

APPLICATION NO.	P22/S3942/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	2.11.2022
PARISH	EAST HAGBOURNE
WARD MEMBER(S)	Anne-Marie Simpson Jane Murphy
APPLICANT	Mr Simon Kitson and Ms Emily Tucker
SITE	49 Bishops Orchard East Hagbourne, OX11 9JS
PROPOSAL	Conversion of existing garage to home office and store.
OFFICER	Sharon Crawford

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the justification for the recommendation to **grant planning permission** having regard to the development plan and any other material planning considerations.
- 1.2 The application is referred to the planning committee because the applicants are members of staff who work in the planning service. The Constitution requires the application to be determined by the Planning Committee.
- 1.3 49 Bishops Orchard is a detached dwelling in a residential cul-de-sac off New Road in East Hagbourne. The Bishops Orchard development dates from the 1990s. This part of the cul-de-sac and the front garden of 49 are at risk of surface water flooding in the 0.1% chance of happening in any given year category. Permitted development rights have been removed for garage conversions. The site is identified on the map extract attached at **Appendix 1**.



1.4 **THE PROPOSAL.** The application seeks planning permission for the conversion of the existing garage to a home office and store. Reduced copies of the plans accompanying the application are attached at **Appendix 2**.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Full copies of the representations are available on the Council's website at www.southoxon.gov.uk under the planning reference number.

East Hagbourne Parish Council – No objection

Neighbour (1) - I have viewed the plans and have no objections. I fully support the application.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P02/W0999](#) - Refused (21/01/2003)
First floor extension above garage.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

ENV3 - Biodiversity

EP4 - Flood Risk

H20 - Extensions to Dwellings

INF4 - Water Resources

STRAT1 - The Overall Strategy

TRANS5 - Consideration of Development Proposals

5.2 **Neighbourhood Plan**

Relevant East Hagbourne Neighbourhood Plan Policies (EHNP):

SD1 - Sustainable Development

VC3 - Retaining smaller village character and promoting good design

TA3 - Parking

E2 - Protect and enhance biodiversity and the natural environment

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the South Oxfordshire Local Plan 2035 (SOLP) and the East Hagbourne Neighbourhood Plan (EHNP).

The relevant planning considerations are the following:

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Sustainable construction**
- **CIL**

6.2 **Principle of development.** Policy H20 of the SOLP allows for extensions and alterations to existing dwellings subject to a number of criteria. The relevant factors to consider for this application is whether the proposal accords with the advice in the Joint Design Guide and whether there is adequate provision of parking on site.

6.3 Planning permission is not generally required for garage conversions but permitted development rights to carry out garage conversions have been removed to ensure that adequate parking provision is retained in the cul-de-sac. Planning permission has been granted for a number of other partial garage conversions in Bishops Orchard where the garages are double garages (48, 47, 31, 18, 17, 10 and 7).

6.4 **Design and character.** Policy DES1 of the SOLP seeks to ensure that all new development is of a high-quality design. Policy DES2 of the SOLP requires all new development to be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. Policy VC3 of the EHNP echoes these policies and requires new development to respect the character of the village.



- 6.5 The proposal involves replacing the existing garage door with a window and brick infill. The window detail on the existing front windows is to be duplicated and the bricks will match those on the rest of the building. The development is in keeping with the character of the existing dwelling and the area in general and accords with the design policies of the SOLP and The EHNP.
- 6.6 **Residential amenity.** DES6 of the SOLP aims to protect the amenity of neighbouring uses from loss of privacy or day/sunlight, visual intrusion, noise, contamination or external lighting.
- 6.7 The changes to the front elevation are minor and are not unneighbourly. The proposal accords with Policy DES6.
- 6.8 **Access and parking.** Policy TRANS5 of the SOLP requires that all development provides safe and convenient access and parking. Policy H20 of the SOLP also seeks to ensure adequate parking provision. Policy TA3 of the EHNP requires adequate provision to be made for parking.
- 6.9 In this case, there is a driveway in front of the existing garage that can accommodate 1 car. In addition, the front garden has been gravelled for the parking of cars and can accommodate at least one other car, giving a total of two spaces. The site meets the Oxfordshire County Council's minimum standards for parking for a dwelling of this size. The proposal accords with Policy TRANS5 of the SOLP and TA3 the EHNP.
- 6.10 **Sustainable construction.** DES8 of the SOLP aims to ensure that all new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impacts of their design and construction. Policy SD1 of the EHNP echoes this policy.
- 6.11 The garage conversion is to a fixed part of the dwelling with limited scope for reducing greenhouse emissions beyond Part L of Building Control Regulations. There is no conflict with Policy DES8 of the SOLP or SD1 of the ENP in my view.
- 6.12 **Community Infrastructure Levy.** The proposal is not liable for CIL as the floorspace created is below 100 square metres in size.

7.0 CONCLUSION

7.1 Officers recommend that planning permission is granted for the conversion of the existing garage. The scale and design of the proposed development is in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

8.0 RECOMMENDATION

To grant Planning Permission subject to the following conditions.

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans *

3 : Materials as on plan

Informative re : East Hagbourne NP policies

Author: Sharon Crawford

E-mail : planning@southoxon.gov.uk

Contact No: 01235 422600

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