
APPLICATION NO.	P10/W1469/RET
APPLICATION TYPE	FULL
REGISTERED	24.09.2010
PARISH	Didcot
WARD MEMBER(S)	Elias Lyndon Jane Murphy
APPLICANT	Mr A Black and Ms W Ciampoli
SITE	45 Broadway, Didcot
PROPOSAL	Part change of use to 2 no flats; single storey side extension to dwelling; alterations to existing access and parking (amendment to P10/W0042).
AMENDMENTS	Revisions to approved parking layout without compliance with condition 3 of P10/W0042 as amended by drawing no. 2085 -1B accompanying Agent's email dated 6 October 2010)
GRID REFERENCE	453147/190031
OFFICER	Mrs S Crawford

1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Town Council.
- 1.2 45 Hagbourne Road is a large three storey dwelling on prominent corner plot. The second floor is in the roof space with flat roof dormers fronting Hagbourne Road. The property is linked to the terrace comprising 2 - 10 Hagbourne Road by a flat roofed two storey extension to the original building. The property has been used as B and B accommodation in recent years
The property lies in the Didcot Northbourne Conservation Area
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1. The documents and consultation responses on this application can be viewed on the Council's website at www.southoxon.gov.uk.

2.0 **PROPOSAL**

- 2.1 The application seeks retrospective planning permission for amendments to the scheme approved under application P10/W0042. Planning permission has already been granted for the subdivision of the property to create two additional flats with changes to the window details and rendering of the front of the building. The changes to the approved scheme now proposed are, namely,
- Change to roof detail on flats– retaining flat roof with parapet in place of the approved pitch roof
 - Change of first floor window in bedroom 1 of 45 (north elevation) to double doors
 - Revisions to parking layout to 2 parking spaces for 45 rather than the 3 proposed on original scheme.

Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Reduced copies of the plans accompanying the originally approved application (P10/W0042) are **attached** at Appendix 3. Plans of the original building are **attached** at Appendix 4. Plans showing the changes to the parking layout are **attached**

at Appendix 5.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Didcot Town Council Refuse, not in keeping with its surroundings. Pitched roof should be enforced as it is a conservation area. The guttering has an impact as the appearance and the rendering is poor. The amendment does not allay any of the concerns.
- OCC (Highways) No objection as a result of the reduction in the parking given the sustainable location of the site.
- Neighbour Objectors (2) Concern about where the bins will be stored – there is insufficient space on the driveway for bins and cars and insufficient space for a collection point, concern that the fencing arrangement prevents the communal use of the garden area.
Insufficient parking and turning area given the double yellow lines outside the property and the proximity to a busy and dangerous junction.
Absence of pitched roof makes the building look unfinished. The pseudo Georgian finish has no place in this Victorian/Edwardian conservation area.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P10/W0042 – part change of use to two flats, single storey side extension, replacement flat roofs with pitched roofs and alterations to access. – APPROVED.
P04/W0807 – Conversion of first floor to one self contained flat – APPROVED.
P87/W0152 – alterations and change of use to letting house – approved

The recent application P10/W0042 granted planning permission for the following (see appendix 3);

- Roofing over of two storey, flat roof link with a pitched roof
- Subdivision of flat roofed link to two no 1 bed flats,
- Retain main house as one 4 bed dwelling
- Orangery extension to side of main house
- Pitch roof gables over existing flat roofed dormers
- Widening of access onto Hagbourne Road and extension to parking area
- Enforcement issues

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted SOLP Policies
G2 – Protection of District's resources, EP1 – adverse affects of development, D1 – Principles of good design, CON7 – development in conservation areas
South Oxfordshire Design Guide

PPS1 – Delivering sustainable development
PPG13 – Transport
PPS5 – Planning for the Historic Environment

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issue in this case is to consider whether the as built changes from the original application outlined in paragraph 2.1 above are acceptable in terms of the following;
- Impact on character of the conservation area,
 - Impact on neighbours,
 - Impact on parking and highway safety

6.2 Material factors to be taken into account.

Planning permission was granted in 2004 for the conversion of the first floor of the flat roof wing for a one bedroom flat. This included the retention of the flat roof and no improvements to the external appearance of the building were required. Whilst this permission has expired there have been no significant relevant changes to planning policy since this permission was granted.

Before the recent works were carried out the flat roof wing included the following design details that were not in keeping with the character of the area (see appendix 5);

- upvc windows with few glazing bars,
- brickwork at odds with the colour and bonding of the neighbouring building (45 rendered, 2 Hagbourne Road, Flemish bond with brick detailing)
- double, up and over garage door,
- flat roof projecting canopy across much of the frontage of the flat roof wing.

