
APPLICATION NO.	P11/W2043
APPLICATION TYPE	Minor
REGISTERED	25 January 2012
PARISH	East Hagbourne
WARD MEMBER(S)	Mr Leo Docherty
APPLICANT	Mr & Mrs Wilson
SITE	40 New Road, East Hagbourne
PROPOSAL	Sub-division of house to create two houses, creation of front porch. (Demolition and re-build of flank wall in order to create access road to rear).
AMENDMENTS	Drawing nos.3832 A, 4831, 3378 A, 0377-A1
GRID REFERENCE	453013/189060
OFFICER	Mrs E Hamerton

1.0 INTRODUCTION

- 1.1 This application has been referred to Planning Committee because the views of the Parish Council differ from the recommendation.
- 1.2 40 New Road lies in the built up limits of East Hagbourne, along a line of linear development that leads towards Didcot. It occupies a corner plot between New Road and Bishops Orchard.
- 1.3 The property itself is a detached house, with four bedrooms, a study and two bathrooms at first floor and a dining room, living room, lounge, kitchen and WC at ground floor. In front of the house the area is covered with hardstanding with an in-out driveway. The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.
- 1.4 Planning permission was granted on 15 December 2010 for the erection of a 3 bedroom detached house in the rear garden area. This is an extant permission which has not been commenced.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for the subdivision of the existing house into two houses. Unit 1 will have a kitchen and dining/ living area and WC at ground floor with two bedrooms, a study and bathroom at first floor. Unit 2 will have a kitchen/ dining room, living room, and WC at ground floor with three bedrooms, an en-suite and bathroom at first floor.
- 2.2 The external appearance of the property will largely remain unchanged but for the following alterations;
- a new front porch to unit 2,
 - the addition of a new window in the rear elevation to serve one of the bedrooms.
 - The northern flank wall of the house (unit 1) will be demolished and rebuilt on a new line to create a wide enough access road to the new house in the rear garden.
- 2.3 The original plans proposed the sub-division of the existing property into three 2 bedroom houses. There were a number of objections to this proposal, including

highway safety and convenience objections from the Highway Officer at OCC and concerns about the impact of this proposal on the character of the area. In order to address these concerns the applicant submitted amended plans which reduced the number of dwellings from three to two.

- 2.4 Reduced copies of the amended 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

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 East Hagbourne Parish Council Refuse. Overdevelopment of the plot, concerns in relation to traffic adjacent to busy junction. Inadequate parking. The amended details do not change our objections.

Neighbour
Comments (6)

- Increased traffic generation, a total of 3 properties will be accessing / leaving the site.
- It will cause problems on Bishops Orchard which already has safety problems.
- The proposed access will be close to the junction to Bishops Orchard, increasing the potential risk for collisions and incidents, cars may park on the main road.
- Loss of privacy – the development will lead to overlooking and the disruption of services that the proposed dwelling will have.
- Overdevelopment
- Overcrowding
- Out of character
- Overlooking of nos. 42 and 36 New Road.

OCC
(Highways) No objections with conditions

Environmental
Health No objection. Contaminated land condition recommended

Waste
Management All bins should be presented at the nearest adopted highway by 7am on the day of collection

4.0 RELEVANT PLANNING HISTORY

- 4.1 P09/W0283 – Erection of a three bedroom house with single garage (as amended). Planning permission July 2009.

P10/W1437 – Change of use of the property from C3 residential dwelling to C2 residential care home with two rear extensions. Refusal of planning permission. November 2010.

P10/W1523 – Erection of 3 bedroom detached house. New access roadway with turning and passing bay. Planning permission December 2010.

P11/W1536/RET – Retention of a mixed height wooden close boarded fence on the northern boundary. Planning permission November 2011.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Local Plan 2011**

- G5 Making the best use of land
- G6 Promoting good design
- C9 Landscape features
- D2 Vehicle and bicycle parking
- D3 Plot coverage and garden areas
- D4 Privacy and daylight
- H4 Housing
- H11 The sub-division of dwellings and multiple occupation
- H13 Extensions to dwellings
- T1 Transport requirements for new developments
- T2 Transport requirements for new developments

South Oxfordshire Design Guide

National Planning Policy Framework

None of the policies within the South Oxfordshire Local Plan of relevance to this application are inconsistent with, or contradictory to, the provisions of the Framework and this application can be determined against the relevant policies of the Local Plan

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are:

- The principle of the development
- Impact on neighbours
- Highway safety, convenience and parking
- Impact on the character of the area / design
- Garden sizes

6.2 **The principle of the development**

East Hagbourne is one of the larger villages outside the green belt where the principle of new housing development is supported, through both Policy H5 (H4 criteria) of the adopted Local Plan. Policy H11 of the adopted Local Plan specifically relates to the sub-division of dwellings. This is permitted within the built-up settlements within the district providing that the relevant criteria are met. The criteria are addressed below.

