

APPLICATION NO.	P17/S0401/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	22.2.2017
PARISH	DIDCOT
WARD MEMBER(S)	Anthony Dearlove Mocky Khan Anthony Nash
APPLICANT	Mr Mark Witney
SITE	14 Abbott Road, Didcot, OX11 8HU
PROPOSAL	One bedroom annexe in rear garden.(As amended by plans received on 5 May 2017 which move the annex closer to the house and provide parking within the curtilage of the property).
OFFICER	Kim Gould

1.0 **INTRODUCTION**

- 1.1 This planning application was referred to Planning Committee on 26 July 2017 and a resolution to approve the development was given.
- 1.2 Prior to the decision notice being released, a query was raised by a Member about the planning history of the site regarding whether or not the planning permission granted in January 2010 under planning ref P09/W1079 had been implemented. This application relates to the conversion of the property into 2 no. one bedroom flats.
- 1.3 The application property is a mid-terraced located within the built up limits of Didcot which has been subdivided into 2 no 1 bed flats. It is located in a cul de sac with access to St Birinus School located at the end of the cul de sac. An access along the side of no 10 Abbot Road leads to the rear of the terrace and to a parking and turning area. The site lies outside any area of restraint. An OS extract plan is **attached** as Appendix 1.
- 1.4 Officers agreed to investigate and clarify the manner in which the property is currently being used. The applicant has confirmed that the authorised conversion has taken place and that he lives on the first floor which is known as no 14 Abbott Road. The ground floor is known as 14 A. A copy of the floor plan approved under reference P09/W1079 is **attached** as Appendix 2.
- 1.5 The ground floor flat comprises a self-contained one bedroom flat which has access from the rear to an amenity space directly to the rear of the property. It has its own door which is to the rear of the property and an off road parking space at the front of the property.
- 1.6 The first floor flat comprises a self-contained one bedroom flat which uses the original front door of the original dwelling to gain access and has access to the rear portion of garden via an enclosed pathway which runs along the southern boundary of the site. This flat also has a single off street parking space provided at the front of the property. A block plan showing this layout is **attached** as Appendix 3.

2.0 **PROPOSAL**

2.1 This application seeks full planning permission to erect a one bedroom annexe within the rear garden area for use in connection with no 14 Abbott Road. A parking space is provided for the proposed annexe at the rear of the property within the garden area. Two parking spaces remain at the front of the property.

2.2 The new building would have a lounge, bedroom and bathroom and the accommodation is intended to be used by one of the applicant's children.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Didcot Town Council – Object - A risk of increased reversing movements in close proximity to the school.

Highways Liaison Officer (Oxfordshire County Council) - Objection to original plans. No parking plan has been demonstrated for the existing dwelling, to the required dimensional standards. In addition a clear footway will need to be provided from the footway to the dwelling. The parking allocation to the rear is not within the 'red-line' and the applicant's ownership; it appears this would be on 3rd party land. The 'red line' area does not extend from the rear parking area to the highway boundary. No refuse storage area has been demonstrated for consideration and this is likely to affect the parking arrangements

No objection to amended plans subject to conditions relating to visibility and parking.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P09/W1079](#) - Approved (04/01/2010)
Conversion of 14 Abbott Road into 2 x one bedroom flats.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies
CS1 - Presumption in favour of sustainable development
CSDID3 - New housing at Didcot
CSQ3 - Design
CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

D3 - Outdoor amenity area
G2 - Protect district from adverse development
H13 - Extension to dwelling
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

5.3 Supplementary Planning Guidance/Documents

5.4 South Oxfordshire Design Guide 2016 (SODG 2016)

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this planning application are:

- Whether the principle of an annexe building is acceptable in this location

- Impact on the character of the area
- Highways
- Use
- Impact on neighbours
- Permitted development
- Amenity space
- CIL
- Other uses

6.2 Principle

The proposed building is an ancillary residential structure which is intended for use in connection with no 14 Abbott Road (the first floor flat). Policy H13 of the SOLP allows ancillary buildings to be erected within the curtilage of dwellings provided that the following criteria are met

- The scale and design of the proposal is in keeping with the area
- It is not unneighbourly
- It is not tantamount to the creation of a separate dwelling
- Adequate and satisfactory parking and amenity areas are provided

6.3 Character of the area

The site is located in an area which is predominantly residential in character. The boys' senior school is located to the north east. The proposed annexe is single storey in nature and modest in scale being of the same scale as a garden room or home office. It would not be visually prominent and as such would not adversely affect the established character of the area in my view.

6.4 Impact on neighbours

The application site is a mid-terraced property which has been converted into 2 flats. There is an attached neighbour to the north no 16 and a detached neighbour to the south no 12. Many of the surrounding properties have detached outbuildings in their rear gardens. The erection of a modest annexe building would not, in my opinion have an unacceptable impact on neighbour amenity. No objections to this proposal have been received from neighbours.

6.5 Use

The proposed use of this building is ancillary residential use for a relative. A condition restricting its use as such has been recommended. If it was to be sold or let separately, full planning permission would be required and the proposal would have to be considered in the context of the housing policies of the Development Plan.

6.6 Highways

There was initially an objection from the County Highway Authority for the reasons which are sets out in 3.1 above. Amended plans have been submitted which have addressed these concerns and the Highway Authority no longer have objections to this proposal on highway safety grounds. Conditions relating to visibility and parking have been recommended. The Town Council have objected to this proposal on highway safety grounds. There are no technical reasons to refuse this application. Planning permission would not be required to park a car at the rear of the property within the curtilage of the main dwelling.

6.7 **Amenity space**

Policy D3 of the SOLP seeks to ensure that a private outdoor garden or amenity space is provided for all new dwellings. The South Oxfordshire Design Guide goes on to recommend garden sizes for different sized dwellings. It advises that a 1 bed dwelling/flat should have a garden size of some 35sqm and a 2 bed dwelling should have a garden size of some 50sqm. As no 14 would effectively become a 2 bed property with the 1 bed annexe, this property would require a garden area of some 50sqm to comply with the council's standards. In this particular case no 14 A (ground floor flat) retains a rear garden of some 50 sqm and no 14 (first floor flat) would have a minimum rear garden of 33 sqm excluding the area taken up by the proposed annexe and a maximum area of 52 sqm. As such the proposal accords with the council's standards in relation to garden sizes.

6.8 **Community Infrastructure Levy**

CIL is not payable on this proposal as the additional floorspace created by this proposal is less than 100sqm.

7.0 **CONCLUSION**

7.1 Planning permission is recommended because the principle of the development is considered acceptable. It would not be unneighbourly or adversely affect the established character of the area. It would not result in issues of highway safety and accords with Development Plan policies.

8.0 **RECOMMENDATION**

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

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Ancillary occupation and use only.**
4. **Vision splay dimensions.**
5. **Car parking provision.**

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