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<b>APPLICATION NO.</b>	<a href="#">P11/W0099</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	25.01.2011
<b>PARISH</b>	DIDCOT
<b>WARD MEMBER(S)</b>	Mr. Tony Harbour Mr. Bill Service Mr. Roger Hawlor
<b>APPLICANT</b>	Mrs Nina Lawson
<b>SITE</b>	67 Rawthey Avenue Didcot
<b>PROPOSAL</b>	Convert integral garage into a habitable living space.
<b>AMENDMENTS</b>	None.
<b>GRID REFERENCE</b>	452439/191518
<b>OFFICER</b>	Mr P Bowers

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**1.0 INTRODUCTION**

1.1 This application has been referred to the Planning Committee because the applicant is an employee of South Oxfordshire District Council.

1.2 The application site comprises a two storey single bedroom terraced dwelling at the end of the cul-de-sac forming Rawthey Avenue on the Ladygrove Estate, Didcot. Adjoining the property in the terrace is an open undercroft leading to a parking area and garaging to the rear of the site.

1.3 The site is shown on the OS plan attached at **Appendix 1.**

**2.0 PROPOSAL**

2.1 This application seeks permission to convert the existing integral garage to habitable accommodation. The external elements of the works involved are to replace the existing garage door with a brick wall and casement window.

2.2 The plans accompanying the application can be found at **Appendix 2.**

**3.0 CONSULTATIONS & REPRESENTATIONS**

3.1 **Didcot Town Council** - No strong views

3.2 **Neighbours** – No responses received.

3.3 **Highways Liaison Officer** – No objection subject to a condition requiring that the parking areas be retained as per the approved plan.

**4.0 RELEVANT PLANNING HISTORY**

4.1 **P10/W1604** - To convert integral garage into a habitable living space. - **Withdrawn prior to determination on 14 December 2010**

4.2 **P03/W0129** - Conversion of garage to study. - Refusal of Planning Permission on 01 April 2003 - **Appeal Dismissed on 19 November 2003 - 5 Yealm Close, Didcot**

4.3 **P96/W0218/RM** - Construction of 285 No 1, 2, 3 & 4-bed terraced, semi-detached and detached houses. New access from Avon Way. (As amended by plans accompanying letter from applicant dated 28 June 1996 and amplified by plans

accompanying letter from applicant dated 8th August 1996).(As amended by applicants letter and plans dated 19 November 1997). - **Reserved Matters - Approval on 01 November 1996**

4.4 **P93/W0303/O** - Comprehensive residential development to include roads, sewers, open space, a site for a Primary School and a site for a local centre. - **Outline Plan.Perm. on 29 March 1995**

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Local Plan 2011** policies –

G2 - Protection and enhancement of the environment.

G6 - Promoting good design.

H13 - Extensions to dwellings

T1 - Transport requirements

T2 - Transport requirements

**South Oxfordshire Design Guide 2008**

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in this case are as follows;

**i) Whether there is sufficient parking provision following the conversion of the garage.**

**ii) Whether the external alterations are in keeping with the established character of the building and the area in general.**

**i) Whether there is sufficient parking provision following the conversion of the garage.**

6.2 Planning permission is not normally required for the conversion of integral garages to living accommodation. When this area of the Ladygrove estate was granted planning permission for its original development in the 1990's the Council imposed a condition on that permission that required householders to seek planning permission to convert their garages. This was on the basis that parking provision was limited and should these garages be lost there would be an increase in parking on the road which would harm the safety of the users of the public highway.

6.3 The South Oxfordshire Local Plan 2011 sets out the maximum number of car parking spaces for residential properties. This is set out in Appendix 5 – Parking Standards and is based on the number of bedrooms in a property. An average car parking space is 5 metres long and 2.5 metres wide.

6.4 The existing property has one bedroom. It's off street parking includes the existing garage, space in front of the garage on the driveway and a space in the parking area at the rear adjacent to a garage block. The driveway space in front of the garage is significantly less than the standard car parking space of 5 metres x 2.5 metres and cannot be considered as formal parking space. The garage and parking space at the rear currently meet the size requirements for a parking space.

6.5 The Council's parking standards require that a one bedroom property should be providing for 1 space. This means that the existing property has two spaces which for a one bedroom dwelling, is an over provision of off street parking.

- 6.6 The conversion of the garage forms part of internal changes to the dwelling that creates a proposed living area on the ground floor. Whilst it is not stated on the plans as a second bedroom this space could be used as a second bedroom.
- 6.7 For a two bedroom property the parking standards require 2 off road parking spaces. To mitigate the loss of the garage an area of the rear garden is proposed for the parking of vehicles. The area shown provides for a second space meeting the required minimum dimensions. Providing that these areas are retained for parking there will be no additional pressure to park on the public highway. This can be ensured through the proposed condition.

**ii) Whether the external alterations are in keeping with the established character of the building and the area in general.**

- 6.8 The external works to the building involve the erection of a brick wall and new window. The detailing and design of the new wall and window are in keeping with the existing detailing and fenestration on the property. The works are very much in keeping with the building established character and will not dominate or detract from the character of the building, the terrace of the wider character of the cul-de-sac.
- 6.9 The existing rear garden for this one bedroom property has an area of some 35 square metres in line with the Council's minimum space requirements.
- 6.10 The proposed parking space in the rear garden brings this area down to some 15 square metres. This is below the minimum requirement. However, this must be balanced against the benefit of ensuring that a parked vehicle is not on the public highway.
- 6.11 To the rear of the garage block adjacent to the site is an area of public open space. Having regard to its close proximity it is not reasonable to resist the proposal on the loss of an extent of garden area.

**7.0 CONCLUSION**

- 7.1 The conversion of the garage and creation of a parking space within the rear garden means that there will be sufficient off street parking provision to meet with the Councils standards.

**8.0 RECOMMENDATION**

- 8.1 **That planning permission be granted subject to the following conditions:**
1. **Commencement 3 years**
  2. **List of Approved Drawings.**
  3. **Matching Materials (Wall)**
  4. **Parking and Manoeuvring Areas Retained.**

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