The works carried out have included the following changes to the external appearance;

- The casement size of windows has been reduced to a more appropriate size (applied glazing bars are unfortunate but there is an overall improvement)
- The whole frontage has been rendered to match 45
- The garage door has been removed and the frontage has a more symmetrical arrangement of windows and doors,
- The flat roof canopy has been removed.
- A parapet has been provided to disguise any flashing details on the flat roof

6.3 Design details and impact on conservation area. The approved planning permission included the roofing over of the flat roof wing and the dormers. This represented an improvement to the property and would have been more in keeping with the character of the building and the area. However, during the course of the building works it became apparent that the full implications of providing a pitched roof had not been considered. Complications arose because 45 and the flat roofed wing were not square to each other, an existing pitched roof to the rear of 45 posed problems and an existing important window to a bedroom on the second floor would have been blocked off. Whilst it is unfortunate that these aspects had not been fully considered initially, it is as a direct result of these issues that the pitched roof option was discounted. The Council now have to consider whether the works that have been carried out offer an acceptable alternative to the approved scheme.

It is clear that improvements to the character and appearance of the building and the conservation area have taken place as a result of the works that have been carried out. As such the works are generally in accordance with the Council's policies even if they have not gone as far as was envisaged with the original planning permission.

6.4 Impact on neighbours. There is no additional impact on the neighbouring properties as a result of the works that have been carried out over those of the approved scheme.

6.5 Parking and Highway safety issues. The original scheme P10/W0042 provided 3 parking spaces for 45 and 1 parking space for each flat. Condition 3 of the planning permission secured the provision of parking in accordance with these details. As constructed the parking provision for the flats is as approved but the parking provision for 45 provides only two spaces rather than 3. The Council's standards require two plus parking spaces for properties of 4 bedrooms and above. This standard is based upon merit depending upon the characteristics of the site and the area. In this case the site is within easy walking distance of the town centre, the station and local bus stops and is a

highly sustainable location. As such the reduction in spaces from 3 to 2 would not justify a refusal of planning permission.

Concerns have been expressed about the proximity of the access to the junction of Hagbourne Road and Broadway and problems associated with manoeuvring onto the highway. However, the revised parking layout is not materially different to the approved scheme and would not create any additional danger to road users.

6.6 **Amenity areas and waste collection.** A neighbour has expressed concern about the position of the fencing which they consider prevents the use of the garden area communally and restricts the space available for the storage of bins. These concerns are noted. The space available for the storage of bins is the same as that shown on the approved scheme and there is no objection in this respect.

With regard to the provision of amenity areas; 45 retains its original garden, the two flats retain the paved area to the frontage for parking. Whilst it was envisaged that there would be some communal use of the garden for the purposes of drying washing etc the garden is at such a busy junction that the amenity value as a sitting out area is limited. The revised scheme is not materially different from the approved scheme in this respect.

6.7 **Enforcement issues.** As this is an application for retrospective planning permission for development already undertaken, consideration must be given to the need for enforcement action to address the breach of planning control. In deciding whether or not to pursue enforcement action the local planning authority should have regard to the principles contained in Planning Policy Guidance Note 18 – Enforcing Planning Control (PPG18), including the following guiding principles:

- enforcement action should only be taken where harm in planning terms is identified;
- any action should be proportionate to the level of harm identified from the breach of planning control.

In this case, the flat roof wing already existed and was not particularly attractive; the front elevation contained a large double garage door and windows that were not in keeping with the character of the original building. As a result of the works that have been carried out, some improvements have been made to the front elevation. Consequently the character of the conservation area has been enhanced to some degree, albeit not as much as was anticipated. The parking provision is sufficient in this sustainable location and there are no highway objections. In the circumstances enforcement action is not justified.

7.0 **CONCLUSION**

7.1 Your officers have concluded that the development constructed at 45 Hagbourne Road provides an acceptable alternative scheme to that approved. The character of the conservation area has been enhanced as a result of the works, albeit not to the same extent as with the provision of a pitched roof. The impact on neighbours is not materially different from the approved scheme and the revisions to the parking provision for 45 meet the council's standards. The alterations to the approved scheme have not resulted in any harm to interests of acknowledged importance and your officers do not consider that enforcement action is justified. As such the development accords with the Development Plan Policies.

8.0 **RECOMMENDATION**

8.1 **That Planning Permission is granted**

As the development is already complete no conditions are proposed.

Author: Sharon Crawford
Contact No: 01491 823739
Email: planning.west@southoxon.gov.uk