

SUBJECT **DEVELOPMENT APPLICATION REPORTS** **ITEM 7**
REPORT OF Head of Planning & Building Control

APPLICATION NO. P06/W1183
APPLICATION TYPE FULL
REGISTERED 03.11.2006
PARISH DIDCOT
WARD MEMBER(S) Mrs Margaret Davies
 Mrs Eleanor Hards
APPLICANT Mr & Mrs Hanby
SITE 158 Loyd Road, Didcot
PROPOSAL Demolition of existing garage & link room. Subdivision of existing dwelling to provide 2/3 bed dwellings, with east facing dormers(as amended by drawing no.P002C accompanying letter from Agent dated received 15 January 2006).
AMENDMENTS
GRID REFERENCE 452291/188842
OFFICER Ms N Bedggood

1.0 INTRODUCTION

1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Parish Council.

1.2 The site is located at 158 Loyd Road in Didcot. It is a large, irregular shaped site of some 869 square metres in area. The site at present contains a large 4 bedroom detached bungalow of some 101 square metres sited side-on to the street. There is a flat-roof extension linking the dwelling to a single pitched roof garage on the south west boundary and a small garden shed in the rear garden, also on the southwest boundary. Bungalows are located on the neighbouring properties on either side of the site, however other dwellings in the surrounding area are more varied in style and design with two storey dwellings located directly opposite the site and at number 162 Loyd Road. There is no easily identifiable building setback in this part of Loyd Road.

1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the demolition of the existing garage and link room and the subdivision of the existing dwelling to provide two 2/3 bedroom dwellings with east facing dormers. Reduced copies of the plans accompanying the application together with the planning, design and access statement are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

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| 3.1 OCC
(Highways) | No objection subject to a condition requiring the laying out of the parking area as shown on the submitted plan (06-021/P/002 rev C). |
| Building Control | No comments. |
| Parish Council | Objection (to original and amended plan) - out of keeping with the street scene, unneighbourly, and contrary to design guide policy. |
| Neighbour
Objectors (2) | 2 objections from the neighbours either side of the site have been received. The main reasons for their objections can be summarised as follows: <ul style="list-style-type: none">• Semi-detached dwelling out of keeping with existing character of the area• additional dwelling will increase congestion and on-street parking• decrease property values of neighbouring properties• the dwellings may be rented out if they can't be sold• dormer windows will dominate roof• the shape of the plot makes it unsuitable for subdivision• impact on privacy of no. 160 due to dormers• increased noise and disruption• would create unwarranted precedent• concerned about who may live there when the dwellings are sold or rented out |

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies:

G2 – Protection of District's resources,

- G6 – Quality of design and local distinctiveness,
- D1 – Principles of good design,
- D2 – Parking for vehicles and cycles,
- D3 – Provision of private amenity areas,
- D4 – Privacy for new dwellings,
- D8 – Conservation and efficient design,
- D9 – Renewable energy,
- D10 – Management of waste,
- H7 – Mix of units,
- H8 – Density,
- H9 – Affordable housing,
- H11 – The subdivision of dwellings and multiple occupation

South Oxfordshire Design Guide

PPS1 – Delivering sustainable development

PPS3 – Housing

PPG13 – Transport

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are;

- 1 Whether the principle of development is acceptable
- 2 H11 Criteria
- 3 Affordable housing
- 4 Mix of units
- 5 Sustainability issues
- 6 Provision of waste facilities

•7 Community Safety

6.2 **Principle.** The principle of subdividing existing dwellings on appropriate sites is acceptable. In this instance, the property is located within the built up area of Didcot and therefore the principle of the proposal is acceptable subject to the criteria listed under Policy H11.

6.3 **H11 criteria issues.**

i. Would not harm the amenity of the occupants of nearby properties

The applicant has amended the proposal to reduce the impact on the neighbouring properties either side of the site. The positioning of the rooflights within the roof slope has been amended so that the cill height is 1.8 metres above floor level and therefore overlooking cannot occur. The two dormer windows have been reduced in size and are obscure glazed. A condition requiring either high level opening windows or non-opening windows is recommended to remove the possibility of overlooking from the dormers and the applicant is amenable to this condition. The proposal will not be unneighbourly in terms of overlooking or affect the privacy of neighbouring properties. It is also recommended that the Permitted Development rights of the dwellings be removed to ensure that any future alterations are not unneighbourly. There will not be an increase in noise resultant from the subdivision of the dwelling. Potentially there may be an increase in the number of occupiers, however it is likely that this would only be an increase of up to three extra persons.

ii. Is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provisions;

The dwelling and property are large and can accommodate the proposed subdivision while providing adequate access, private amenity space and car parking.

