

APPLICATION NO.	P17/S2550/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	11.7.2017
PARISH	THAME
WARD MEMBERS	David Dodds Nigel Champken-Woods Jeannette Matelot
APPLICANT	(Bucks) Ltd
SITE	Little Acorn, Land adjoining Acorn Lodge, Moreton, OX9 2HW
PROPOSAL	Proposed minor amendments to garage conversion and change of use as approved on P15/S1065/FUL.
OFFICER	Simon Kitson

1.0 **INTRODUCTION**

- 1.1 This application is referred to planning committee as the recommendation of approval conflicts with the views of Thame Town Council.
- 1.2 This application relates to an existing detached garage within the curtilage of Acorn Lodge in the village of Moreton. The proposed site (which is shown on the OS extract **attached** as Appendix A) measures approximately 200 sq.m and it does not fall within a designated area.
- 1.3 In 2015, the planning committee unanimously granted planning permission for the conversion of the garage into a dwelling, with private amenity space and parking provision for two cars. This consent does not expire until June 2018.

2.0 **PROPOSAL**

- 2.1 As detailed in the application submission, consent is now sought for amendments to the approved scheme. This would mostly comprise changes to the internal layout, to provide two bedrooms and a catslide dormer to the side elevation. No changes to height or width of the dwelling are proposed and the site layout would remain as approved.
- 2.2 A copy of the proposed plans is **attached** as Appendix B and other documentation associated with the application can be accessed via the council's website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Thame Town Council – Objection:

1. Overdevelopment
2. Overlooking
3. Not in keeping with the character of the area

Thame Conservation Area Advisory Committee – No comment

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P15/S1065/FUL](#) - Approved (03/06/2015)
Conversion of existing garage into a proposed dwelling and divide boundary as shown.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies;

- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

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

- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- G2 - Protect district from adverse development
- H4 - Housing sites in towns and larger villages outside Green Belt
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

5.3 Thame Neighbourhood Plan (TNP)

- H5 – Integrate windfall sites
- H6 – Design new development to be of high quality
- ESDQ16 – Development must relate well to its site and surroundings
- ESDQ28 – Provide good quality private outdoor space
- ESDQ29 – Car parking design

5.4 Supplementary Planning Guidance/Documents

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 principle of the conversion of the garage was established under the previous, extant planning approval. The main issues for consideration in this application are as follows:

1. The impact of the design, height, scale and materials upon the character of the site, the street scene and the surrounding area.
2. The impact upon neighbouring amenity, in terms of light, outlook and privacy
3. The impact upon the highway network, in terms of highway safety, access and parking provision

Scale and design

6.2 The footprint of the building and its height remain unchanged since the previous approval. The amount of private amenity space exceeds the 50 sq.m minimum recommended within Section 7 of the SODG.

6.3 As noted previously, the development falls outside the Moreton Conservation Area and the existing building is located to the southern side of Judds Lane where there is some variety in the built form, layout and levels of plot coverage. Aside from minor

fenestration changes and the addition of a modest catslide dormer window serving a stairwell at the centre of the north-east elevation, the appearance of the dwelling would be very similar to the previous approval. Officers consider that the proposed departure from the approved plans would not have a harmful impact upon the character of the property, the street scene or the wider area.

Residential amenity

- 6.4 There are no objections received from any neighbouring properties. However, the Town Council raise concerns over potential overlooking. Although this is not elaborated upon within the consultation response, officers reiterate that any overlooking of the neighbouring gardens from the front and rear openings would be very oblique. Visibility from all other openings was addressed under the previous approval. This was achieved through the provision of a 2m-high close board boundary fence at ground floor level, and a condition requiring obscure glazing of the first floor side-facing openings. A similarly worded condition attached to this approval would have the same effect.

Access and parking

- 6.5 The Local Highways Authority were consulted on the previous application and no objection was raised. This was on the basis that vehicular traffic and speeds are likely to be low and there was unlikely to be a significant impact upon highway or pedestrian safety. No further changes to the layout or access arrangements are proposed under this application and the proposal accords with the maximum parking standards set out Appendix 5 to the SOLP.

7.0 CONCLUSION

- 7.1 The proposal is in accordance with the relevant development plan policies and national planning policy. The development would not cause material harm to the overall character and appearance of the site or the surrounding area. The proposal is also considered acceptable in terms of the impact upon the amenities of neighbouring occupiers and it would not be prejudicial to highway safety.

8.0 RECOMMENDATION

- 8.1 **To grant planning permission, subject to the following conditions:**

- 1. Commencement within three years.**
- 2. Development to be carried out in accordance with the approved plans.**
- 3. Materials and hard landscaping as indicated within the application submission.**
- 4. Two car parking spaces to be provided for the proposed dwelling.**
- 5. Two car parking spaces to be provided for the existing dwelling.**
- 6. Withdrawal of permitted development for extensions, roof extensions or outbuildings.**
- 7. Obscure glazing to all first floor side facing windows.**

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