
APPLICATION NO.	P11/W1023
APPLICATION TYPE	FULL
REGISTERED	04.07.2011
PARISH	WHEATLEY
WARD MEMBER(S)	Ms Janet Carr Mr Roger Bell
APPLICANT	Mr & Mrs Wise
SITE	40 Hillary Way Wheatley
PROPOSAL	Extension and sub-division of existing three bedroom house to form 2 no. two-bedroom houses.
AMENDMENTS	As amended by drawing 03A and as clarified by drawing 04B both accompanying agent's email of 30 August 2011.
GRID REFERENCE	460261/205350
OFFICER	Mr D.Burson

1.0 INTRODUCTION

- 1.1 This application is brought before the planning committee as the officer's recommendation differs from that of the Parish Council.
- 1.2 40 Hillary Way is a detached dwelling with first floor accommodation in the roofspace. The house has cream painted brick walls and a tile roof. The property occupies a corner plot with a driveway to the northern end and a private garden enclosed by closeboard fencing to the south. A copy of the Ordnance Survey site plans is **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application is for the construction of a two storey extension to the southern end of the dwelling and to divide the plot to form a pair of two bedroom dwellings.
- 2.2 Each dwelling is to contain accommodation across two floors and to benefit from a parking space and private garden area. The existing vehicular accesses from Hillary Way would be retained with each serving a parking area for each property.
- 2.3 The built development involves the extension of the existing structure to the south by 3.8 metres in profile with the existing building. An additional dormer window is to be provided in the western roofslope of the extension matching those in the existing building with a further rooflight in the eastern roofslope. Copies of the proposed block plans and elevations are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Wheatley Parish Council

- Refuse: the proposal represents an overdevelopment of the plot

County Council Highways Officer

- No objection subject to conditions

Thames Water Development Control

- No objection

4.0 RELEVANT PLANNING HISTORY

4.1 **P05/W0317:** Demolish existing roof to form pitched roof with two bedrooms and three dormer windows to side elevations- *Planning Permission on 11 May 2005*

P02/N0080: Build porch/entrance hall- *Planning Permission on 28 March 2002*

P01/N0107: Single storey extension- *Planning Permission on 22 March 2001*

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 policies

H4- Towns and larger villages outside the Green Belt (Housing)

G5- Making best use of land

G6- Promoting good design

T1- Transport requirements for new developments

T2- Transport requirements for new developments

D2- Vehicle and bicycle parking

D3- Plot coverage and garden areas

D4- Privacy and daylight

South Oxfordshire Design Guide 2008

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations in this application are:

i) The principle of development

ii) Whether the proposal satisfies the amenity requirements set out under policy H4

i) The principle of development

6.2 Wheatley is one of South Oxfordshire's larger villages where new housing development is permitted under Policy H4 of the adopted South Oxfordshire Local Plan. While the village is surrounded by the Oxford Green Belt, the majority of the village, including the application site is excluded from the Green Belt designation.

6.3 As the application site lies within the built up limits of the village the principle of the construction of a new dwelling is acceptable subject to the satisfaction of the amenity criteria set out under policy H4. These are considered in the following section of this report.

ii) Whether the proposal satisfies the amenity requirements set out under policy H4

i) 'An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt'

6.4 The proposal area is entirely within the curtilage of a private dwelling. The area is not an open space of public, environmental or ecological value. The proposal only involves limited built development, this would not spoil an important public view.

ii) 'the design, height, scale and materials of the proposed development are in keeping with its surroundings'

- 6.5 The proposal involves limited built development. An extension is to be constructed to the southern end of the dwelling in profile with the existing house to a depth of 3.8 metres. The neighbouring dwelling to the south is half of a pair of semi-detached bungalows, the separation between dwellings and the setting of the properties within their plots is however such that the development would not have a terracing effect.
- 6.6 The extension would be a continuation of the existing built form and consequently would appear in keeping with the existing building. Considered in the context of the existing building the development would be acceptable in terms of height, scale and materials.

iii) 'the character of the area is not adversely affected'

