
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 and by plans 2017_12_05 to increase number of parking spaces).
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 previous view of Woodcote Parish Council. The application was deferred from a previous Planning Committee to allow for the submission of amended details to increase parking provision on the site.
- 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 subsequent revision has been submitted to provide a third parking space on both plots.
- 2.3 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

Following 2017_12_05 amendment – Approve

- The Parish Council have reviewed this Amendment 3 and recommend approval as it now meets policy T8 of the Woodcote Neighbourhood Plan

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. Following amendments to the scheme both properties would be served with three off-street parking spaces.
- 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 amended plans show three parking spaces for both three bedroom properties. The development would therefore be in accordance with Policy T8 of the Woodcote Neighbourhood Plan.
- 6.5 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 the amendment the proposal is acceptable.

Other matters

- 6.6 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.

- 6.7 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

- 8.1 **Planning permission should be granted subject to the following conditions:**

- 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.**
- 4. All previous conditions, where relevant and necessary, remain valid.**

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