

REPORT 2

APPLICATION NO.	P06/E1189
APPLICATION TYPE	FULL
REGISTERED	24.11.2007
PARISH	Aston Rowant
WARD MEMBER	Dorothy Brown
APPLICANT	BLC Building Services
SITE	Hillcrest Cottage
PROPOSAL	Two storey side and rear extensions, demolition of existing carport and extension, conversion to form two dwellings.
AMENDMENTS	Amended plans received on 29 March 2007, showing side extension stepped down and enlarged parking spaces.
GRID REFERENCE	473770/199624
OFFICER	Mr T Steward

1.0 INTRODUCTION

1.1 The application is referred to Planning Committee because the officer recommendation differs from the Parish Council's views.

1.2 This application property is a large detached house which has white painted brickwork with a slate roof to the front and tile roof to the rear. The house is situated on a prominent corner plot and is distinguished by large front windows with blue shutters. It includes a single storey rear extension with chimney and a car port attached to the side. The property is located just outside Kingston Blount Conservation Area, opposite to a listed building called 'Little Thatch'.

1.3 The site and Conservation Area boundary are identified on the ordnance survey extract **attached** at Appendix 1. A copy of the amended plans and the agent's Design and Access Statement are **attached** at Appendix 2.

2.0 CONSULTATIONS AND REPRESENTATIONS

2.1 Parish Council Refuse – over development and inappropriate in a Conservation Area; insufficient room for parking; on-road parking is a danger as Brook Street is a route for walking to school.

'Spring Bank' – Contrary to Policy G6 as will remove local

Neighbours	<p>distinctiveness and dominate road frontage.</p> <p>Will cause loss of light into our garden. New bedroom window will overlook entire garden. Car access is not wide enough.</p> <p>'Malvern Cottage' – As long as there is space for at least 2 cars on each side, this seems reasonable.</p> <p>1 Rose Cottage – Parking is still a major issue with space reduced to accommodate 1 car – space also too tight – pressure on narrow road. Not attractive addition to Conservation Area.</p>
Conservation Officer	<p>This represents a marked improvement on the previous proposals. No objection to the removal of the front porch, replacement of the side dwarf picket fence, demolition of the rear extension and car port and reduction in size of the windows in the front elevation. These changes will enhance the appearance of the cottage and its setting adjacent to the Conservation Area.</p> <p>The replacement of the older rear tiled roof to match the front is regrettable. The loss of the NE chimney is also unfortunate and mass of building will increase as a result. Width of driveways needs increasing.</p> <p>The rear extensions are in keeping with the size of the cottage although the SE extension should be set in by at least 300mm to ensure subservience.</p>
OCC Highways	<p>If consent granted conditions are recommended.</p> <p>Location of new access is undesirable but reasonable. Meets parking standards of 2 per dwelling. Prior to occupation, access onto Brook Street to be formed and parking areas to be provided. Also condition surface water drainage.</p>
Monson	<p>No objection.</p>

(Drainage
Consultants)

3.0 RELEVANT PLANNING HISTORY

3.1 P06/E0765 – Demolition of existing house and outbuildings and erection of terrace of three dwellings, formation of access withdrawn.

4.0 POLICY BACKGROUND

4.1 South Oxfordshire Local Plan 2011 Policies G2, G6, H11, H13, D2, T1, EP7, CON5 and CON7

South Oxfordshire Design Guide

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations in this case are:

1. The acceptability of the principle of subdivision in this location, having regard to Policy H11;

2. Whether the proposal is in keeping with the character of the property, the character and appearance of the Kingston Blount Conservation Area, and the setting of the listed building opposite; and

3. Whether there are any highway and parking issues; and

5.2 4. The impact on the amenity of occupants of nearby properties.

5.3 A proposal was submitted last year as part of application P06/E0765 to demolish Hillcrest Cottage and replace it with a terrace of three smaller houses. This application was withdrawn as the applicant was advised the proposal is contrary to the Council's housing policies which do not permit infill development in Kingston Blount. In addition, the scale and design of that proposal was

considered inappropriate in this location.

5.4

This scheme involves the subdivision of the existing property into two dwellings. Policy H11 of the South Oxfordshire Local Plan 2011 permits the sub-division of dwellings within the built up areas of dwellings, subject to certain provisions. Given that the site is within the built up area of Kingston Blount there is no objection in principle to this proposal.

5.5

The scheme includes a side extension to the north-east of the property and two rear gable extensions extending off each side of the property. The existing car port, front porch and single storey rear extension are all removed. In addition the pitch of the rear roof slope is altered. Access to the two properties is created through a door to the front, and a door to the side.

5.6

This proposal retains the simple lines and uncomplicated design of the front elevation of the existing house. The front elevation is very prominent in the street scene and is visible from the Kingston Blount Conservation Area. The new oak storm porch is of an attractive design and in keeping with the character of the area. The windows are also of a simple design and slightly smaller than the existing which is welcomed.

5.7

The proposed side extension to the north-east is 4m wide and stepped back and down from the main house to create subservience from the main house in accordance with the Council's Design Guide. The side extension is positioned opposite the listed building 'Little Thatch'. The design and scale of the extension are considered to respect the setting of this property, in accordance with Policy

5.8

CON5. The resulting removal of the carport to the side is welcomed.

The south-west elevation to the property is also very prominent in the street scene and is clearly visible from the Conservation Area. The proposed rear gable is 4.2m deep, which is subservient to the main house and respects the proportions of the main house, thus complying with Policies H13 and CON7.

5.9

The gable at the opposite side of the house extending off the proposed side extension is 4.2m deep and well set down. Whilst this gable is not ideal in terms of its scale, it is discretely positioned on the site and is not visible from the Conservation Area. Whilst the loss of the north-east chimney and changes to the rear roof slope are rather unfortunate, the overall scheme is not considered to be

harmful to the character of the original property or the appearance of the area.
5.10

As part of the amended plans, the accesses for the cars have been widened and can now comfortably accommodate 2 cars on each side. There are no other
5.11 highway concerns subject to conditions.

Two trees will be removed as part of the scheme but these are not of particular amenity value and this does not raise any concerns.

The neighbour at 'Spring Bank' has expressed concern regarding the rear first floor window of the proposed gable adjacent to 'Spring Bank'. This window does not, however, look straight over the neighbour's garden given that the nearest
6.0 point of the extension is positioned 2.2m from the boundary and that 'Spring Bank' extends 3m further back in its plot than the proposed extension. The loss of
6.1 light to the garden of 'Spring Bank' is also not considered to be undue, given the above and that the extension has been stepped down. The side extension will allow some increased overlooking of 'Little Thatch' opposite, but this is not considered to be significant as the windows in the front of the side elevation are of a relatively small size.

CONCLUSION

The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents, the character of the property, the setting of the adjacent listed building or the character and appearance of the Kingston Blount Conservation Area.

7.0 RECOMMENDATION

7.1 That planning permission be granted subject to:

- 1. Commencement 3 years**
- 2. Sample of materials – walls and roof – to be submitted and agreed.**
- 3. Joinery details to be submitted and agreed.**
- 4. Parking provision as shown on drawing reference 1977.02A**
- 5. Details of surface water drainage to be approved**
- 6. Landscaping scheme**
- 7. No additional windows**

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