- 6.7 The built element of the proposal is in keeping with the locality as considered above, however the principle of subdivision of the site must be considered in the context of the character of the area.
- 6.8 Number 40 is somewhat unusual in the locality as a detached building in an area predominantly made up of semi-detached units. The property was originally constructed as a bungalow, and has latterly had upper floor accommodation added. The present plot arrangement is somewhat unusual with the area north of the house available for parking vehicles and the southern area enclosed by a 1.8m high closeboard fence as private garden. The plot is unusual in its linear form running along Hillary Road meaning both the front and rear gardens are set against the road.
- 6.9 The proposal involves the division of the existing plot into two. The northern unit is to retain the benefit of two parking spaces in accordance with the council's adopted standard. The identified amenity area meets the minimum size requirements for a two bedroom dwelling (50 square metres). The applicant has stated the existing hedge to the northern boundary would be retained, this would provide effective screening to the amenity area. The front of the dwelling is to retain the existing 1 metre closeboard fence which retains a frontage to the street to the benefit of the streetscene and wider locality.
- 6.10 The southern unit would also have the benefit of two off street parking spaces and a private amenity area. As with the northern unit the parking and amenity area meet the council's adopted standards, consequently they are considered acceptable. The front aspect of the newly created dwelling is to gain a street frontage through the reduction in height of the existing closeboard fence. The creation of additional frontage would be beneficial to the streetscene through the contribution of additional activity and passive surveillance. The amenity and parking area of the dwelling would be screened from Hillary Way by the existing 1.8m closeboard fence. The erection of such a high fence against the highway would not normally be something the council encouraged, however when the proposed scheme is considered against the existing situation it represents an improvement, and would not be grounds for refusal.
- 6.11 The concerns of the Parish Council that the development represents an overdevelopment of the plot have been considered.
- 6.12 The resulting units would be on smaller plots than those in the locality, however the applicant has demonstrated that the units created can effectively accommodate the

required facilities while improving the relationship with the streetscene. The existing development is somewhat at odds with the locality and the development would represent an improvement above this. Considered in the context of the existing dwelling it is your officer's opinion that the development would be acceptable in terms of its impact on the character of the area.

iv) 'there are no overriding amenity, environmental or highway objections'

- 6.13 No comments have been received from neighbours beyond those reservations expressed by the Parish Council.
- 6.14 The development is sufficiently remote from the neighbouring dwelling to the south 38 Hillary Way that it would not have a material impact on the amenity of the occupiers. The other immediately neighbouring dwelling is 12 Roman Road which has the greatest potential to be affected.
- 6.15 12 Roman Way is a semi-detached bungalow which has been extended to the side (toward 40 Hillary Way) and rear. The proposed extension to 40 Hillary Way would project 2.4 metres beyond the rear wall of number 12. Having regard to the relationship between dwellings and the level of rear projection the development would not be detrimental to the amenity of the occupiers of 12 Roman Way by means of overlooking or overbearing impacts.
- 6.16 A rooflight is proposed in the eastern roofslope of the dwelling to serve a stairwell. Having regard to the nature of the space served and the design of the rooflight this would not give rise to overlooking. An additional dormer is also proposed in the western roofslope. Considered in the context of the existing dormer windows and the intervening road between properties in your officer's opinion the level of overlooking to the west would not represent a sustainable means of refusal for the application.
- 6.17 The siting of the building on the plot is unusual in that the rear elevation of the units created would be set close to the boundary with 12 Roman Way. It would be possible to form dormer windows in the rear roofslope of the dwellings created under permitted development rights. In view of the close relationship between the units created and 12 Roman Way such dormers could be unneighbourly. In order to retain control over future dormer windows and preserve the amenity of the occupants of 12 Roman Way it is necessary to remove permitted development rights for the formation of dormers in the dwellings permitted. It is recommended this is secured by condition.
- 6.18 As considered above at 6.9 and 6.10 the units created would provide an acceptable level of amenity for their occupants and meet the council's required standards with regard to parking and amenity areas.
- 6.19 The Area Liaison Officer for the Local Highways Authority has been consulted upon the proposal. He raises no objection to the proposal on grounds of highway safety subject to the imposition of a condition requiring parking areas to be retained, this is duly included in the recommendation.
- 6.20 The development is for residential use on existing residential land and does not give rise to any environmental objections.

v) 'if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement'

6.21 The proposed dwelling does not constitute backland development.

7.0 CONCLUSION

7.1 This proposal accords with development plan policies. The development is not considered to be harmful to the amenity of neighbours, the character of the street scene or highway safety and convenience.

8.0 RECOMMENDATION

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

1. **Commencement within 3 years**
2. **Condition listing the approved drawings**
3. **Matching materials**
4. **Refuse and recycling storage details**
5. **Parking and manoeuvring areas retained**
6. **Withdrawal of permitted development rights (Class B)**

Informatives at request of Thames Water and Local Highways Authority

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