

## **WAN/13040/1 & WAN/13040/2-CA – Mrs J Hannaby**

### **Demolition of workshop. Erection of three storey and single storey rear extensions and conversion of property to form three flats. 33 Wallingford Street, Wantage**

#### **1.0 The Proposal**

1.1 This proposal seeks Conservation Area Consent for the demolition of an existing single storey workshop extension within the rear garden of this property. Planning permission is also sought for the replacement of the workshop extension with an extension 0.7m longer than the existing extension and running the full width of the garden for 4.9m length, then stepped in by 1.2m for the remaining 3.7m length. A two storey extension is proposed above the existing single-storey pitched roof addition, extending a maximum of 4.1m at first and second floor levels. It is proposed to convert the house into 3 x 2 bedroom flats. The application drawings are at **Appendix 1.**

1.2 The application site is within a conservation area and adjacent to a listed building.

1.3 The application comes before Committee as the applicant is an elected Member.

#### **2.0 Planning History**

2.1 In 1993 planning permission was granted for the change of use from a shop to residential dwelling.

#### **3.0 Planning Policies**

3.1 Policy H11 of the adopted Local Plan states that the conversion or sub-division of properties into flats will be permitted provided:

- (i) The proposed conversion would not undermine the established character of the area.
- (ii) The proposed accommodation would be completely self-contained.
- (iii) There would be no demonstrable harm caused to the occupiers of neighbouring accommodation in terms of privacy.
- (iv) Car parking can be provided in accordance with the Council's parking standards.
- (v) The scheme retains the physical characteristics and architectural details of the existing buildings.

Policy H13 of the Second Deposit Draft Local Plan carries forward these objectives.

3.2 Policy H18 of the adopted Local Plan states that planning applications for the extension and subdivision of properties will be permitted provided, amongst other things, the following factors are considered to be acceptable:

- (i) The effect of the development on the character and appearance of the existing and adjacent dwellings.
- (ii) The choice of materials.
- (iii) The effect of the development on the amenities of neighbouring properties.

3.3 Policy H24 of the Second Deposit Draft Local Plan carries forward these objectives.

#### **4.0 Consultations**

4.1 No response had been received from Wantage Town Council at the time of writing this report. Should this be received, it will be reported at the Meeting.

4.2 The County Engineer has no objections.

4.3 One neighbour objection has been received which relates to the following:

- Loss of light to house and garden
- Extension will breach “45 degree rule”
- Single storey extension will cause shading to garden
- The extension will result in two large windows directly overlooking the garden
- There is no car parking
- There will be increased noise and nuisance from the sub-division
- Roof lights on single storey extension will impact upon privacy.

#### 5.0 **Officer Comments**

5.1 Your officers consider the main issues in determining this application to be 1) whether the proposal is acceptable in terms of its impact upon the neighbouring property, 2) whether the proposal is acceptable in terms of its appearance and 3) whether the lack of parking on site is acceptable.

5.2 Due to the arrangements of the properties along Wallingford Street, the 40 degree rule, in terms of the physical impact of a new extension on the windows of adjacent properties, is already breached for many properties at the rear, and your Officers do not consider that this proposal will worsen the situation to any significant degree. The side facing windows are already in existence and, whilst new windows are proposed in the rear elevation of the extension these look down the garden, which is a common urban relationship between neighbouring properties. The single storey extension is not significantly higher or longer than the existing building and, for the most part, is directly adjacent to the neighbouring property to the west. It would not be possible to overlook neighbouring properties from the roof light windows within the extension. Your Environmental Health Officers have not advised that noise would be a problem. However, Building Regulations will ensure any necessary noise protection measures are taken. The overall impact on adjacent properties, therefore, is not considered to be harmful.

5.3 Both the three storey extension and the single storey extension echo the design of the existing property and are considered to be acceptable in terms of design. Given the property’s location within a conservation area and adjacent to a listed building it is felt important that conditions be attached to carefully control the finished appearance of the building.

5.4 No parking is proposed as part of this application. However, the property is in a town centre location within easy reach of public transport and local amenities, and the proposal is largely to re-use an existing building. This is line with advice in PPG3 (Housing), which encourages reduced parking in locations where alternative transportation options are available and services are provided in close proximity. As such your Officers consider that the lack of parking does not warrant the refusal of the application.

#### 6.0 **Recommendation**

6.1 *It is recommended that Conservation Area Consent and Planning Permission be granted subject to the following conditions:*

##### WAN/13040/2-CA

1. *TL4 Time Limit – Listed Building/Conservation Area Consent*

##### WAN/13040/1

1. *TL1 Time Limit – Full Application*
2. *MC2 Submission of Materials (Samples)*
3. *MC7 Submission of details of windows/doors etc*