

**NHI/6423/3 – Mr Mohammed Ali**  
**Conversion of existing garage to playroom with alterations. (Retrospective)**  
**40, Westminster Way, North Hinksey, Oxford, OX2 0LW**

**1.0 The Proposal**

- 1.1 This application seeks retrospective planning permission for the conversion of the existing garage into a playroom. Alterations include the addition of a three lighted roof light window above the lean to rear kitchen, the addition of roof light windows in the east, south and west elevations, the addition of solar roof panels in the south and west elevations, and changes to the front and rear fenestration. The application property is a previously extended four bedroom semi-detached house located on the western side of Westminster Way within the built up area of Botley. There is currently off street parking at the front of the property for three vehicles. A design and access statement together with a location plan, proposed floor plans and elevations are at **Appendix 1.**
- 1.2 Planning permission is required for the garage conversion and the additional windows in the south elevations due to restrictive conditions on the previous planning permission reference NHI/6423/2.
- 1.3 This application comes before Committee as the Parish Council has objected.

**2.0 Planning History**

- 2.1 Planning permission for the demolition of a single storey garage and the erection of a two storey side extension was granted on the 4<sup>th</sup> September 2006 details are at **Appendix 2.**
- 2.2 Extension and alterations at the rear to provide additional accommodation on the ground floor and at first floor was approved in August 1982.

**3.0 Planning Policies**

- 3.0 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, does not cause harm to the amenity of neighbours or to the character and appearance of its surroundings, and is acceptable in terms of highway safety.

**4.0 Consultations**

- 4.1 North Hinksey Parish Council objects to the application for the following reason: "Concerned the applicant had acted contrary to Condition 4 on the planning permission which specifically required prior permission to change the garage structure or its use. The condition was imposed to retain the garage in the interests of highway safety. Councillors also opposed a playroom on the boundary of 42 Westminster Way, because of the risk of noise nuisance"
- 4.2 The County Engineer has no objections subject to conditions.
- 4.3 Two letters of objection have been received from neighbours. Concerns include the following points: the work that has been carried out is totally out of character with the area; will set a precedent; the side elevation of the previously approved two storey side extension has not been finished off in term of matching materials of the existing

house which is contrary to Condition 2 of the previous planning permission; will create a terracing effect in the street scene; noise nuisance from the use of the room; the paving area at the front of the property has been slightly raised which creates surface water drainage problems.

## 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 and appearance of the area; 2) the impact on the amenity of neighbouring properties in terms of overlooking; 3) whether an extra off street parking space can be accommodated within the application site to compensate for the loss of the garage space.
- 5.2 In terms of the character and appearance of the area, Officers consider the changes made to the previous approved scheme mentioned are acceptable. As there are no proposed extensions being considered a terracing effect in the street scene will not be created.
- 5.3 In terms of residential amenity, No 42 Westminster Way to the south is a semi detached house with an attached garage and outbuildings to the side. The main windows of this property face front and rear gardens. However there is a ground floor kitchen window on the flank elevation which is located approximately 4 metres away from the two proposed roof light windows located in the south facing roof slope which serve a stairwell. However, Officers consider that due to the height and angle these two roof light windows will not overlook this property.
- 5.4 40 Westminster Way is set back approximately 12.5 metres from the back of the pavement and grass verge, across which there are driveways for access to their garages. The property at present has three parking spaces in front of the converted garage, which is considered sufficient for a four bedroom house in this location.

## 6.0 **Recommendation**

6.1 *Permission subject to the following conditions:*

1. *TL1 - Time Limit.*
2. *RE1 - Matching Materials*
3. *Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no additional windows shall be inserted in the north or south elevations of the development hereby approved and without the prior grant of planning permission.*
4. *Retention of the off street parking provision for three vehicles at the front of the property.*