

APPLICATION NO.	P16/V2827/HH
SITE	129 Poplar Grove, Kennington, Oxford, OX1 5QR
PARISH	Kennington
PROPOSAL	Loft conversion including dormer on rear elevation (as amended by drawing 001/2, 002/2, 003/2 and 004/2 on 13 January 2017; change to window positioning in dormer, addition of rooflight to front elevation and corrections to plans, and as amended by drawing 005 on 16 January 2017; parking visibility splays).
WARD MEMBER(S)	Edward Blagrove Bob Johnston
APPLICANT OFFICER	Mr Christopher Sawyer Emma Hawthorne

RECOMMENDATION

To grant planning permission subject to the following conditions:

- 1. Commencement within three years.**
- 2. Development to be built accordance with approved plans.**
- 3. Submission of material details, prior to commencement.**
- 4. Obscured glass and fixed shut, apart from top-hung opening vent only to rear window.**
- 5. Car parking provision to be retained and maintained.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee at the request of the ward member, Councillor Bob Johnston.
- 1.2** The property, a detached dwelling, is located in Kennington within a well-established residential area. Vehicular access to the application site is gained via Poplar Grove which runs along the south west boundary of the site. Neighbouring dwellings are located to all other boundaries.
- 1.3** The application seeks planning permission for the conversion of the loft, which includes a dormer window to the rear elevation and a roof light to the front elevation.
- 1.4** The application has been amended further to its original submission to remove a window from the dormer, add a rooflight to the front elevation and to correct plan inaccuracies.
- 1.5** A site location plan is included overleaf.



1.6 Extracts of the application plans can be found **attached** at Appendix 1, Appendix 2 and Appendix 3.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received in respect to the original and amended plans is below. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

2.2 ***First consultation***

Kennington Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> • Not objecting to principle; • Overly large size of dormer; • Inconsistencies with elevation and floor plan.
Neighbour - Objection	11 letters of objection have been received. The comments can be summarised as follows: <ul style="list-style-type: none"> • Unneighbourly in that it infringes the privacy of the properties that it overlooks; • Overbearing scale of the proposal; • Views gained of dormer from Meadow View Road; • Plans inadequately drawn; • Incomplete and poor specification of materials and design; • Inadequate parking provision; • Existing rooflight omitted from plans; • Staircase to proposed second floor bedroom may not meet Building Control regulations for fire escape;

	<ul style="list-style-type: none"> • Overshadowing and loss of light to No. 125 and No.127 Poplar Grove.
Highway Officer (Oxfordshire County Council)	Holding objection, to enable further information and revised plans: <ul style="list-style-type: none"> • Car parking plan at a scale of 1:100 including vision splays.

Second consultation	
Kennington Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> • Inconsistencies remedied; • Prominent, unsightly feature viewed by many dwellings in Meadow View Road; • Unneighbourly; • Little more thought and attention to design could have been less of an ugly box sitting on the back of the property.
Neighbour - Objection	1 letter of objection has been received. The comments can be summarised as follows: <ul style="list-style-type: none"> • Unneighbourly and overbearing scale. • Incomplete and poor specification of materials.
Highway Officer (Oxfordshire County Council)	No objection subject to condition; <ul style="list-style-type: none"> • Parking plan.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P10/V0284/DIS](#) - Approved (18/02/2010)

Request for compliance with condition for Application No: KEN/20852/1 condition 2.

[P09/V1377](#) - Approved (09/09/2009)

Erection of a three bedroom detached house.

[P09/V0679](#) - Approved (11/06/2009)

Erection of two storey three bedroomed dwelling attached to 127 Poplar Grove.

3.2 **Pre-application History**

None.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site area is less than 5ha, and the site is not in a 'sensitive area'. The proposal is not therefore EIA development.

