

APPLICATION NO. P06/E1191/RET
APPLICATION TYPE RETROSPECTIVE
REGISTERED 27.11.2006
PARISH WATLINGTON
WARD MEMBER(S) Mr Rodney Mann
The Rev'd Angie Paterson
APPLICANT Mr A L Shorter
SITE Land adjoining 18a & 18b Shirburn Street, Watlington
PROPOSAL Remove existing prefab concrete garages and replace with timber garages with pitched roof (retrospective).
AMENDMENTS
GRID REFERENCE 469062/194537
OFFICER Mrs H.E.Moore

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee because the view of Watlington Parish Council conflicts with the officer recommendation.
- 1.2 The site lies within the main confines of Watlington within the Conservation Area. The older buildings along the frontage of the site are listed buildings. Two modern houses to the rear of the site were constructed in the 1970's.

2.0 THE PROPOSAL

- 2.1 A modern prefabricated double garage existed on the site previously and was demolished about a year ago. The proposal is to erect a replacement double garage, in weatherboarding with a slate roof.
- 2.2 As the previous garage has been demolished and the base for a new garage has been constructed, the application is a partly retrospective submission.
- 2.3 Plans **attached** to the report at Appendix I show the location of the site and details of the proposals.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Watlington Parish Council - Objection raised. Inappropriate design in a Conservation Area, contrary to policy G6.
Conservation Officer - No objection subject to approval of sample materials. Comments concerning garage doors.

4.0 RELEVANT PLANNING HISTORY

4.1 Under planning application P06/E0484 the previous garage was proposed to be replaced by a further prefabricated flat roofed garage. The design and materials of the garage were considered inappropriate and the application was withdrawn.

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan Policies:

G2 – Protection and enhancement of the environment

G6 – Promoting good design

CON7 – Proposals affecting a conservation area

H13 – Extensions to dwellings and outbuildings

D2 – Vehicle parking

PPG15 – Planning and the historic environment

South Oxfordshire Design Guide

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this application are as follows –

- i. Whether the principle of a replacement garage is acceptable.
- ii. Whether the design and appearance of the proposed garage is acceptable in the conservation area.
- iii. Whether the proposed garage affects the amenity of adjoining properties.

The principle

6.2

The site forms part of a larger area used for garaging, access and manoeuvring in connection with frontage properties and properties to the rear. Many of the properties in the area do not have parking and garaging facilities and it is understood that the previous garage on the site was rented out locally to provide off street parking. In these circumstances, the principle of the proposed replacement garaging, for similar use, is considered acceptable.

Design and appearance

6.3

Policy G6 of the SOLP requires proposals to be high quality, to reinforce local distinctiveness and to be of a type that is appropriate to the site and surroundings. Within Conservation Areas, policy CON7 of SOLP requires the design and scale of new work to be in sympathy with the established character of the area, and the use of traditional materials whenever this is appropriate to the character of the area.

6.4

With regard to materials, the walls of the new garage are proposed in dark stained weatherboarding and the roof in natural slate. These materials are traditionally used for the construction of outbuildings in Conservation Areas, and the Council's Conservation Officer raises no objection to the proposed materials, subject to approval of sample materials. With regard to design, the form of the building is very simple with a low pitched roof. The low pitched roof is designed such that the impact on the gardens of adjoining properties is minimized. The Conservation Officer has asked for the doors to be side hung, and with regard to scale, the size of the building is similar to the previous garage and is standard double garage size. Having regard to the above, officers consider the scale, design and materials of the proposed garage to be acceptable.

- 6.5 Policy H13 of SOLP requires that proposals for outbuildings do not unduly impact on the amenity of adjoining properties. The gardens of adjoining properties are short. As stated above, the roof of the proposed garage is designed to minimize the impact on adjoining properties. The proposed garage would sit directly adjacent to a garden shed whose window faces towards the garage. However, the proposed garage should not have any further impact on the window than the previously existing garage. Accordingly, officers consider that the amenity of adjoining properties should not be significantly affected.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would preserve the character and appearance of the conservation area and would not adversely affect the living conditions of nearby residents.

8.0 RECOMMENDATION

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

1. **Commencement 3 years.**
2. **Samples of the materials – walls and roof – to be submitted and agreed.**
3. **Building to be used as garage only.**
4. **Details of garage doors to be agreed.**

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