Plot coverage will be maintained at approximately 12%. This is well below the 40% figure set out in the Design Guide as an overdevelopment indicator for semi-detached housing. PPS3 seeks to ensure that proposals for housing are provided at a density of 30 dwellings or more per hectare (dph) within villages and this is reflected in Policy H8 of the local plan. The proposed subdivision would provide a density of approximately 23 dwellings per hectare which is an improvement on the current low-density development on site, with minimal impact external to the site.

The internal layout is acceptable. Two double bedrooms are provided on the first floor, one with an ensuite. A further small bedroom/study is provided on the ground floor, along with living room, kitchen and bathroom. Each dwelling unit will have their own external access on the south west elevation

adjacent to the location of the existing access to the bungalow.

The private outdoor amenity space, while of an irregular shape, provides some 240 square metres for unit A and 150 square metres for unit B which is well above the 50 to 100 square metres set out in the Design Guide as the minimum garden area for a 2 or 3 bedroom dwelling.

Four off street car parking spaces can be provided with adequate turning space. While these spaces are provided to the front of the property, this is consistent with the current parking situation on neighbouring properties, including number 156 Loyd Road.

iii. Would not adversely affect the character of the building or surrounding residential area;

6.4

There are few external alterations proposed as part of the application. The existing garage/link room will be demolished. Six rooflights are proposed along the southwest elevation. Two dormer windows are proposed along the northeast elevation and a further two rooflights are also proposed along this elevation. In addition, there are some minor changes to the fenestration detailing of the bungalow at ground floor level. The only visible change in the appearance of the dwelling from the street scene will be the addition of the two dormer windows and a change in the window sizes on the northwest elevation. The bungalow will still appear from the street as a single dwelling. The proposal will not have an adverse effect on the character of the building and will not be out of keeping with the street scene. It should be noted that the external alterations to the original house - the demolition of the garage and link room, the rooflights, the new front door, changes to windows and the addition of the dormer windows could be constructed without requiring planning permission under Permitted Development Rights and with no control by the LPA.

iv. Would not result in environmental or highway objections; and

There are no environmental issues associated with this proposal. OCC Highways has assessed the proposal and has no objection. The two proposed dwellings will use the existing access which meets the required visibility standards used by the Local Highway Authority. The proposed parking levels also meet the required standards ie: 2 spaces for each 3 bedroom dwelling.

Neighbour concerns

Most of the neighbour concerns have been addressed above under the H11

Criteria. The remaining objections, such as potential decrease in property values, whether the dwellings will be rented out or sold and concern over who will be living there are not material planning considerations.

6.5 Provision for affordable housing. Policy H9 of the adopted Local Plan seeks to achieve a provision of affordable housing on sites capable of accommodating more than 5 dwellings in settlements where the population is less than 3000. In this case, the number of units is below the threshold but your officers have considered whether the site is capable of providing more units. It is not considered that the site is appropriate for higher density development given the existing character and form of development in the area.

6.6 Mix of units. Policy H7 of the adopted Local Plan 2011 requires an acceptable housing mix to ensure a steady provision of small two bedroom properties. On all sites that are capable of accommodating two or more dwellings, 45% of the development shall be two bedroom units unless this provision for small dwellings would adversely affect the character of the area. In this case, the proposal is to convert an existing 4 bedroom dwelling into two 2/3 bedroom dwellings, which is consistent with this policy.

6.7 Sustainability issues. Policy D8 of the adopted Local Plan seeks to encourage the use of sustainable materials and forms of buildings that incorporate design solutions to increase water and energy efficiency. The applicant has referred to this policy in their accompanying planning statement. While there are no built sustainable features proposed as part this application, the site is well situated in a sustainable location near to community facilities, such as schools and shops and is close to local bus routes.

6.8 Provision of waste facilities.

There is plenty of room on site to store waste and recycling bins for each household.

6.9 Community Safety

The site is located within an existing built up area, with many opportunities for passive surveillance from neighbouring properties and passers-by.

7.0 CONCLUSION

7.1 Your officers consider that the design and scale of the proposed subdivided dwelling is acceptable. The proposal does not adversely affect the character or appearance of the area and is not unneighbourly to adjacent properties. There are no adverse highways or environmental issues.

8.0 RECOMMENDATION

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

1. Commencement 3 years.

2. Schedule and samples of all materials.

3. Dormer windows shall be obscure glazed.

4. Dormer windows shall be high level opening or non-opening.

5. Prior to the occupation of the proposed dwellings the parking and turning areas for the dwellings shall be provided in accordance with the plan (06-021/P/002 Rev C) and shall be constructed, laid out, surfaced (bound material), drained and completed, and shall be retained unobstructed except for the parking and turning of vehicles at all times.

6. Details of boundary treatments, including new boundary between amenity spaces.

7. Landscaping scheme, including car park planting and details of siting, design and materials of bin store.

8. That notwithstanding the provisions of Article 3 of, and Classes A, B, C or E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no development within those classes shall be carried out on the land unless planning permission has first been granted by the Local Planning Authority on a formal application in respect thereof.

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