5.0 **MAIN ISSUES**

5.1 **Background**

When the dwelling was granted planning permission in 2009 (under application P09/V1377/FUL), the permission included a condition that removed permitted development rights in terms of extensions, roof alterations, porches and outbuildings (Schedule 2, Part 1, Class A, B, C, D and E of The Town and Country (General Permitted Development) (England) Order 2015 as amended). The reason was to avoid over development or a cluttered appearance. Therefore, this proposal requires planning permission as a result of this condition. The condition does not mean that no development can come forward, but seeks to require a planning application be submitted in order to fully assess any proposals.

5.2 **Design, layout and visual amenity**

The Vale of White Horse adopted Design Guide 2015 states that dormers should be small and sit appropriately in the roof-slope, well above the eaves line, well below the ridge line and set in from gable ends (principle DG11). It also notes that flat roof, mono-pitch and gabled dormers are all commonly found in the Vale and the choice of design should be informed by the character and appearance of the area (principle DG59). The proposed dormer is a flat roof dormer, set above the eaves line, below the ridge line and is set in from the gable ends.

5.3 The proposed dormer is to the rear of the dwelling and will not be visible from along Poplar Grove. Glimpsed views will be available from Meadow View Road but Officers do not consider that the dormer will be overly prominent and would not have a detrimental effect on street scene character. The proposed dormer will be viewed within the context of the existing dwelling, and residential area.

5.4 Officers are mindful that this type of proposal could be achieved under permitted development by many other dwellings within the vicinity and indeed another dwelling in the area which can be viewed from the application site, (54 Meadow View Road) has achieved a similar proposal as a result of permitted development rights.

5.5 Therefore, on balance, Officers are of the opinion that the character and appearance of the area will not be significantly harmed by the proposal and refusal on this basis would not be justified.

5.6 In order to ensure the external materials used in the development are appropriate and similar to existing materials of the dwelling and neighbouring properties, it is considered necessary and reasonable to require details of the materials to be submitted by way of a planning condition.

5.7 **Residential Amenity**

The amended plans submitted include an additional roof light to the front elevation which will have views across Poplar Grove, which would not result in any harmful overlooking.

5.8 The rear window serving the additional bedroom has been removed from the amended plans to address any overlooking concerns. The amended plans submitted propose that the remaining rear window, serving an en-suite bathroom, will be obscure glazed. In addition to this, it is proposed that a condition is attached to permission requiring that the window be fixed shut,

apart from a top-hung opening vent only, to ensure no harmful overlooking into the private amenity space of neighbouring properties.

- 5.9 The proposed dormer window would not dominate or overshadow any of the neighbouring properties given its scale and position on the existing roof slope. The amendments requiring obscure glazing to the en-suite window mitigate any overlooking concerns raised. Therefore, Officers consider that the proposal would not have a harmful effect on the neighbouring properties.

5.10 **Traffic, parking and highway safety**

The proposal adds an additional bedroom to the dwelling, for a total of four. There is sufficient space within the site to provide off-street parking for two vehicles. This level of parking is considered to be sufficient for a dwelling of this size in this location, and in order to ensure it is maintained it is considered reasonable and necessary to condition the existing parking area to the front elevation of the dwelling. Vision splays have been provided in accordance with adopted standards.

5.11 **Other considerations**

The amended plans submitted corrected inconsistencies and omissions between plans.

6.0 **CONCLUSION**

- 6.1 The proposal will not harm the visual amenity of the area and will not harm the amenities of neighbouring properties. Adequate parking for the dwelling is available within the application site. The proposal therefore complies with the relevant Local Plan 2031, Part 1 policies, Local Plan 2011 saved policies, the National Planning Policy Framework and the council's Design Guide SPD 2015.

The following planning policies have been taken into account:

- Vale of White Horse Local Plan 2031, Part 1, core policy - CP37.
- Vale of White Horse Local Plan 2011, saved policies - DC5, DC9.
- Vale of White Horse Design Guide 2015.
- National Planning Policy Framework 2012.
- National Planning Practice Guidance 2014.
- Neighbourhood Plan - Kennington has not submitted a neighbourhood plan.
- Human Rights Act 1998.
- Equality Act 2010.

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