
APPLICATION NO.	P09/E0499/RET
APPLICATION TYPE	Full
REGISTERED	14 May 2009
PARISH	Chinnor
WARD MEMBER(S)	Mr Geoff Andrews Mr Christopher Hood
APPLICANT	Chinnor Parish Council
SITE	Chinnor Village Hall, Church Road, Chinnor.
PROPOSAL	Erection of single storey front extension, new access to side elevation and erection of two storey rear extension with provision of car parking to rear (amendment to planning permission no. P06/E0406 including insertion of additional rooflights, amendment to internal arrangements, pitched roof over new boiler house, amendment to ramps and alterations to the north elevation) (retrospective).
AMENDMENTS	None
GRID REFERENCE	475588/200815
OFFICER	Mrs H. Moore

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee at the Planning Manager's discretion.
- 1.2 Chinnor Village hall is located within the main confines of the settlement and is sited adjacent to residential properties and a public house. It is a brick built building with a tiled roof. Vehicular access is taken from Church Road, and the existing parking spaces are located at the front of the property.
- 1.3 Under planning permission P06/E0406, permission was granted for the erection a single storey front extension, new access to the side elevation, erection of two storey rear extension, and surfacing to the rear of the hall to form a new parking area. The rear and side extensions are substantially complete, and it has become evident that some of the works do not accord with the approved plans.

2.0 PROPOSAL

- 2.1 This application is submitted, partly in retrospect, by Chinnor Parish Council in an attempt to regularise the current position. Those works which have been undertaken and differ from the approved plans comprise the insertion of an additional seven roof lights in the rear extension, amendment to internal arrangements, the addition of a pitched roof over the boiler house, and an additional window and door at ground floor. Works which are still proposed and differ from the approved plans involve changes to the ramped access on the side elevation and the window and door positions on the front extension.
- 2.2 A lengthy Design and Access Statement accompanies the application and can be viewed on the Council's web site at www.southoxon.gov.uk
In brief, the applicant advises that the proposal principally seeks to regularise the changes which have been made to the plans approved in 2006 and which incorporate requirements set out under the building regulations. The proposals do not alter the

approved footprint, heights and general appearance of the proposed extensions. Since the erection of the original village hall, the population of Chinnor has increased from 1000 to 7000 residents and the applicant confirms that the continued growth of the village demands that adequate social facilities are provided. The central location of the site lends itself to this objective as it is within easy walking distance for the majority of residents. The space above the rear extension would be most usefully used as a Committee room. The applicant confirms that the roof lights which have been inserted, to enable the room to function as such, are proposed to be obscure glazed. Also, those facing over neighbouring gardens are restricted to 100mm opening by tilt restrictors, thereby allowing them to be used for ventilation but stopping them being used as windows which can be seen through.

2.3 Plans **attached** at Appendix 1 show the location of the site and details of the development.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Chinnor Parish Council – No response to date.

OCC Highways – No response to date.

Building Control Serv.Manager – No objection raised.

Neighbour Objectors (2) – the issues raised include the following matters –

- The roof windows allow unacceptable intrusion into our rooms and garden.
- If the windows are needed, they should have been put in the end wall overlooking their car park.
- The window and door at ground floor gives scope for noise nuisance.
- The roof windows should be removed and the area tiled.
- Allowing the windows to be opened by 100mm is a gross invasion of privacy. At the very least, they should be obscured glass and fixed closed.
- We are presented with a ‘fait accompli’. The committee room was originally a store. The committee room could be let to other organisations. We should have had the opportunity to put our case before, rather than after, the fact.
- This is an infringement of our privacy and our right to comment on planning proposals and windows should be refused.

Any additional responses will be reported verbally to Planning Committee.

4.0 RELEVANT PLANNING HISTORY

4.1 P06/E0406 – Single storey front extension, new access to side elevation, erection of two storey rear extension, surfacing of land to rear of the hall and use as car park. Approved.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 – policies G2, G6, D1, D2, CF2, T1.
PPS1 Delivering Sustainable Development

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in this instance are –

- 1) Whether the principle of the development remains acceptable.
- 2) Whether the alterations to the approved development are acceptable in terms of their design and appearance and the impact on adjoining properties.
- 3) Whether access and parking facilities are acceptable.
- 4) Enforcement consideration.

