OFFICER	Penny Silverwood

SUMMARY

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

The proposal is for the conversion of the existing garage into living accommodation together with the extension and remodelling of the house and the erection of a new single-storey front entrance porch. Also proposed is the erection of a single storey building to the rear of the existing property to incorporate garden storage and a home gym.

The main issues are:

- The impact on the openness of the Oxford Green Belt, which is considered acceptable
- 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
- The impact on access and highways safety, which is also considered acceptable.

The application is recommended for approval, subject to conditions.

1.0 INTRODUCTION

1.1 No. 75 Lower Radley is a modern detached house, located on a large plot within the Oxford Green Belt on the eastern edge of Lower Radley. Adjacent neighbouring properties are to the north, beyond the large curtilage of this property. The boundaries of the site are generally defined by mature hedgerow planting. A copy of the site plan is **attached** at appendix 1.

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

2.0 PROPOSAL

2.1 The application seeks full planning permission for the construction of a single storey side extension on the south-east elevation of the house which will replace the existing conservatory and conversion of an existing internal garage into living accommodation. In addition the erection of a single storey outbuilding to the rear of the house is proposed to incorporate garden storage and a home gym.

- 2.2 Planning permission was granted on 14th July 2014 for similar proposals under application P14/V1043/HH. The changes in this application that will be considered are:
- Alterations to the configuration and size of windows on the front elevation of the house
 - Revisions to the design of the proposed outbuilding.

2.3 The proposed porch does not require planning permission as it complies with Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015. Therefore this has not been considered within this application.

2.4 The proposed outbuilding will have a mono-pitch roof, with a total height of 4.1 metres and a height to the eaves of 3 metres. It will be 16.5 metres long and 5.7 metres wide. The outbuilding permitted in 2014 was in the same location, had a dual-pitch roof and was 3.3 metres shorter, 0.9 metres wider, and 1.9 metres higher. The proposed changes to the window configuration on the house consist of changing the ground floor and first floor window to the west of the front door from three panes to two panes, larger windows to be inserted into the front elevation of the home office and the window on the front elevation of the living room changing from five panes to four panes. A copy of the application plans are **attached** at Appendix 2. The plan of the outbuilding approved in 2014 is **attached** at appendix 3.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Radley Parish Council	Object – <ul style="list-style-type: none"> • Size and proximity of outbuilding to the road compromises the openness of its surroundings • Increase in hardsurfaces and the likelihood for increasing the potential for flooding
Drainage Engineer (Vale of White Horse District Council)	No objections, subject to condition
Thames Water	No objections
County Archaeologist (Vale of White Horse District Council)	No objections

4.0 RELEVANT PLANNING HISTORY

4.1 [P14/V1043/HH](#) - Approved (14/07/2014)

Conversion of existing garage into living accommodation together with the extension and remodelling of the house. Erection of single storey building to incorporate double garage and private gym.

[P99/V0311](#) - Approved (07/05/1999)

Re-submission of Approval RAD/10860/1 for erection of one dwelling. (Demolish existing dwelling & associated buildings).

[P98/V0985](#) - Approved (17/09/1998)

Erection of one dwelling. (Demolish existing dwelling & associated buildings).

[P88/V0984](#) - Other Outcome (18/11/1988)

Single storey extension to provide annexe of lounge, bedroom/shower and kitchen.

5.0 POLICY & GUIDANCE

5.1 **National Planning 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 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
GS3	Development in the Oxford Green Belt

5.3 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 1	Presumption in favour of sustainable development
Core Policy 37	Design and local distinctiveness

5.4 Supplementary Planning Guidance

- **Design Guide – March 2015**

The following sections of the Design Guide are particularly relevant to this application:-

- Principle DG103: Responding to local character
- Principle DG104: Consider your neighbours
- Principle DG105: Scale, form and massing
- Principle DG106: Design considerations

5.5 Neighbourhood Plans

Radley does not currently have a neighbourhood plan.

5.6 Other Relevant Legislation

Human Rights Act 1998 – the provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.7 Equality Act 2010 – In determining this application the Council has regard to its equality obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

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

6.2 Impact on openness of the Green Belt

The proposed works to the existing house under this application do not represent any

increase in volume above that permitted under application P14/V1043/HH in 2014. The proposed outbuilding will be viewed within the enclosed garden of the application site. In terms of its scale the current proposal is considered to be similar to the approved outbuilding. Consequently it is not considered that the proposals will harm the openness or special character of the Oxford Green Belt.

6.3 Impact on visual amenity

The outbuilding permitted in 2014 forms the basis of considerations with regards to impact on visual amenity of the area because this planning permission is extant. An objection has been received from the parish council asserting that the size and proximity of the outbuilding to the road will compromise the openness of its surroundings. However, when compared to the outbuilding that could be constructed under the extant permission, officers consider there will be little material difference. The existing mature boundary hedge will be retained and, as the proposed building will be approximately two metres lower than the permitted building, it is likely to be less visible from the road. The proposed outbuilding is considered subordinate to the main dwelling in terms of scale and massing.

6.4 The proposed alterations to the window configuration on the house are not considered to impact upon the character of the existing building. Therefore it is the officer's opinion that the proposals will not have any significant impact upon the visual amenity of the existing dwelling and the surrounding area.

6.5 Impact on highway safety

It is not considered that the proposals will have any impact upon access or highways safety.

6.6 Impact on neighbouring amenity

Given the position and orientation of neighbouring properties it is considered that the proposal will not harm their amenities in terms of overshadowing, dominance or overlooking.

6.7 Other considerations

An objection has been raised by the parish council on the grounds that the proposed increase in hard surfacing is likely to increase the potential for flooding in the local area. The drainage engineer has been consulted and, following subsequent submission of a householder flood risk assessment and supporting information, raises no objections, subject to a condition securing the development is carried out in accordance with the above documents. Subject to the inclusion of such a condition, officers consider that there will be no impact on the local area with regards to flooding.

7.0 CONCLUSION

7.1 The development does not harm the visual amenity of the area, the amenities of neighbouring properties, and there is not considered to be any impact upon access or highways safety. The development does not harm the openness of the Oxford Green Belt. The development, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and GS3 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. Commencement three years – full planning permission.
2. Approved plans.

3. **Materials in accordance with application.**
4. **Surface water drainage details.**

Author: Penny Silverwood
Email: penny.silverwood@southandvale.gov.uk
Contact No: 01235 540546