

<b>APPLICATION NO.</b>	<a href="#">P14/S2591/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	11.8.2014
<b>PARISH</b>	SONNING COMMON
<b>WARD MEMBERS</b>	Mr Alan Rooke Mr Paul Harrison
<b>APPLICANT</b>	Belgrave Homes Limited
<b>SITE</b>	Land to the rear of 23c Wood Lane, Sonning Common, RG4 9SJ
<b>PROPOSAL</b>	Variation of condition 2 of planning permission P12/S0492, to amend the approved drawing numbers.  Erection of two pairs of semi-detached houses parking and alterations to access. Erection of replacement garage to serve 23c Wood Lane
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Emma Bowerman

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**1.0 INTRODUCTION**

- 1.1 This application is referred to the Planning Committee as the Officer's recommendation differs from the views of Sonning Common Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is to the rear of a terrace of commercial units with residential flats above. It is accessed via a single width driveway that runs between No 23c and 25 Wood Lane. The site is centrally located within the village, in a location where there are a number of shops and commercial units. The surrounding area is characterised by a variety of residential dwellings of different styles and eras, including Victorian housing as well as more recent development. The site does not fall within any areas of special designation.

**2.0 PROPOSAL**

- 2.1 This application seeks planning permission to vary condition two of planning permission P12/S0492 to amend the approved drawing numbers. The drawings that have been submitted with this application show the addition of garages to serve the approved dwellings. A detached garage would serve plots 1 and 3. Plots 3 and 4 would have attached garages to the side.
- 2.2 A copy of the proposed plans is **attached** as Appendix B. The application is accompanied by a design and access statement, which can be viewed online at [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Sonning Common Parish Council - Considers the application should be refused for the following grounds:
- Overdevelopment
  - Insufficient parking and turning space
  - Potential overspill parking onto Wood Lane
  - Poor design

- 3.2 Highways Liaison Officer – No objection
- 3.3 Forestry Officer – No objection
- 3.4 Neighbour Representations - 5 letters of objection received. 1 further representation commenting on the application. The issues of concern raised are:
- Impact on parking in the area – overspill onto Wood Lane
  - Overdevelopment
  - Original application should never have been allowed
  - The garages will be used for storage and not parking
  - Increase in density and reduction in plot area

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/S0492](#) - Refused (24/08/2012) - Approved on appeal (13/05/2013)  
Erection of two pairs of semi-detached houses parking and alterations to access.  
Erection of replacement garage to serve 23c Wood Lane.

This application was refused by officers but allowed at appeal. The dwellings shown on the plans therefore have planning permission and are currently under construction. The only matter to be considered under this application is the addition of garages.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

5.2 **NPPF Planning Practice Guidance**

5.3 **South Oxfordshire Core Strategy (SOCS) 2027**

- CS1 - Presumption in favour of sustainable development
- CSH2 - Housing density
- CSH4 - Meeting housing needs
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

5.4 **South Oxfordshire Local Plan (SOLP) 2011 saved policies**

- 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
- D6 - Community safety
- 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

5.5 **South Oxfordshire Design Guide (SODG) 2008**

Sections 3, 4, 5 and 6

**6.0 PLANNING CONSIDERATIONS**

6.1 The only issues to be considered under this application are whether the addition of the garages would be acceptable in terms of:

1. The impact on the character and appearance of the site and surrounding area
2. The impact on neighbouring properties
3. The impact on parking provision / highway safety

Character and appearance:

6.2 A number of the development plan policies seek to protect the character and appearance of the area and achieve high quality design, including policies H4 and D1 of the SOLP and policy CSQ3 of the SOCS. The SODG also provides specific design guidance for garages and recommends that they should be simple functional buildings, of moderate size and scale.

6.3 The detached garage serving plots 1 and 2 would be a simple pitched roof structure of modest proportions. It would be positioned towards the corner of the site and would not form a prominent feature in the development. Although this element would create an additional structure on the site, there would be plenty of space around the garage and I do not consider that it would appear cramped or result in an overdevelopment of the site.

6.4 The attached garages proposed to the sides of plots 3 and 4 would be modest in scale and would clearly be subservient additions. The garages would be positioned towards the rear of the properties and would not be prominent features in the development. Given the small scale of the garages, the visual separation between the two pairs of semi-detached dwellings would be retained.

6.5 In my opinion, the addition of the garages would not result in any material planning harm to the character and appearance of the site or the surrounding area. As such, the proposal accords with the above policies.

Neighbours:

6.6 Policies D4 and H4 of the SOLP seek to ensure that new development does not impact on any neighbouring occupiers. Given the small scale of the proposed garages, I do not consider that the development would result in any harm to neighbours in terms of light, outlook or privacy, and would comply with these policies.

Parking provision / highway safety:

6.7 Policies D2, H4, T1 and T2 of the SOLP require developments to provide an appropriate parking layout and for proposals to not result in conditions that would be prejudicial to highway safety.

6.8 A number of representations have highlighted that the two parking spaces immediately to the rear of 23c (alongside the proposed detached garage) are reserved to serve one of the commercial units and flat above. These two spaces would therefore not serve the development. Plots 1 and 2 would be served by the detached garage, with spaces in front, and would therefore provide two parking spaces for each house. Plots 3 and 4 would have the attached garages and driveways that would be long enough to provide parking for two further cars. Plots 3 and 4 would therefore have parking spaces for three cars.

6.9 The council's parking standards require two spaces to be provided per dwelling. The development would achieve this required level of parking for plots 1 and 2 and exceed this level for plots 3 and 4. I have recommended a condition requiring the garages to be retained and as such, further permission would be required to convert the garages. The County highways officer has raised no objection to the proposal.

6.10 I appreciate concerns raised by local residents as parking on Wood Lane can be problematic. However, the parking level on site would meet the council's parking standards and there would also be the opportunity for further parking on site if necessary, for example at the end of the turning head alongside the proposed detached garage. Given these factors, I consider that the level of parking on site would be sufficient and that the development would not be prejudicial to highways safety, in accordance with the above policies.

7.0 **CONCLUSION**

7.1 This application seeks amendments to a previous permission to add garages to the development. The proposed garages would be appropriate in terms of their scale and design and would not represent an overdevelopment of the site. Given the small scale of the garages, they would not have any neighbour impact. The level of parking provision would meet the council's parking standards and a condition would restrict the conversion of the garages. I consider that the development accords with the council's planning policies and that there are no valid planning reasons to withhold planning permission.

8.0 **RECOMMENDATION**

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

- 1 : Commencement 3 years - full planning permission**
- 2 : Approved plans**
- 3 : No garage conversion into accommodation**
- 4 : Materials as approved**
- 5 : Conditions of previous permission still stand**

**Author:** Emma Bowerman  
**Contact No:** 01491 823761  
**Email:** [planning@southandvale.gov.uk](mailto:planning@southandvale.gov.uk)