

APPLICATION NO.	P17/S2878/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	17.8.2017
PARISH	Woodcote
WARD MEMBERS	David Nimmo-Smith & Charles Bailey
APPLICANT	Mr S Claridge
SITE	Casa Mia, Greenmore, Woodcote, RG8 0RN
PROPOSAL	Variation of condition 2 (approved plans) to convert approved garage into a playroom and provide additional parking on the frontage of Plot 2 of Planning Permission P16/S2432/FUL. (Site plan amended to previously approved plan received 25 September 2017) (Amended 2017_10_25 to reduce number of bedrooms in both plot 2 and plot 3).
OFFICER	Demolition of existing bungalow and erection of two 3-bedroom semi detached houses and a detached 2-bedroom chalet bungalow. Marc Pullen

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of Woodcote Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) lies within the Woodcote parish and is subject to planning permission for the demolition of the previous bungalow and the erection of three new dwellings.

2.0 **PROPOSAL**

2.1 This application seeks planning permission for amendments to the previously approved planning application. The amendments refer to the conversion of the previously approved garages of unit 2 and 3 into playrooms.

2.2 A copy of all the current plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Woodcote Parish Council - Object**

- The Woodcote Neighbourhood Plan Policy T8 specifies one parking space per bedroom and both dwellings are 3 bedrooms so it is definitely required
- The Garage to Plot No. 3 has already been converted into the playroom prior to this planning application being granted
- Object to this amendment as it does not comply to the Neighbourhood Policy T8
- The location of these two dwellings is close to the end of Greenmore and should vehicles park on the highway they will affect the carriageway and vision with the junction to Whitehouse Road

3.2 **Highways Liaison Officer (Oxfordshire County Council)**

- Do not wish to object subject to condition which requires the submission of parking plan showing a minimum of two car parking spaces per dwelling to be accommodated on site.

- As this meets current parking standards, the Highway Authority changes its recommendation from a Holding Objection to No Objection subject to Conditions.
- The proposal is unlikely to result in any significant intensification of transport activity at the property. No change is proposed to the existing access arrangements. The proposal is unlikely to have a significant adverse impact on the highway network.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/S3901/FUL](#) - Approved (13/01/2017)

Variation of condition 2 on P16/S2432/FUL to add dormers to front above garages and submission of amended plan. Demolition of existing bungalow and erection of two 3-bedroom semi-detached houses and a detached 2-bedroom chalet bungalow. (As supported by additional plans received 2017_01_11).

4.2 [P16/S3282/DIS](#) - Approved (02/12/2016)

Discharge of conditions 3 - Schedule of Materials 4 - Levels (details required) 8 - Construction Traffic Management 10 - Wildlife Protection (protected species licence) 11 - Landscaping (incl. boundary treatment) and 12 - Contamination - (Contaminated Land Statement Questionnaire) on application P16/S2432/FUL

Demolition of existing bungalow and erection of two 3-bedroom semi-detached houses and a detached 2-bedroom chalet bungalow.

4.3 [P16/S2432/FUL](#) - Approved (27/09/2016)

Demolition of existing bungalow and erection of two 3-bedroom semi-detached houses and a detached 2-bedroom chalet bungalow.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework & National Planning Practice Guidance**

5.2 **South Oxfordshire Core Strategy 2012 policies;**

CS1 - Presumption in favour of sustainable development
CSB1 - Conservation and improvement of biodiversity
CSEN1 - Landscape protection
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 policies;**

C8 - Adverse affect on protected species
C9 - Loss of landscape features
D1 - Principles of good design
D10 - Waste Management
D2 - Safe and secure parking for vehicles and cycles
D3 - Outdoor amenity area
D4 - Reasonable level of privacy for occupiers
EP8 - Contaminated land
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

5.4 **South Oxfordshire Design Guide 2016**

5.5 **Woodcote Neighbourhood Plan 2014 policies:**
T8 – Residential car parking spaces

6.0 **PLANNING CONSIDERATIONS**

- 6.1
- Impact on parking and highway safety
 - Other matters

Impact on parking and highway safety

- 6.2 The principle change to this site relates to the loss of two parking spaces, one garage at plot 2 and one garage at plot 3. These two garages are proposed to be playrooms. These two plots would be served with two parking spaces each as a result.
- 6.3 The council's planning policies and guidance, in consultation with the highways authority, seek to ensure that all types of development will, where appropriate, provide a safe and convenient access to the highway network and loading, unloading, circulation and turning space and parking spaces in accordance with the council's maximum parking standards. Woodcote Neighbourhood Plan policy T8 stipulates that proposals for all new homes to be built in Woodcote should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.
- 6.4 The initial plans to this application indicated three bedrooms. In order to be in accordance with Policy T8 of the Woodcote Neighbourhood Plan this would have required three parking spaces. Amendments were submitted which omitted the use of one bedroom to be replaced with a home office. Officers take the view that whilst this change does specifically meet the requirements of Policy T8 of the Woodcote Neighbourhood Plan, it would not address the concerns of parking at the site raised locally. This is due to the fact that this home office could well be converted into a bedroom at a later date; as evidenced by the initial plans, which officer's would not be able to prevent.
- 6.5 Officers take the view that despite the original application being approved with three parking spaces, the garages could be converted or used contrary to their approved use into living accommodation without the need for planning permission. None of the conditions to this original permission, and subsequent section 73 application, restricted the conversion of these garages into living accommodation. These applications did restrict any external alterations and extensions from being added to the dwellings. As such the proposed elevational alterations under this application would require planning permission. However to simply use the garage for living accommodation, with no external alterations, would not require planning permission. Taking a pragmatic view therefore it is not considered reasonable to prevent this development from being permitted in this instance given the valid fall-back position
- 6.6 Furthermore the highway authority has raised no objection to the proposed development citing that the proposed development is sufficient and meets their parking standards. Officers therefore consider that in light of support from the highway authority the second part of Policy T8 of the Woodcote Neighbourhood Plan, which specifies "unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards", may allow for this development.

Other matters

6.7 The proposed alterations to the frontage of both properties would be in keeping with the external appearance of the dwellings as a whole. These alterations are not considered to be out of keeping or harmful to the character of the area. In addition no harm to neighbour amenity is considered to arise from this change. All other planning considerations are not considered necessary in the assessment of this application given the restricted focus this application has on parking.

6.8 The proposed alteration does not alter the floor area which is liable to pay toward the Community Infrastructure Levy (CIL) and as such the charge for this proposed development is nil.

7.0 **CONCLUSION**

7.1 Planning permission should be granted as, subject to the attached conditions, the loss of the garages does not amount to significant or adverse harm to the local highway network. The development would continue to be served by adequate parking spaces and standards and the loss of the garages would not conflict with the provisions of the council's Development Plan.

8.0 **RECOMMENDATION**

To grant planning permission subject to the following conditions:

- 8.1
1. **Development to be implemented in accordance with approved plans.**
 2. **Parking and manoeuvring areas as shown on plan must be retained and remain unobstructed.**
 3. **Materials for the external alterations to match the existing building.**

Informative : All previous conditions, where relevant and necessary, remain valid.

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