
APPLICATION NO.	P11/W1954
APPLICATION TYPE	FULL
REGISTERED	16.12.2011
PARISH	WALLINGFORD
WARD MEMBER(S)	Mr Imran Lokhon Mr Marcus Harris
APPLICANT	Mr Ratnam Srirathan
SITE	15 Station Road Wallingford, OX10 0JX
PROPOSAL	Construction of a conservatory and alterations to the existing garage pitched roof to provide games room, parking and accommodation.
AMENDMENTS	None
GRID REFERENCE	460159/189588
OFFICER	Mrs S Crawford

1.0 INTRODUCTION

- 1.1 The application has been referred to the Committee because the applicant is related to an employee of the Council.
- 1.2 The site is a semi – detached dwelling on Station Road. It sits at a higher level from the road with a grassed bank to the frontage. Number 15 and other properties at this point on Station Road are served by rear accesses. Access to 15 is provided by a road that runs to the east of the site; this also serves a parking court to the rear of the site and gives access to the water tower.
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the construction of a conservatory and alterations to the existing garage to provide games room, parking and accommodation. Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council’s website at www.southoxon.gov.uk.
- 2.2 The existing building is a single storey structure with a pitched roof, providing a double garage with a small flat roof wing at the rear. The application proposes adding a first floor to the building with new pitched roof. A single garage, games room and tea room would be provided on the ground floor with a bedroom, shower room and study at first floor.
- 2.3 The conservatory included in the description does not require planning permission because it is within the size limitations of permitted development. Therefore this report does not cover issues in respect of the conservatory.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Town Council Approve
Neighbour supporters (4) Not obtrusive, will not overshadow, will not affect Station Road properties.
Will not affect the flats to rear.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P94/W0514](#) - Approved (28/09/1994)
Two storey rear extension.

[P94/W0162](#) - Refused (03/08/1994)
Erection of a two-storey rear extension

5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design
D6 - Community safety
G2 - Protect district from adverse development
H13 - Extension to dwelling
H4 – New housing in the towns

South Oxfordshire Design Guide 2008 sections 6.3.10 and 6.3.11

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations in the determination of the application are:

- Whether the principle of development is acceptable
- Design & scale
- Impact on the character of the area
- Highway and parking issues
- Impact on neighbours

- 6.2 **Principle.** Policy H13 of the adopted South Oxfordshire Local Plan allows for extensions to dwellings and the erection of ancillary outbuildings subject to certain criteria, the relevant criteria from H13 are listed below;

(ii) the scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area;
(iii) the amenity of occupants of nearby properties is not materially harmed;
(iv) the proposal would not be tantamount to the creation of a separate dwelling.

The design guide also advises at Section 6.3.11 that outbuildings should not compete in terms of size and scale with the main dwelling and that they should avoid dormer windows and other domestic features. In this case, the footprint and height of the proposed building are comparable to that of the surrounding residential properties and it has the appearance of a dwelling.

Proposals for self contained units of residential accommodation within gardens of existing houses to accommodate relatives will be assessed on the basis of the housing policies because they could be sold off separately. As such, any scheme will have to demonstrate that the accommodation complies with standards in relation to neighbour impact, parking provision and amenity space.

In this case, the accommodation to be provided is not subservient to the main house and is tantamount to the creation of a separate dwelling. The scheme is therefore contrary to the H13 criteria and should be considered under the H4 criteria rather than those of H13.

6.3 H4 criteria issues.

- i. That an important open space of public, environmental or ecological value is not lost;

The existing garage building lies to the rear of 15 Station Road adjacent to a road access to a parking court. The site is developed and sits in an area characterised by other ancillary outbuildings. It is not regarded as an important open space.

- ii. Design, height and bulk in keeping with the surroundings;

The proposed building is two storey and looks like a new house; this is at odds with other ancillary outbuildings in the locality that are single storey and subservient to their host buildings. Granting permission here would set a precedent for other ancillary buildings to become two storeys. The development would look cramped because the building sits on the boundary with the pavement and there is no space to provide a setting for a two storey building; as such it would be out of keeping with the surroundings.

- iii. That the character of the area is not adversely affected;

The development would look cramped, because the building sits on the boundary with the pavement to the access road and the parking area and there is no space to provide a setting for a two storey building. The two storey nature and size of the building would be incongruous and would detract from the character and appearance of the area.

- iv. Amenity, environmental or highway objections; and

Highway and parking issues. The site is served by the access road to the east of 15 Station Road. There is a gated access to an area of hardstanding within the garden area for parking for 15 Station Road and parking available in the parking court to the rear of the site. There are no objections in respect of highway safety of parking issues.

Neighbour impact. The most affected neighbours are 2 Beeching Way, 11 A, B, C and D Station Road, and 15 and 17 Station Road.

2 Beeching Road. This is a two storey property that backs onto the access road to the rear of 15 Station Road. It is some 13 m from the existing garage but orientated at an oblique angle. The windows in the proposed annex are positioned such that there will be no direct overlooking between first floor

windows and given the oblique relationship, the impact on 2 is within acceptable parameters.

11 A, B, C and D Station Road. These properties are flats that back on to the access for 15 Station Road; they also back onto their own parking and garage area. These properties are some 30 m from the existing garage and whilst there is a direct line of vision from the study window at first floor to the rear of these properties, at this distance the impact on neighbour amenity is acceptable in my opinion.

15 Station Road. Whilst the scheme is for annex accommodation for 15 Station Road, the neighbour impact on this property has to be considered because the independent unit of accommodation could be sold off separately at a later date. In this case there is a direct line of overlooking from the windows on the north elevation of the annex to the south elevation of 15. The distance between the two buildings is 16 metres which is well below the recommended minimum 25 metre back to back distance between buildings where there is direct overlooking.

17 Station Road. 17 is the other half of the semi to 15. There would not be any direct overlooking from windows in the north elevation of the annex because of the positioning of the windows at first floor and the way the building is orientated. The bedroom and shower room windows in the west elevation would overlook the rear garden of 17 rather than the house itself. The relationship is within acceptable parameters in my opinion.

v. Backland development issues

Not applicable as the site has a frontage to a road.

7.0 **RECOMMENDATION**

7.1 **That Planning Permission is refused for the following reasons:**

- 1. That, having regard to its siting, the two storey nature of the building and the accommodation to be provided, the development is tantamount to the erection of a new dwelling where there are insufficient standards of privacy for the occupants of both the existing dwelling at 15 Station Road and the new unit. The proposed building is not subservient to the main dwelling and would be out of keeping with the character and appearance of other ancillary outbuildings in the area. As such the proposal would not provide adequate standards of residential amenity for the occupants of the new unit or 15 Station Road and would detract from the character and appearance of the area contrary to Policies G2, G6, D1 and H13 of the adopted South Oxfordshire Local Plan and advice contained within the South Oxfordshire Design Guide.**

- 2. That having regard to the size of the plot, the siting of the building, the character of the surrounding area and the proposed two storey nature of the building, the provision of annex accommodation on this site represents a cramped and incongruous form of development that would not reinforce local distinctiveness to the detriment of the character and appearance of the area. As such the development would be contrary to Policies G2, G6, D1, and H4 of the adopted South Oxfordshire Local Plan 2011.**

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