
APPLICATION NO.	P09/W0837
APPLICATION TYPE	FULL
REGISTERED	07.09.2009
PARISH	DIDCOT
WARD MEMBER(S)	Mr Lyndon Elias Mrs Jane Murphy
APPLICANT	JPS Development (Oxford) Ltd
SITE	18 Mereland Road Didcot
PROPOSAL	Proposed one bedroom house
AMENDMENTS	(As amended by block plan accompanying letter from Agent dated 6 October 2009).
GRID REFERENCE	452739/189740
OFFICER	Mrs K Gould (W)

1.0 **INTRODUCTION**

- 1.1 The application is before Planning Committee as the officer recommendation conflicts with the views of the Town Council.
- 1.2 No 18 Mereland Road is a semi- detached dwelling occupying a corner plot. The dwelling faces onto Mereland Road and has vehicular accesses off both Mereland Road and Kynaston Road. There is a mature hedge which runs along the boundary of the site. The area is in an established residential area characterised predominantly by semi detached houses dating from circa 1030's. An extract from the OS is **attached.**
- 1.3 A planning application to convert the existing dwelling into a 2 no 1 bedroom apartments and to erect a new 1 bed apartment was approved last year under planning ref P08/W0707.

2.0 **PROPOSAL**

- 2.1 This current application seeks full planning permission to alter the extant permission. It proposes to retain the existing 3 bed dwelling as a single dwelling and to erect a 1 bed dwelling to the side.
- 2.2 Vehicular access to the parking spaces would be via the existing access off Kynaston Road and the existing dropped kerb would be increased in length and visibility improved by cutting back the existing hedge. A revised plan showing these improvements has been submitted by the applicant. A copy of the submitted plans is **attached.**

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Highway Liaison Officer – Holding objection to the originally submitted plans. The Highway officer asked for a plan showing a dropped kerb extension and revised vehicular access that allows independent access to the single new dwelling parking space. Visibility splay of 2 x 2 metres at the new entrance to the single parking space. No objections raised to amended plan.
- Didcot Town Council – Refuse – Unsatisfactory parking arrangement, concerns regarding highway safety.
- Neighbour – No Strong Views (1)

4.0 **RELEVANT PLANNING HISTORY**

4.1 P08/W0707 - Conversion of existing 3 bed dwelling into 1 bed ground and first floor apartments. Erection of new 1 bed apartment – Approved

P07/W1249 - Extension and conversion to form 4 no 1 bed flats, new vehicular and pedestrian access – Refused.

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan

G2 - Protection and enhancement of the environment

G6 - Promoting good design

D1 - Good design and local distinctiveness

D2 – Vehicle and bicycle parking

D3 – Plot coverage and garden areas

H4 – Towns and larger villages outside the Green Belt

H11 – The subdivision of dwellings and multiple occupation

H13 – Extensions to dwellings

T1-2 – Transport requirements for new developments

South Oxfordshire Design Guide

PPS3 Housing

6.0 **PLANNING CONSIDERATIONS**

6.1 Planning permission was granted last year for the creation of 2 apartments in the existing dwelling and the erection of a 1 bed apartment. This is an extant permission. This current proposal has a very similar footprint to the extant permission and the elevations are predominantly the same except for minor differences in fenestration in the side elevation facing Kynaston Road. As the existing dwelling is now proposed to remain as a 3 bed dwelling, the intensity of use of the site is less than in the extant permission. A copy of the elevations approved under planning ref P08/W0707 is also **attached**.

6.2 Policies H13 and H4 relate to extensions to existing dwellings and housing within the larger towns so are the most relevant to this proposal. Sustainability is also a consideration.

Impact of the proposal on the amenity of the occupants of the nearby properties.

No 18 Mereland Road occupies a corner plot and the neighbouring property most affected by the proposal is not 54 Kynaston Road. This property has a relatively small rear garden with its main amenity space to the side, facing the rear of no 18 Mereland Road. There are currently 2 first floor bedroom windows which face the rear and side of no 54 Kynaston Road. The proposal has a first floor landing window in the rear elevation which would look towards the side garden of no 54. This is exactly the same situation as the extant planning permission. A condition has been recommended which would make this window obscure glazed which would protect the residential amenity of the neighbours.

Impact of the proposal on the character of the existing dwelling and the surrounding residential area.

The proposed extension to the dwelling is subservient in design and would be constructed of matching materials. It would therefore be in keeping with other properties in the vicinity. When viewed from the road, it would appear as a single, extended dwelling and is not materially different in appearance to the approved scheme. As such, it would not adversely affect the character of the building or the surrounding residential area.

The proposal would not result in environmental or highway objections.

The original holding objection raised by the Local Highway Authority has now been removed and they have no objections to the current proposal. The Town Council have objected to the proposal on highway and parking grounds. The proposal accords with the Council's guidance on parking – there are 2 off street parking spaces for the 3 bed dwelling and 1 off street parking space for the 1 bed apartment. The visibility of the access is acceptable. The private amenity space for the new 1 bed apartment far exceeds the minimum standards for new dwellings as set out in the South Oxfordshire Design Guide having a garden area of over 100sqm. The remaining 3 bed dwelling would have a relatively small garden with a total of just over 80sq m of amenity space. Although this is below the standard of 100sqm, the proposal is not considered cramped and is not a reason to refuse planning permission.

Sustainability

The South Oxfordshire Design Guide advises that on single new dwellings, a one star code level should be obtained. In the Design and Access statement accompanying the planning application it is stated that the new apartment will be constructed to Code Level 3. A condition is recommended to ensure that this is achieved.

7.0 CONCLUSION

7.1 The proposal would provide a small unit of residential accommodation within the built up limits of Didcot which is a sustainable location. The development would not adversely affect the neighbour, would provide adequate off street parking and amenity areas for each unit. There would be minimal alterations to the external appearance of the existing dwelling and the extension would be in keeping with the main house.

8.0 RECOMMENDATION

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

1. **Commencement 3 yrs - Full Planning Permission**
2. **Matching materials (walls and roof)**
3. **Contamination (investigation)**
4. **Contamination (remediation and validation)**
5. **The parking and turning areas shown on the submitted drawing shall be provided and thereafter retained.**

6. **That the first floor landing window in the rear (northern) elevation shall be obscure glazed and thereafter retained as such.**
7. **The sustainable features set out in the Design and Access statement shall be incorporated in the scheme.**

Author Mrs K Gould
Contact No. 01491 823754
Email Add. planning.west@southoxon.gov.uk