6.2 The principle of the development.

The village of Chinnor has grown very significantly since the village hall was constructed and the hall appears to be well used. Activities at the hall include badminton, pre-school football, short mat bowls, nursery, theatre, blood donors, jumble sales, parties, wedding receptions and barn dances. The hall is very conveniently located in the centre of the village within walking distance of most parts of the settlement. Accordingly, the development accords with the Council's policies to provide and improve services and facilities in sustainable locations.

6.3 Impact in terms of design and appearance and impact on adjoining properties.

Policy CF2 of SOLP states that –

‘Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with other policies in this plan.’

Planning permission has already been granted for the footprint, scale and size of the extensions shown on the attached plans. Those parts of the extension which have already been constructed have been built to the correct size, position and footprint, and have been constructed in materials to match the existing property. It is only the detailed changes which can be considered within the context of this application.

6.4 Concern has been expressed by the owners of adjoining properties about the velux windows which have been inserted in the roof of the rear extension and the additional window and door inserted in the side (east elevation). In order to protect the amenity of adjoining properties, condition 5 of the 2006 permission confirmed that windows should not be inserted in this elevation. However, the velux windows which have been inserted are located some 29m from the rear windows of the nearest residential property. In terms of Council's Guidelines, this window to window distance would normally be acceptable. To provide an additional safeguard to loss of privacy, and in recognition that the windows are close to residential gardens, the applicant has proposed that the velux windows be obscure glazed. Whilst some ventilation is required in the room served by the velux roof lights, they can be fitted with restricted openers. The restricted openers would ensure that the windows could not be opened by more than 100mm, thereby precluding overlooking from the windows.

6.5 Concern has also been expressed that a window and door have been inserted on the east elevation. These comprise a small kitchen window and an escape door from the stairwell. These are located behind the rear fence of the neighbour's garden, and officers consider that their insertion is unlikely to result in undue noise and disturbance.

6.6 Other alterations which have been undertaken are internal, and have generally been altered from the approved plans as a result of requirements under the building regulations. External alterations to the access arrangements into the building have also been undertaken to ensure satisfactory access to the building by disabled persons.

6.7 On the plans approved in 2006, access to the front of the building was proposed to be moved to the side of the front extension. This has now been located in a central position on the front elevation.

6.8 Having regard to the circumstances set out above, Officers consider that the alterations which have been carried out to the approved scheme, and those which are proposed,

are acceptable in terms of their form and appearance and in terms of their impact on adjoining properties.

6.9 Access and parking

Access to the building will be fully compliant with the disabled access regulations. Under the 2006 application, planning permission was granted for the formation of parking spaces to the rear of the building. Those spaces also form part of this revised proposal, and would ensure that sufficient parking is provided on the site for users of the village hall facility.

7.0 **ENFORCEMENT CONSIDERATIONS**

7.1 As the application is partly retrospective, the refusal of planning permission would result in consideration being given to pursuing formal enforcement action in respect of the development. The decision as to whether or not to take enforcement action is delegated to officers. PPG18 indicates that enforcement action should only be taken where planning harm is identified and where action is necessary in the public interest.

7.2 Officers have to consider whether the development can be made acceptable by the imposition of planning conditions. In this case, conditions relating to the windows would limit the planning harm to any adjoining property.

8.0 **CONCLUSION**

8.1 The development complies with the relevant Development Plan policies and it is considered that, subject to the proposed conditions, the development would provide an improved sustainable local facility, and would not materially harm the living conditions of nearby residents.

9.0 **RECOMMENDATION**

9.1 **That planning permission be granted subject to imposition of the following conditions:-**

1. **Use of matching materials for walls and roof.**
2. **Prior to the first use of the extended village hall, the car park be extended as shown on the submitted plans.**
3. **Prior to the first use of the extended village hall, a barrier at the front entrance to the car park, and boundary fencing to the rear, be provided.**
4. **No additional windows and doors to be inserted without the prior grant of planning permission.**
5. **Prior to the first use of the extended village hall, the velux windows shall be obscure glazed and fitted with restricted openers, in accordance with details specified on plan reference 0907/01, and shall be so retained and maintained.**

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