

<b>APPLICATION NO.</b>	<a href="#">P17/V0007/HH</a>
<b>SITE</b>	10 Poplar Grove Kennington, OX1 5QW
<b>PARISH</b>	Kennington
<b>PROPOSAL</b>	Rear flat roof dormer, rear cottage style dormer and convert hip to gable.
<b>WARD MEMBER(S)</b>	Edward Blagrove Bob Johnston
<b>APPLICANT</b>	Mr Ali
<b>OFFICER</b>	Alastair Scott

---

## **RECOMMENDATION**

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

### **Standard Conditions:**

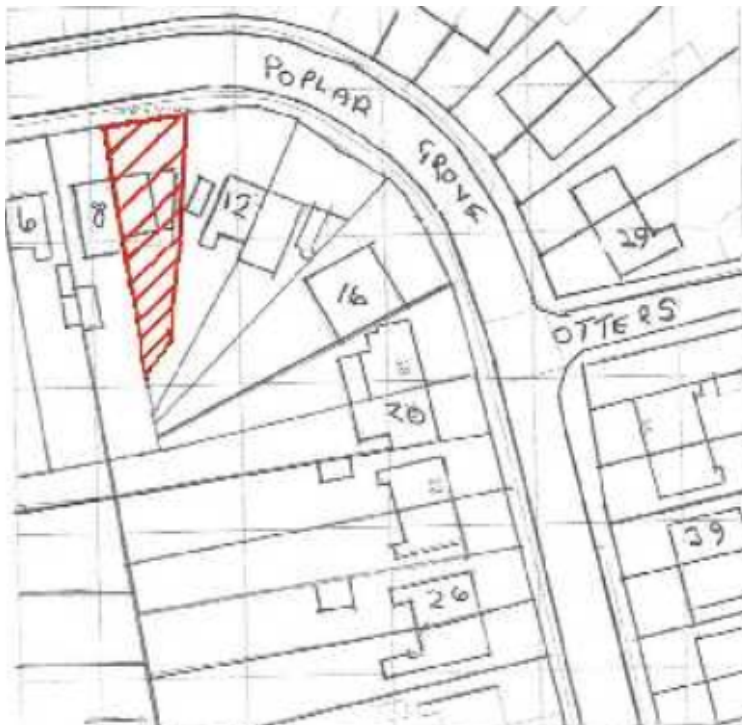
- 1. Commencement three years - full planning permission.**

### **Compliance Conditions:**

- 2. Approved plans.**
- 3. Materials in accordance with application.**
- 4. Car parking for three spaces retained.**

## **1.0 INTRODUCTION AND PROPOSAL**

- 1.1** The application comes to Committee as a result of a request by the local ward councillor, Bob Johnston.
- 1.2** The application site is a semi-detached dwelling in Kennington village. The property has been subdivided into 2 two-bedroom flats under planning permission ref P08/V0936 in 2008. A condition removing permitted development rights is attached to the planning permission. Specifically this removes permitted development rights for additional windows being inserted at first floor and above in the south east elevation of the property. The proposal is for a loft conversion for an additional bedroom to one of the two flats that would include the installation of two dormer windows at the rear of the property and conversion of the roof profile from hip to gable.
- 1.3** A site location plan is below. The application drawings are **attached** at Appendix 1



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of consultation responses is provided below. Full details can be seen on the council’s website, [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

Kennington Parish Council	Object on the grounds of: <ul style="list-style-type: none"> <li>• Inappropriate visual appearance</li> <li>• Dominance of neighbours</li> </ul>
Neighbours	1 letter of objection on the following grounds: <ul style="list-style-type: none"> <li>• Overbearing impact</li> <li>• Loss of light</li> <li>• Previously agreed works not carried out</li> </ul>
County Highways Officer	Requests parking plan

3.0 **RELEVANT PLANNING HISTORY**

3.1 [VE12/071](#)

Development not being built in accordance with approved plans

[P08/V0936](#) - Approved (09/10/2008)

Change of use of existing three bedroom dwelling to two no. two bedroom self contained flats, car parking, bin and cycle store and amenity space and two storey side extension.

3.2 **Pre-application History**

None.

#### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal has been considered not to require an EIA.

#### 5.0 **MAIN ISSUES**

5.1 The main issues relating to this proposal are:

- Design and visual impact
- Residential amenity
- Parking and highway safety

#### 5.2 **Design and visual impact**

The proposal is to change the roof form a hip to a gable, and to insert two dormer windows, one traditional and one a box. The proposal has been amended to reduce the size of the box dormer and set it in from the proposed gable end wall by 500mm. These roof alterations are normally permitted development and could be carried out to many houses in the vicinity without the need for planning permission. In design terms the main issue is the impact of the box dormer. As amended, set in from the side wall, officers consider it will not be particularly visible from the public highway and that, therefore, the impact on the character and appearance of the area is acceptable.

#### 5.3 **Residential Amenity**

The resident of No. 12 has objected to the proposal on the grounds of loss of light and dominance to his property. His house is set below the level of the application site by approximately 800mm. Due to the bend in the road the side wall of his house is between three and five metres from the side wall of no.10. In view of this separation, officers do not consider that his amenities will be harmed by loss of light or dominance.

5.4 With regard to overlooking the proposed dormers will look directly down the rear garden, at the ends of neighbours' garden. There will be no direct view into the more sensitive parts of gardens closer to the houses. In view of the bend in the road oblique views of gardens will already be available to a greater degree than is usually the case. In light of this officers consider there will be no harm from overlooking.

5.5 The neighbour has also raised concern that previously approved works have not been implemented. This is a separate matter that has been referred to the enforcement team for investigation.

#### 5.6 **Parking and highway safety**

The county highways officer has requested a parking plan. Two parking spaces were approved as part of the planning permission for the conversion to flats in 2008. The front garden area is sufficient in size to accommodate three parking spaces. Kennington village has a range of facilities and a frequent bus service between Abingdon and Oxford. In view of this officers are mindful of national

guidance on parking and consider that three parking spaces for the two flats is acceptable. This can be the subject of a condition.

6.0 **CONCLUSION**

- 6.1 It is considered that the proposal is acceptable in relation to design and visual impact and that it would not have a significant impact upon the amenity of neighbours. The application site is considered to be in a sustainable location with a regular bus service passing nearby and it is considered that there is sufficient capacity for on-site parking.

The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2011:**

Policy DC5 – Access

Policy DC9 – Impact of development on neighbouring uses

**Vale of White Horse Local Plan (Part 1), 2031:**

Policy CP37 – Design and local distinctiveness

**Design Guide (SPD adopted 2015)**

**National Planning Policy Framework, 2012**

**Planning Practise Guidance, 2014**

**Equalities Act, 2010**

The proposal has been assessed against the public sector equalities duty in section 149 of the Equalities Act. No identified group is considered to be disadvantaged by the proposal.

**Author:** Alastair Scott  
**Email:** [planning@southandvale.gov.uk](mailto:planning@southandvale.gov.uk)  
**Contact No:** 01235 422600