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<b>APPLICATION NO.</b>	<a href="#">P12/S0931/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	8.6.2012
<b>PARISH</b>	WALLINGFORD
<b>WARD MEMBER(S)</b>	Mr Imran Lokhon Mr Marcus Harris
<b>APPLICANT</b>	Dr Srirathan Sanjeev
<b>SITE</b>	15 Station Road Wallingford, OX10 0JX
<b>PROPOSAL</b>	Construction of a conservatory, porch and roof alterations to existing garage building.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	460159/189588
<b>OFFICER</b>	Mrs S Crawford

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**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 and St John Hall.

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 alterations to the existing garage to provide a garage and workshop to the ground floor and a gym at first floor. 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](http://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 (6 metres wide by 5.2 metres deep and 4.1 metres to the ridge; the flat roof wing adds a further 2.1m X 3m floor area). The application proposes to increase the width of the building to 6.4 metres and increases the size of the rear wing. The proposal would raise the eaves to 2.8m and raise the ridge to 5.5 metres.

2.3 The conservatory and porch included in the description do not require planning permission because they are within the size limitations of permitted development. Therefore this report does not cover issues in respect of the conservatory and porch.

2.4 A similar but larger proposal was considered by the Committee at the meeting on 15 February 2013. Planning permission was refused for the following reasons. A plan of the refused scheme is **attached** at Appendix 3.

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.

### 3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- |     |                           |         |
|-----|---------------------------|---------|
| 3.1 | Town Council              | Approve |
|     | Neighbour supporters ( 3) | .       |

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P11/W1954](#) - Refused (15/02/2012)

Construction of a conservatory and alterations to the existing garage pitched roof to provide games room, parking and accommodation. - Refusal of Planning Permission on 15/02/2012

[P94/W0514](#) - Approved (28/09/1994)

Two storey rear extension. - Planning Permission on 28/09/1994

[P94/W0162](#) - Refused (03/08/1994)

Erection of a two-storey rear extension - Ref.of Planning Perm on 03/08/1994

### 5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

G2 - Protect district from adverse development

G6 - Appropriateness of development to its site & surroundings

H13 - Extension to dwelling

South Oxfordshire Design Guide 2008

NPPF

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 considerations in the determination of the application are:

- Design & scale of building
- Impact on the character of the area

- Impact on neighbours
- Other considerations

6.2 **Design and scale.** Policy H13 of the adopted South Oxfordshire Local Plan allows for extensions to dwellings and the erection of ancillary outbuildings provided that 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. 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.

It is appreciated that the height of the ridge and eaves have been reduced since the refused scheme, however the ridge and eaves are still considerably higher than any other outbuilding along this row. The footprint of the building is the same size as the refused building, includes a first floor and still has the appearance of a two storey building in my view. It is not in keeping with the character of other outbuildings, which do not include any first floor accommodation, and if allowed it would be very difficult to refuse other similar proposals along this line of properties.

6.3 **Impact on the character of the area.** 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.

6.4 **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 gym window at first floor to the rear of these properties, at this distance the impact on neighbour amenity is acceptable in my opinion.

**17 Station Road.** 17 is the other half of the semi to 15. There would not be any direct overlooking as there are no windows in the north elevation of the outbuilding. The gym window 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.

6.5 **Other considerations.** The refused scheme included a bedroom, study and shower room at first floor and was refused for being tantamount to the creation of a separate dwelling where there was insufficient space to accommodate separate dwellings. In this case the floor area of both the ground and first floor of the building is the same as the previous scheme, although the headroom at first floor would be reduced due to the sloping roof. However, the plans now show that the first floor would be a gym and do not include annex facilities. As such it is not reasonable to refuse this application for being tantamount to the erection of a new dwelling.

7.0 **CONCLUSION**

7.1 It is appreciated that the height of the ridge and eaves have been reduced since the refused scheme, however the ridge and eaves are still considerably higher than any other outbuilding along this row. The building still has the appearance of a two storey building; it is not in keeping with the character of other outbuildings and if allowed it would be very difficult to refuse other similar proposal along this line of properties.

8.0 **RECOMMENDATION**

8.1 **That of Planning Permission is refused for the following reason:**

1. **That, having regard to the size and two storey nature of the building and its location in relation to the access and parking court, the scale and design of the proposed garage would be out of keeping with the character and appearance of other ancillary outbuildings in the area and would detract from the character of the area. If allowed, the proposal would set a precedent for other similar development which would further detract from the character and appearance of the area. The proposal is contrary to Policies G2, G6, D1 and H13 of the adopted South Oxfordshire Local Plan and advice contained within the South Oxfordshire Design Guide.**

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