

APT/19972 – Mr & Mrs A Hammond

Proposed conversion of roof space to bedroom accommodation including the insertion of three dormer windows to rear elevation. Minor extension to the existing front elevation to create an extended staircase for access into the roof space. Conversion of part of the garage to kitchen area. Bridge House, Oaksmere, Appleton.

1.0 The Proposal

1.1 This application seeks planning permission for the conversion of the roof space to provide two additional bedrooms and a bathroom to include the insertion of three dormer windows on the rear elevation and a small window on the side elevation. The proposal also includes a minor extension to the existing stairwell located at the front of the property to create an extended staircase above for access to the additional bedrooms in the roof space, the repositioning of the existing front dormer window along the roof by approximately 300mm, and the conversion of one of the existing attached garages to provide a family room and utility room. Bridge House is currently a 4/5 bedroom house located on the southern edge of Appleton village, and is located adjacent to the Oxford Green Belt. It is proposed that there will be off street car parking provision for a maximum of five cars one in the garage, two in front of the garage with space in the front garden for two additional cars. A location plan, together with floor plans and elevations are at **Appendix 1**.

1.2 This application comes to Committee as the Parish Council has objected to the proposal.

2.0 Planning History

2.1 The site has no planning history. The conversion of the roof space above the existing garages to a bedroom together with the insertion of a dormer window to the rear constituted permitted development, therefore planning permission would not have been required.

3.0 Planning Policies

3.1 Policies H24, DC1, DC5, and DC9 of the adopted Vale of White Horse Local Plan seek to ensure that all new development is of high standard of design, adequate provision will be made for parking of vehicles, and that it does not cause harm to the amenity of neighbours.

4.0 Consultations

4.1 Appleton Parish Council has objected for the following reason: "The Council is concerned that the plot would be overdeveloped as this would become a 7 bedroom house. The roof space over the garage has already been converted with addition of a dormer. There is parking at present for 2 cars in garages plus a further 2 cars in front, without encroaching on the shared turning space. The Council is concerned that there is not enough space for any extra cars which could be generated. The shared gate is close to a bend where there have been a number of accidents and it would be dangerous to reverse out, so the turning area is essential".

4.2 One local resident has objected. Their concerns include the points raised by Appleton Parish Council.

4.3 The County Engineer has no objections subject to conditions.

5.0 Officer Comments

5.1 The main issues to consider in determining this application are: 1) whether the proposal would have a detrimental impact on the character of the area; 2) the impact on the amenity of neighbouring properties in terms of overlooking; and 3) highway safety and car parking arrangements.

- 5.2 In terms of the character and appearance of the area, Officers consider that the proposed design of the conversion of the roof space together with the insertion of the three dormer windows and the minor extension to the front of the property will not have a harmful impact.
- 5.3 In terms of residential amenity, Woody Brook is a two storey detached house of similar design and size to Bridge House and is located approximately two metres away to the west. The main windows of this property face front and back. There are two windows on the flank elevation facing the application site which consist of a ground floor store cupboard and a first floor shower room. Officers consider that, due to the distance away and the orientation, the proposed small second floor side window and the proposed second floor rear dormer windows will not overlook this property.
- 5.4 Finally, on the last issue, parking and turning, the County Engineer has no objection to the proposed development. Five off street parking spaces can be provided as explained above and a turning space can be accommodated also.

6.0 Recommendation

6.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit.*
2. *RE1 Matching Materials*
3. *RE14 Garage retained for such use*