6.3 **Impact on neighbours**

6 nearby neighbours have objected to this application, their concerns include, overlooking, overcrowding, overdevelopment, out of character and highway safety and access concerns.

The closest neighbouring properties to no. 40 are nos. 42 New Road and 1 Bishops Orchard. Across the road from the site are nos. 43, 43a and 36 New Road.

No. 42 New Road sits close to the common boundary with no. 40 and has a number of first floor and ground floor windows directly facing the rear garden area of no. 40. The degree of mutual overlooking between these two properties is unusual. The neighbour at no. 42 is concerned about the impact of this development on their amenity. As part of the proposal to sub-divide the property an additional window on the rear elevation will be inserted, this window measures some 0.6m by 1m and will be a secondary window. There are already four larger windows at first floor on the rear elevation. The addition of this small window would not increase materially the overlooking which

already exists.

The existing bay window on the front elevation that sits close to the common boundary with no. 42 will be replaced by a standard window and will be obscured due to the new proposed porch. Therefore this change to the fenestration details would not create any issues of overlooking.

The neighbour at no. 36 also has concerns about the impact of this development on their privacy. This neighbour sits across the road to the north. As there would not be any new windows on the flank (north) elevation of the house, the subdivision of the dwelling would give rise to any change in the overlooking between these properties. In addition given the position of no. 40, forward of no. 36 if there were any overlooking this would primarily be to the front of this neighbour's property which is afforded less privacy than the private rear garden area.

For these reasons this development is not considered to be detrimental to the amenity of nearby neighbours and therefore accords with criteria (i) of Policy H11.

6.4 Highway safety, convenience and parking

A number of neighbours and the Parish Council have raised concerns in relation to an increase in the number of vehicle movements and the safety of the access. The site already has two access points in an 'in/out' driveway, which will remain.

The Highway Officer objected to the original proposal for the conversion of the existing house into three units due to the trip generation associated with 3 dwellings. Although the total number of bedrooms remains the same, the reduction from 3 to 2 units would reduce trip generation and the Highway Officer now has no objection. His assessment has been based upon current adopted Local Plan policies, the recommendations of the NPPF and the existing situations and extant permissions.

6.5 Impact on the character of the area / design

Some neighbours and the Parish Council have concerns that this development will have a detrimental impact on the character and appearance of the area and that the site will be overdeveloped. New Road comprises a range of different styles and types of houses and bungalows; some are detached whilst there are a number of semi-detached properties. The design and age of houses along here are varied too. Whilst there are some minor alterations to the external appearance of the existing house (a front porch and an alteration to an existing bay window on unit 2), the front elevation of the property will not be significantly altered as a result of this development. It would be difficult to argue that these minor alterations are harmful to the character of the area in your officer's view.

6.6 Garden sizes

Neighbours have expressed concerns that the sub-division of this house into 2 units combined with the planning permission for the new house at the rear would be an overdevelopment of the site. One of the key indicators as to whether or not a site is overdevelopment is the size of the rear garden space. The South Oxfordshire Design Guide advises that garden sizes for three bedroom dwellings should be 100sqm and for two bedrooms, 50 sqm of garden are required. Unit 1 will have a rear garden area of 50.6 sqm and unit 2 will have 104sqm. These sizes comply with the recommended garden sizes as set out in the South Oxfordshire Design Guide. These garden sizes are not too dissimilar to those found along Bishops Orchard.

7.0 CONCLUSION

7.1 The sub-division of the house into 2 units is considered to comply with the relevant development plan policies. None of the policies within the South Oxfordshire Local Plan that are relevant to this application are inconsistent with or contradictory to the provisions of the NNPF. This development is not considered to be harmful to the amenity of the occupiers of the nearby neighbouring properties, the character of the area or highway safety and convenience. Your officers recommend that planning permission is granted.

8.0 RECOMMENDATION

8.1 **To grant planning permission subject to the following conditions;**

1. **Commencement 3 years**
2. **Compliance with approved drawings**
3. **Matching materials**
4. **No new doors or windows in south and west walls**
5. **Withdraw permitted development rights to extend**
6. **Withdraw permitted development rights for works within the curtilage**
7. **Provide parking as per approved plan**
8. **Provide access for new dwelling to rear prior to occupation.**

Author: Emily Hamerton
Contact No: 01491 823275
Email: planning.west@southandvale.gov.uk