

<b>APPLICATION NO.</b>	<a href="#">P20/V1019/FUL</a>
<b>SITE</b>	30 Pinnocks Way, Oxford, OX2 9DG
<b>PARISH</b>	CUMNOR
<b>PROPOSAL</b>	Conversion of existing house to 2 flats (1 x 2-bed and 1 x 1-bed) and relaxation of condition 5 of planning permission P17/V2683/FUL to enable existing annex to be used as a separate flat.(as amended by Application Form & plans received 22 September 2020).
<b>WARD MEMBER(S)</b>	Alison Jenner Judy Roberts
<b>APPLICANT OFFICER</b>	Mr Patrick McDonald Martin Deans

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## **RECOMMENDATION**

**Planning Permission subject to the following conditions:**

**Standard:**

- 1. Commencement three years - Full Planning Permission**
- 2. Approved plans**

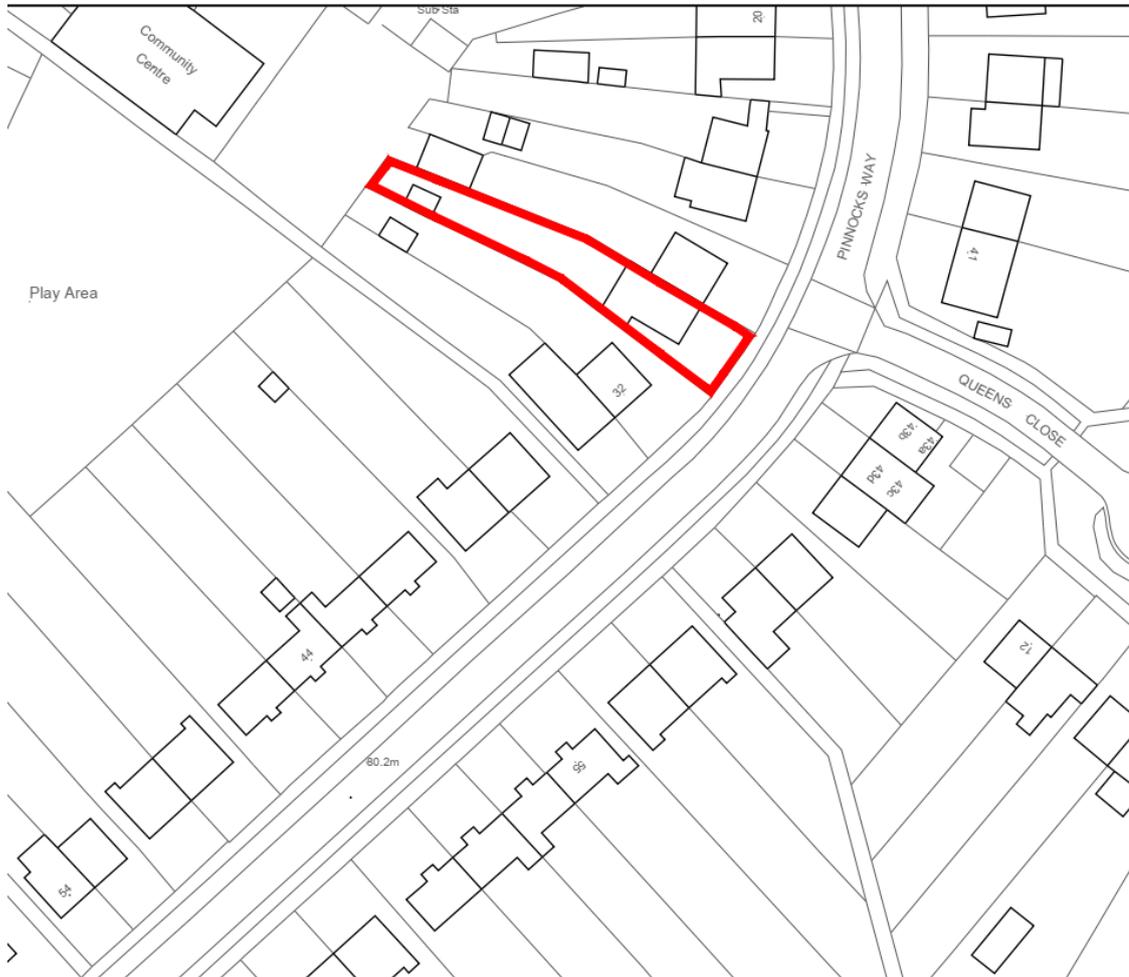
**Prior to Use:**

- 3. HY7 - Car Parking (Full)**
- 4. RE29 - Refuse Storage (Full)**
- 5. Arrangements for use of garden space**

## **1.0 INTRODUCTION AND PROPOSAL**

- 1.1** This application comes to committee at the request of one of the local members, Judy Roberts. The application site is a semi-detached house on Pinnocks Way. The adjoined neighbour, no.28, lies to the north-east while the immediate neighbour to the south-west is no.32. At the end of the rear garden is the former Dean Court Community Centre which is disused and owned by Sovereign Vale Housing Association.
- 1.2** Towards the bottom of the rear garden is a self-contained, 1-bedroom annex that was permitted in 2018 to be used as part of the household. It has a floor area of 11m x 3.5m and a pitched roof that is 4m high. The current proposal is to retain this annex as a separate unit, and to convert the house to two flats, one 2-bedroom flat on the ground floor and one 1-bedroom flat on the first floor. Up to four parking spaces will be provided on the existing hardstanding at the front of the property, together with bin storage for the three units.
- 1.3** The application has been amended. As originally submitted the proposal included a first floor rear extension to the house and the creation of five

residential units, including the annex unit. The proposal was amended to its current form, a reduced number of units, without any proposed extensions, following concerns raised by neighbours and by officers. A site location plan is below and the application plans are **attached** at Appendix 1.



## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

This is a summary of the final responses received from consultees and third parties to the application. The full responses can be viewed on the council website: [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

<p>2.1 <b>Cumnor Parish Council</b></p>	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> <li>• Use of the annex as a separate dwelling sets a precedent for back garden development</li> <li>• Concerns over the standards of amenity for the rear unit</li> <li>• There appears insufficient space for parking of four cars at the front</li> </ul>
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<b>Highways Liaison Officer</b>	No objections
<b>Waste Management Officer</b>	No objections
<b>Neighbours</b>	One neighbour objected to the original plans due to the impact of the proposed extension. There have been no objections to the amended plans.

### 3.0 **RELEVANT PLANNING HISTORY**

#### 3.1 [P17/V2683/FUL](#) - Approved (15/06/2018)

Erection of a garden annex. (as amended plans and additional information received 16 May 2018 altering access to annex to rear).

#### [P02/V1251](#) - Approved (03/09/2002)

Retrospective application to retain wooden deck and steps down from French doors, also trellis to top of fence.

#### [P00/V0145](#) - Approved (29/02/2000)

Single storey rear extension to provide annexe. Planning Application History

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

#### 4.1 The scale of development is too small to qualify for an EIA

### 5.0 **MAIN ISSUES**

#### 5.1 Officers consider the main issues to be:

- The principle of development
- Impact on the character and appearance of the area
- The amenity of occupants
- Impact on neighbours
- Traffic parking and highway safety

#### 5.2 **The Principle of Development**

The site lies within Botley, which is defined under policy CP3 as a relatively highly sustainable Local Service Centre in the Local Plan 2031 Part 1 (LPP1). Policy CP4 allows for new residential development within Botley. Therefore, the principle of increasing the number of residential units on the site is acceptable. Policy DP3 of the Local Plan 2031 Part 2 allows for the sub-division of existing dwellings subject to the proposal meeting certain criteria which will be examined below.

#### 5.3 **Impact on the Character and Appearance of the Area**

No external changes are proposed to the house and the annex already exists. Nearby gardens contain a number of relatively large outbuildings. For example, at no.22 is a detached annex building, and at no.28, next door to the

application site, is a sizeable garage. At no.34 planning permission was granted in 2018 for a single storey, separate studio apartment at the bottom of the garden (ref P18/V1864/FUL). Therefore, it is typical to find an outbuilding in the rear garden of the houses in the vicinity, some of which are used for residential purposes, and in this regard the proposal is not out of keeping with the area. The concerns of the parish council over precedent are noted, although members are aware that each case is considered on its individual merits.

#### 5.4 **The Amenities of Occupants**

There are many examples of the conversion of houses to smaller units of accommodation in the area. A key concern is to ensure that the occupants have acceptable levels of amenity. Policy DP2 of the Local Plan 2031 Part 2 applies the National Space Standards to new dwellings. The proposal does comply with these standards for the 1-bedroom and 2-bedroom units that are proposed, including the annex.

5.5 There is approximately 70sq.m of private amenity space available. This exceeds the council's standards for the proposed accommodation. One of the concerns of the parish council is over the amenities for occupants of the unit at the rear and a condition is recommended to agree the division of the amenity space to ensure this unit has adequate space. It has also been confirmed that the unit to the rear will have use of the bin store at the front of the site.

#### 5.6 **Impact on Neighbours**

In its original form the proposal did cause harm to the attached neighbour at no.28. The proposed extension did not comply with the council's 40-degree rule. The amended proposal has no proposed extension, so there is no harm to neighbours from this aspect.

5.7 With regard to issues of potential noise and other forms of disturbance, it is noted that the proposed units are relatively small. Consequently, officers consider it unlikely that levels of activity will exceed the reasonably expected range for a residential area.

#### 5.8 **Traffic, parking and highway safety**

The location is considered to be highly sustainable. Three flats of the size proposed in this location are required to have three parking spaces. There is space for up to four spaces on the site frontage, so the county highways officer has no objections.

#### 6.0 **CONCLUSION AND PLANNING BALANCE**

6.1 The proposal is for smaller units of accommodation in a highly sustainable location, which brings social and environmental benefits. The development will not harm the character or appearance of the area and will provide adequate levels of amenity for occupants. No harm to neighbours should arise and there is adequate space for parking. The proposal is considered to comply with relevant policies of the development plan and with the NPPF.

6.2 The following planning policies have been taken into account:

**Vale of White Horse Local Plan 2031 Part 1**

CP35 - Promoting Public Transport, Cycling and Walking  
CP37 - Design and Local Distinctiveness

**Vale of White Horse Local Plan 2031 Part 2**

DC7 - Waste Collection and Recycling  
DP02 - Space Standards  
DP03 – The Subdivision of Dwellings  
DP16 - Access  
DP23 - Impact of Development on Amenity

**Neighbourhood Plan**

A neighbourhood plan is in preparation for Cumnor. At this early stage it can be given only limited weight.

**Vale of White Horse Design Guide 2015**

**National Planning Policy Framework, 2019**

**Planning Practice Guidance**

**Equality Act 2010**

The application has been assessed against section 149 of the Equality Act. It is considered that no recognised group will suffer discrimination as a result of the proposal.

**Human Rights Act, 1998**

The application has been assessed against Articles 1 and 8. The impact on individuals has been balanced against the public interest and the officer recommendation is considered to be proportionate

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