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| APPLICATION NO. | P11/E0713 |
| APPLICATION TYPE | Planning Application |
| PARISH | Thame |
| WARD MEMBER(S) | David Dodds Ann Midwinter |
| SITE PROPOSAL | Waterloo Cottage, 2 Oxford Road, Thame Single storey extension to garage (As amended by Drawing Number 11 306 PL01B accompanying e-mail from Agent dated 13 June 2011). |
| AMENDMENTS | As above |
| GRID REFERENCE | 470001/206031 |
| OFFICER | Mrs H Moore |

1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee at the request of one of the Local Members, David Dodds.
- 1.2 The site, which is shown on the OS extract **attached** at Appendix 1, lies within the main confines of Thame, within the Conservation Area. Waterloo Cottage fronts onto the Oxford Road, and its garage is served off Cuttlebrook Gardens. Whereas Waterloo Cottage is an older property, its garage was constructed at the same time as Cuttlebrook gardens in the 1970's.

2.0 PROPOSAL

- 2.1 The garage serving 2 Waterloo Cottages is one half of a block of garages serving this property and number 1 Cuttlebrook Gardens. The proposal is to add an extension to the front of the existing double garage and the plans have been amended to show a revised design to the extension. The extension extends the building forward by some 1.35 metres to be constructed in brick and tile to match the existing building. The internal length of the garage would increase from 4.65m to 6m. Copies of the plans accompanying the application are **attached** at Appendix 1.
- 2.2 A Design and Access statement accompanies the application. The agent advises that the size of the existing garage is insufficient to allow the owner to use it for the parking of his cars. She advises that the size of the proposed extension is modest, and leaves sufficient room in front of the garage for the parking of a car. Full details of the statement can be accessed on the Council's web site www.soutoxon.gov.uk

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Thame Town Council – Objection raised to the original plans for the following reasons –
- Overdevelopment
 - Traffic generation, parking and safety,
 - Unneighbourly, with poor access to shared facilities.
- 3.2 OCC (Highways) - No objection in highway terms, subject to the provision of parking spaces, in echelon form, at the front of the garage. Further comments are contained in the main body of the report.

3.3 Thame Conservation Advisory Committee – The extension will prevent side access for a vehicle and doesn't leave sufficient room in front of the garage for parking. The extension is too prominent adjacent to a listed building.

3.4 Neighbour responses – 2 objections have been received and include the following matters –

- The existing garage is sufficient in size to park two cars.
- It's unlikely that owners will park in an echelon fashion in front of the garage as requested by the highways officer
- The extension will reduce the length of an already short driveway
- The new extension will prevent access to the side of the garage, reducing parking even further
- The quoted 5.35m driveway length appears to include the service strip
- The service strip includes services to Cuttlebrook and should be enforced by SODC
- The extension to the garage would not match the existing (comments in relation to the original design)

4.0 **RELEVANT PLANNING HISTORY**

4.1 In 2006, works were undertaken to the garage under 'permitted development'. These works comprised the formation of a new driveway and vehicle access onto Cuttlebrook gardens. This is the current driveway and access arrangement.

4.2 P06/E1035/RET – Alteration of shed roof height. Addition of cladding to garage, insertion of window and pedestrian door and repositioning of vehicular access doors to the garage. Planning permission refused on the basis that the cladding to the garage was inappropriate.

4.3 P06/E1347/RET – Alteration of shed roof height. Insertion of window and pedestrian door and repositioning of vehicular doors to the garage. Planning permission granted subject to a condition requiring the service strip in front of the garage to be reinstated using a bound material rather than gravel. Under this application, permission was granted for removing the garage doors from the northern side of the garage, and insertion of the garage door on the eastern elevation.

4.4 P11/E0901 – Extension and alterations to the dwelling. Not yet determined.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 –
G6 – Promoting good Design
CON7 – Proposals affecting a Conservation Area
H13 – Extensions to dwellings and curtilage buildings
D2 – Provision of parking
T1 and T2 – Provision of vehicular access

South Oxfordshire Design Guide 2008

6.0 **PLANNING CONSIDERATIONS**

6.1 The issues to consider are –

1. Whether the scale and design of the extension to the garage is acceptable.
2. Whether the development is acceptable in terms of highway safety
3. Whether alterations to the service strip are required.

Scale and Design

- 6.2 The design of the extension to the garage has been amended to match the form and materials of the existing building. The scale of the proposed extension is modest, being only 1.35m in depth. As such, the scale and design of the extension is considered acceptable and constitutes a form of development that would preserve the character of the Conservation Area.

Highway safety

- 6.3 The OCC highway officer has noted that considerable concern has been expressed about highway safety in relation to the proposals. The highway officer refers to the SODC Parking standards (Appendix 5 (Car Parking Standards)) set out in the South Oxfordshire Local Plan 2011. For a 3 or 4 bed property in this location, 2 parking spaces are required. This requirement would be met in the double garage. Also, an additional space would be provided at the front of the garage, particularly if the vehicle is parked in an echelon fashion. This would also avoid any overhanging of the service strip at the front of the site. Accordingly, the proposals fully meet the Council's parking standards and the highway authority raise no objection to the development.
- 6.4 Other issues have been raised by the Town Council and neighbours in relation to the on site parking, and the highway officer responds to these as follows. Whilst the proposed extension may restrict access to the side of the garage, there would be sufficient parking provision on the site to serve the dwelling without relying on any access to the side of the garage. When a car is parked in front of the garage doors, echelon parking in front of the garage would allow a small gap between the front of the car and the garage doors, and leave the service strip unobstructed. The erection of an extension to the garage would not have any impact on traffic generation to and from the site.
- 6.5 In view of the circumstances outlined above, no objection is raised to the development on highway grounds, subject to imposition of a condition requiring the parking area at the front of the site to be constructed, laid out and surfaced in accordance with details to be submitted to and approved by the Local Planning authority.

Service strip

- 6.6 The highway officer has inspected the records regarding the service strip, and notes that the strip constitutes an area around the periphery of Cuttle Brook Gardens of approximately half the width of the blacktop footway. A grant of planning permission for this development would include a condition requiring the area in front of the garage to be surfaced and laid out in accordance with an agreed scheme. Accordingly, the surfacing of the service strip would be included within the re-surfacing at the front of the garage.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan Policies and it is considered that, subject to the attached conditions, the proposed development would preserve the character of the Conservation Area and would be satisfactory in terms of highway safety.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to imposition of the following conditions –

- 1. Commencement 3 years**
- 2. Compliance with the submitted plans.**
- 3. Use of matching materials for construction of the extension.**
- 4. Details of the surfacing of the parking area in front of garage to be submitted and agreed.**

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