
APPLICATION NO.	P09/W0211
APPLICATION TYPE	Full Planning Permission
REGISTERED	16.03.09
PARISH	DIDCOT
WARD MEMBER(S)	Mrs Margaret Davies Mrs Margaret Turner
APPLICANT	Mr R Millin
SITE	2 Bowness Avenue, Didcot
PROPOSAL	Conversion of existing 3 bedroom semi detached house into two maisonettes (as amended by drawings received 24 April 2009)
AMENDMENTS	Figure 2.1-Rev b, Figure 2.2-Rev b, Figure 2.3-Rev b, Figure 2.4-Rev b, Figure 2.5-Rev b and Figure 2.6-Rev b received on 24.04.09
GRID REFERENCE	451772/189355
OFFICER	Miss G Napier

1.0 **INTRODUCTION**

1.1 This application has been referred to the Planning Committee because the officer recommendation conflicts with that of the Town Council.

1.2 The application site is shown on the OS plan **attached** at Appendix 1. The property is a two storey semi detached dwelling located within the built up limits of the settlement of Didcot and is close to the town centre. There is an existing parking area at the front of the property and an amenity area to the rear.

2.0 **PROPOSAL**

2.1 The proposal is to convert the property in to two maisonettes with one, one bed flat on the ground floor and a second one bed flat at first floor level. Access to the ground floor unit would be through the existing access at the side of the property and access to the first floor flat would be via the existing front door. Each flat is allocated one car parking space and one motorcycle space and an amenity space at the rear.

2.2 A copy of the plans is **attached** at Appendix 2, the supporting information is available on the Council's website.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Didcot Town Council** – Recommends refusal

- **Original plans** – Unneighbourly, intrusive and overlooking neighbours. Concerns over parking.
- **Amended plans** – Unneighbourly and intrusive as it overlooks the neighbour. Also concerns over parking.

3.2 **Highway Authority**

- Recommends condition regarding the provision and retention of the parking spaces that are indicated on the block plan.

3.3 **Environmental Health Officer**

- Recommends condition requiring the applicant to investigate for contamination prior to the development commencing.

3.4 **Neighbours**

- No representations received

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P72/R4823. Front porch. Planning Permission on 07 September 1972. P71/R4548. Proposed extension to from Dining Room with Bedroom over. Planning Permission on 02 September 1971.

5.0 **POLICY & GUIDANCE**

5.1 **Adopted South Oxfordshire Local Plan 2011, policies:**

- H11 The sub-division of dwellings and multiple occupation
D2 Vehicle and bicycle parking
D4 Privacy and daylight
D10 Waste provision

Planning Policy Statement 1

Planning Policy Statement 3

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The planning issues that are relevant to this application are:
1. Principle of development
 2. Access, private amenity and car parking provision
 3. Impact on character of the building and the street scene

1. Principle

- 6.2 The property lies within the built-up limits of the settlement of Didcot and so the principle of the development is acceptable provided that it can accord with the criteria of Policy H11 of the adopted South Oxfordshire Local Plan.

2. Access, private amenity and car parking provision

- 6.3 It is not proposed to extend the property in order to achieve the two separate units of accommodation. The property has already been extended and there is a single and two storey flat roof addition at the rear with a first floor balcony area serving the existing 2nd bedroom. Users of the balcony are afforded a full view of the private amenity area belonging to the adjoining property, No.4 Bowness Avenue.
- 6.4 Although the proposed change of use would result in the first floor bedroom being used as a lounge, this is an established relationship which has existed since the extension was built in the 1970's and no representations have been received from the immediate neighbour. Your officers therefore consider that given the existing relationship, the proposed development will not have a detrimental impact on the level of privacy that is currently enjoyed by the occupants of No.4 Bowness Avenue.
- 6.5 It was originally proposed that the flat roof of the existing single storey rear extension would be used as a balcony area by the occupants of the first floor unit. Your officers considered however that this would be unneighbourly as it would overlook the private amenity area to the rear of No.12 Queensway. Amended plans were subsequently submitted by the applicant which removed this element of the proposal. Your officers consider that if planning permission is granted for the sub-division of the property, a planning condition should be imposed removing the occupants' right to use the flat roof as a balcony so that the amenity of the neighbour is not harmed.

- 6.6 The existing single occupancy property is a three bed dwelling. The proposal is to create two one bed flats and as such, the number of people occupying the flats is unlikely to be significantly (if any) more than those occupying the property as a single unit.
- 6.7 The existing garden area is to be divided in to two to provide a private amenity area measuring some 42 sq. metres for the ground floor flat and a garden area measuring some 50 sq. metres for the first floor flat. The South Oxfordshire Design Guide recommends that a garden area of some 35 sq. metres should be provided for a one bed property and the proposed amenity provision therefore exceeds the Design Guide standards.
- 6.8 Access to the property is directly off Bowness Avenue. The plans show off-road parking provision for 2 vehicles and 2 motorcycles on the driveway. The adopted South Oxfordshire Local Plan parking standards require 1 off road parking space for a 1 bed property and as such, the proposal accords with these standards.
- 6.9 Bin store provision is also indicated on the block plan in accordance with Policy D10 of the adopted South Oxfordshire Local Plan.

Impact on character of the building and the street scene

- 6.10 It is not proposed to undertake any alterations to the exterior of the property as part of the sub-division.
- 6.11 There is currently an area of hardstanding to the front of the dwelling which is in keeping with the paved/tarmaced driveways at neighbouring properties. The character of the area is residential and so your officers consider that the proposed use is in keeping with the vicinity.

Other issues

- 6.12 The Councils Environmental Health Officer has recommended that a condition is attached to any planning permission requiring the applicant to undertake contamination investigations prior to the development commencing, in accordance with Planning Policy Statement 23 (PPS23). However, as the property is not being extended it is considered that it would be unreasonable for such a condition to be imposed.

7.0 CONCLUSION

- 7.1 This scheme presents an opportunity to create two, less expensive, units of accommodation in Didcot in accordance with Development Plan Policies. The proposal is not considered to cause any significant harm to the amenities of the occupants of neighbouring properties, to the character of the area or highway safety and parking. It is therefore recommended that planning permission is granted subject to appropriate conditions.

8.0 RECOMMENDATION

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

- 1. Commencement within 3 years**
- 2. Parking and manoeuvring area as plan**
- 3. Restriction on use of roof**

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