

APPLICATION NO.	P18/S3375/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	9.10.2018
PARISH	CHINNOR
WARD MEMBERS	Lynn Lloyd Ian White
APPLICANT	Mr & Mrs David Wilmhurst
SITE	6 Leyburne Gardens Chinnor, OX39 4EL
PROPOSAL	Single storey side and rear extension. Garage conversion. Alterations.
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee because the applicant is a close relative of a council employee.

1.2 The application site, which is shown on the OS extract **attached** as Appendix A, comprises a modern detached dwelling located within the built-up area of Chinnor.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the erection of a single storey side and rear extension to provide a one-bedroom annex to be used by a family member of the occupants of the existing dwelling. As such the residential use of the annex would be ancillary to the residential use of the main dwelling.

2.2 A copy of the plans accompanying the planning application is **attached** as Appendix B whilst other documentation and representations received in respect of the application scheme can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Chinnor Parish Council** - No objections

Highways Liaison Officer (Oxfordshire County Council) – Initial objection as off street parking for four vehicles needs to be demonstrated.

N.B. A parking plan to show the provision of four spaces has subsequently been submitted.

Neighbours – One representation has been received raising concern about light loss to a bedroom window.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P86/N0745](#) - Approved (17/12/1986)

Residential housing development and associated roads and footpaths, access. (As amended by drawing nos. 122/7, 5.1, 4.1, 4, 6 and 5 and Certificates of Ownership accompanying Agent's letter dated 1 December 1986, by drawing no. 122/1A accompanying Agent's letter dated 5 December 1986 and by site plan

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies;
CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) Policies;
D1 - Principles of good design
D2 - Safe and secure parking for vehicles and cycles
G2 - Protect district from adverse development
H13 - Extension to dwelling
T1 - Safe, convenient and adequate highway network for all users

5.3 Chinnor Neighbourhood Plan (CNP) Policies;
CH C1 – 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 main planning issues in relation to this proposal are:

1. The impact on the character and appearance of the site and surrounding area
2. The impact on the amenity of neighbouring occupiers
3. Parking provision

The Impact on the Character and Appearance of the Site and Surrounding Area

6.2 As the proposed development would be ancillary to the main dwelling the proposal would fall to be assessed against the requirements of Policy H13 of the SOLP. This Policy relates to extensions to dwellings and requires 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.

6.3 Leyburne Gardens is a mature 1980s housing estate with a suburban character that mainly comprises of detached two storey dwellings but there are also older bungalows adjacent to the application site. Individual properties have been altered and extended over the years but there is still relatively strong homogeneity to the appearance of the housing. Unlike several of the neighbouring properties, it does not appear that the application property has been extended from its original form.

6.4 The proposed extension involves the conversion of the existing double garage and the redevelopment of the existing single storey element to the side of the dwelling. Overall the dwelling would be extended approximately 2 metres to the rear and 2 metres to the side compared to its existing form. In the context of the existing dwelling and the wider street scene the proposed development would represent a modest and subservient extension of the dwelling that would not detract from the character and appearance of the dwelling or the surrounding built form. The extension would infill the gap between the side of the dwelling and the boundary with 4 Leyburne Gardens but this relationship is not uncharacteristic of the local street scene. Furthermore, the modest scale and the hipped roof design would avoid a cramped relationship with the side of the adjacent bungalow.

The Impact on the Amenity of Neighbouring Occupiers

- 6.5 Policy H13 of the SOLP also requires that development does not harm the amenity of neighbouring occupiers. The modest size and scale of the development along with its siting and design would ensure that the noticeable impact of the extension would be confined to 4 Leyburne Gardens, the adjoining bungalow to the west.
- 6.6 The rear part of the proposed extension would be sited adjacent to the garage of the neighbouring property and this structure would buffer the impact of the extension on the side and rear elevation of the main dwelling. The side elevation of 4 Leyburne Gardens comprises a bedroom window towards the front, which would be separated from the proposed extension by approximately 3.5 metres. The extension would affect the outlook from the bedroom window but this impact is limited by the relatively low eaves and hipped roof design of the extension, and sunlight would not be materially affected due to the extension lying to the north east. The bedroom is also served by a larger window in the front elevation of the dwelling. In light of these factors the extension would not cause any significant harm to the amenity of the neighbouring occupiers.

Parking Provision

- 6.7 The proposal would result in the loss of the existing garage accommodation, however, there are no restrictions in place to prevent the conversion of the garaging without planning permission. Nevertheless, mindful of the loss of the garage accommodation, and the increase in the number of bedrooms at the property it is necessary in line with Policy T1 of the SOLP to ensure that sufficient parking is provided. There are already three off street parking spaces at the property, and it is clear that a fourth space can be provided as requested by the Highway Authority. A condition is recommended to secure this parking provision.
- 6.8 The proposal is not liable to pay the Community Infrastructure Levy (CIL) due to the proposed floor space being under 100 square metres.

7.0 **CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers.

8.0 **RECOMMENDATION**

- 8.1 **To delegate authority to the head of planning to grant planning permission subject to the following conditions:**

1. **Commencement of development within three years.**
2. **Development to be carried out in accordance with the approved plans.**
3. **Walls and roof to be constructed in matching materials.**
4. **Four off-street parking spaces to be provided prior to occupation.**
5. **The approved accommodation shall be used for residential purposes ancillary to the main dwelling.**

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