

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8
REPORT OF Head of Planning & Building Control

APPLICATION NO. P06/W1185
APPLICATION TYPE FULL
REGISTERED 03.11.2006
PARISH WALLINGFORD
WARD MEMBER(S) Mr Nigel Moor

APPLICANT Mr Imran Lokhon
 Mrs S Roberts
SITE 4 Barncroft, Wallingford
PROPOSAL Garage conversion into habitable accommodation.
AMENDMENTS

GRID REFERENCE 460478/189823
OFFICER Mr A.J.Coggins

1.0 INTRODUCTION

- 1.1 The application has been referred to Planning Committee at the request of the local member Mr Nigel Moor.
- 1.2 No 4 Barncroft is a detached dwellinghouse in a cul de sac of similar houses built in the 1960's. A two storey extension was added to the eastern side of the dwellinghouse in the early 1980's following the grant of a planning permission. An integral garage was created as part of the development and a condition of the planning permission (Condition 4) required "That the garage accommodation shall be retained as such and shall not be adapted for living purposes without the prior permission of the Local Planning Authority". The reason for the imposition of this condition was that the development accords with the Local Planning Authority's approved car parking standard.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the conversion of the garage into habitable accommodation providing an entrance hall and living room. The front of the existing garage would be remodelled to improve the side access. The existing garage doors would be replaced with a high level window and roof lights are proposed to be inserted in the lean to roof slope of the existing canopy over the garage entrance. An ordnance survey extract showing the site together with

reduced copies of the plans accompanying the application are **attached** as Appendix I.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Wallingford Town Council - Objection. The loss of the garage will result in little or no room to manoeuvre a vehicle on the drive which could present a potential hazard to road users. The loss of off street parking in this area is detrimental and should be refused.
- Monson - No observations.
- Neighbour (1) - No objection subject to existing garage window on the east side of the development being of double glazing, of obscure glass and fixed shut.
- OCC Highways 4 Barncroft is a 5 bed dwelling (study is counted as a bedroom) which is currently served by two off-street parking spaces (the garage and space in front). The proposal to convert the existing garage is undesirable due to the loss of an off-street parking space; however, this space is being replaced within the area to the front of the house i.e. garden. Measurements that have been taken on site show and these show that there is adequate space to provide a replacement space. I understand that Barncroft can suffer from on-street parking problems, which I assume is during the evenings and early morning as during my mid-morning visit there were no vehicles parked on-street. Taking the above into account, it is clear that if the existing garage is converted the existing parking levels will remain unchanged i.e. 5 bed dwelling with two off-street parking spaces. Therefore, it is the opinion of the Local Highway Authority that recommending refusal on highway safety grounds would not be appropriate or sustainable at appeal.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P83/W0163 – Demolition of existing garage. Erection of two-storey extension to side of house. Planning permission granted June 1983.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan Policies:

G2 – Protection of the Environment

D2 – Vehicle and bicycle parking

T2 – Parking

PPG3 – Housing

PPS3 – Housing (Draft)

PPG13 – Transport

South Oxfordshire Design Guide – Section 4.3 – Cars and parking

6.0 PLANNING ISSUES

6.1 The main issues to consider in the determination of this application are:

i) Whether the loss of the garage space for car parking would prejudice the Council's vehicle car parking standards and be of detriment to highway safety

ii) Whether the development would be unneighbourly

i) Whether the loss of the garage space for car parking would prejudice the Council's vehicle car parking standards and be of detriment to highway safety

- 6.2 The thrust of Central Government advice as set out in Planning Policy Guidance Note 3 - Housing (paragraphs 60 and 62), and in the draft Planning Policy Statement 3 (paragraph 38) in Planning Policy Guidance Note 13 - Transport (paragraphs 4, 6 and 17) seeks to secure more sustainable residential environments and the need to reduce the number of cars on the roads. The advice in Planning Policy Statement 3 (PPS3) Housing is in draft form and is not at this time a material consideration. The South Oxfordshire Local Plan has integrated this advice and Policy T2 requires that the parking of vehicles be in accordance with the Council's maximum parking standards. The Council's standard is that dwellings with four bedrooms and above two spaces should be provided.
- 6.3 No 4 Barncroft is a five bedroomed house if the study is counted as a bedroom and has two on site parking spaces. One space is provided in the integral garage and one on the driveway. A condition on a planning permission reference P83/W0163 prevents the conversion of the garage without having first obtained planning permission. This condition was imposed to ensure adequate provision for parking.
- 6.4 The proposal is the conversion of an integral garage to provide a living room and entrance hall and alterations to the front wall of the garage to improve external access to the side of the building. These details are set out on plan reference 0714/02/C. Car parking space is to be formed on the front garden area and a space maintained on the driveway. Demonstration that this can be achieved is shown on plan reference 0714/103. Planning permission is not required for the creation of a car parking space on the garden area. However should planning permission be granted a condition would be that the parking areas be constructed, laid out and maintained for car parking prior to the conversion of the garage (Condition 3 in the recommendation). Oxfordshire County Council Highways has raised no objection to the proposal for the reasons set out in the consultation responses in paragraph 3.1 above and has advised that a refusal of planning permission on highway safety grounds would not be appropriate or sustainable on appeal. The proposals given the site circumstances are in accordance with the

advice in the South Oxfordshire Design Guide.

6.5 Wallingford Town Council have raised objection to the proposal on the grounds that the loss of a garage will result in little or no room to manoeuvre a vehicle on the drive which could present a potential hazard to road users. There is no space to manoeuvre a vehicle within the site at present therefore the conversion of the garage as proposed would not alter that circumstance. Vehicles currently reverse into and out of the driveway onto the highway as do the majority of vehicles servicing the other properties in Barncroft.

ii) Whether the development would be unneighbourly

6.6 The neighbour at No 5 Barncroft has raised concerns about potential overlooking from the existing side garage window and has requested that the window be obscure glazed and fixed shut should the garage be converted. As the window exists and is not subject to any restriction a condition would not be reasonable. The proposed alterations to the former garage wall and insertion of rooflights in the existing roof canopy on the front would not materially detract from the character and appearance of the existing dwellinghouse. The development including the retention of the side window in clear glass would not be unneighbourly.

7.0 CONCLUSION

7.1 No 4 Barncroft is currently served by two car parking spaces and whilst the loss of the garage space is undesirable, provision can be made within the site to park two motor vehicles. The loss of the garage would not make the provision of car parking spaces any different from the current position and the Local Highway Authority conclude that highway safety would not be compromised.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:

1. Commencement 3 years

2. Matching materials for making good walls and roof

3. That before the garage is converted the parking areas shall be provided in accordance with the submitted plan reference 0714/103 and shall be constructed, laid out, surfaced (bound material) drained and completed and shall be retained unobstructed except for the parking of vehicles at all times.

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