

Application No. P23/S1522/FUL

1:1,250 scale



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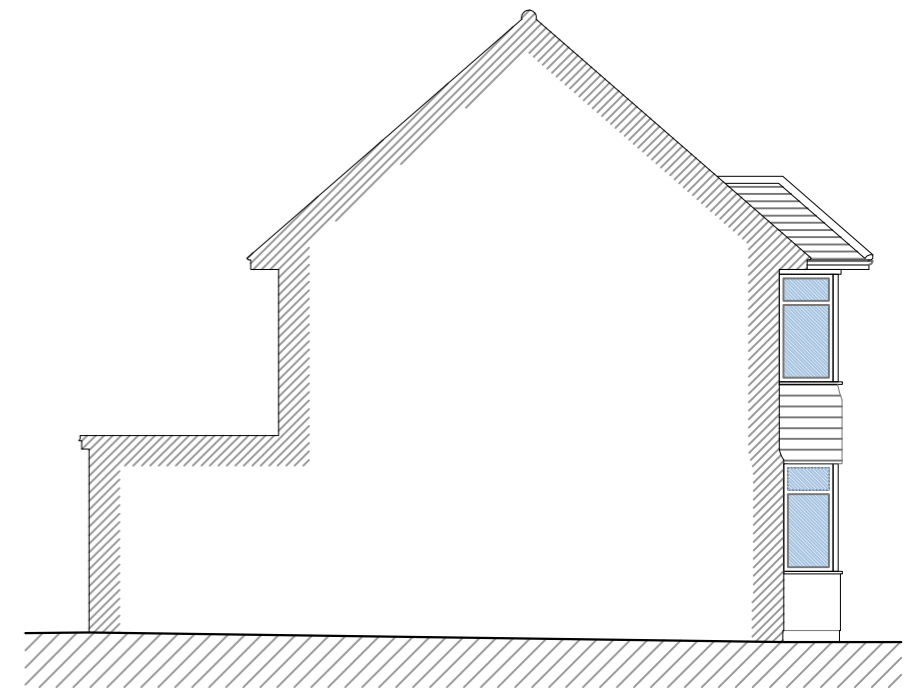
Front elevation



Flank elevation

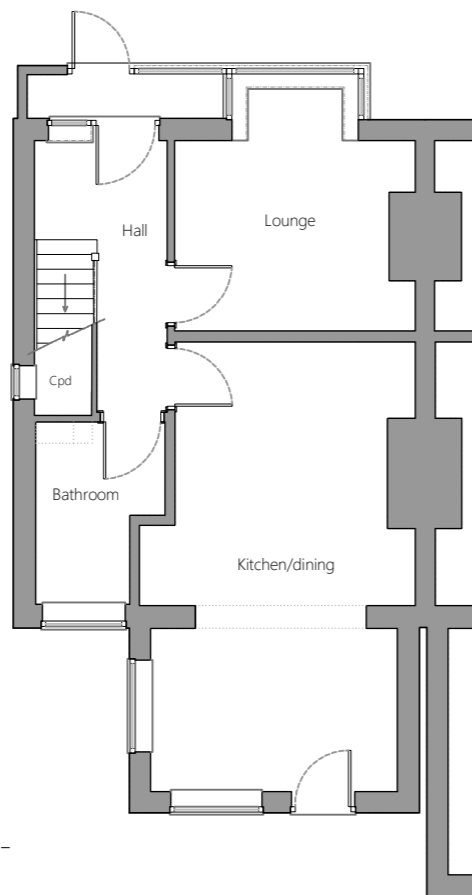


Rear elevation

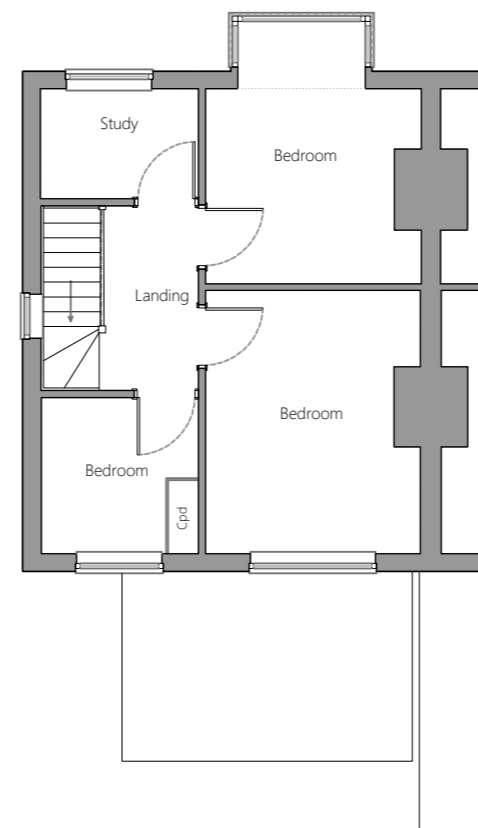


Flank elevation/section

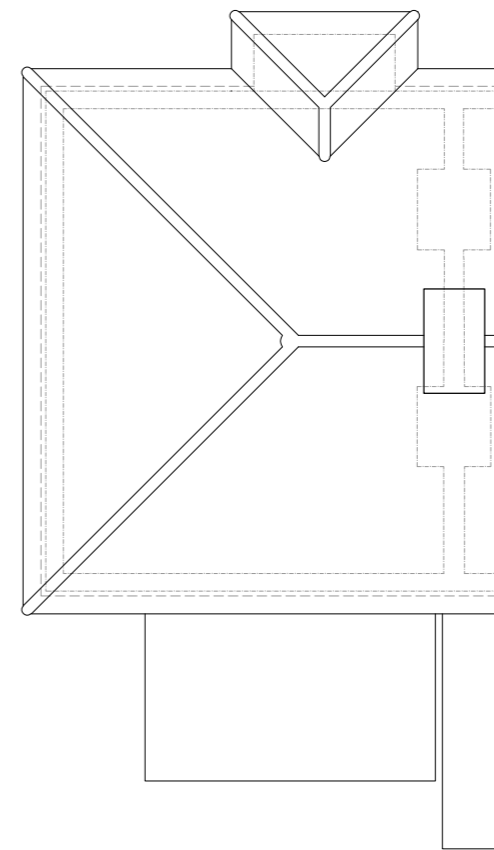
Ground floor plan



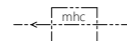
First floor plan



Roof plan



General Notes:  
Do not scale, use figured dims only. Unless otherwise noted all dimensions are given in millimeters. All dims to be verified on site by the Contractor before work commences. If any discrepancies are found, Ktech is to be notified immediately for amendments. All work to be carried out in strict accordance to relevant current British Standards, Codes of Practice, CDM Regulations & Building Regulations. Where structural alterations take place, care must be taken to ensure the Contractor to afford required restraint to all affected areas during & after building work. Where new loads are imposed on existing lintels, they must be checked by the Builder for adequacy & to LA & SE approval & replaced if necessary. Where applicable, this drawing must be read in conjunction with Structural Calculations & other Consultants drawings; if drawings conflict, Calculations must take precedence. The service provided by Ktech is a drawing service for Planning and Building Regulations submissions only; the company accepts no liability for any site works, defects or future defects. Ktech drawings must not be reproduced wholly or in part without prior permission from the company.



## Appendix 2

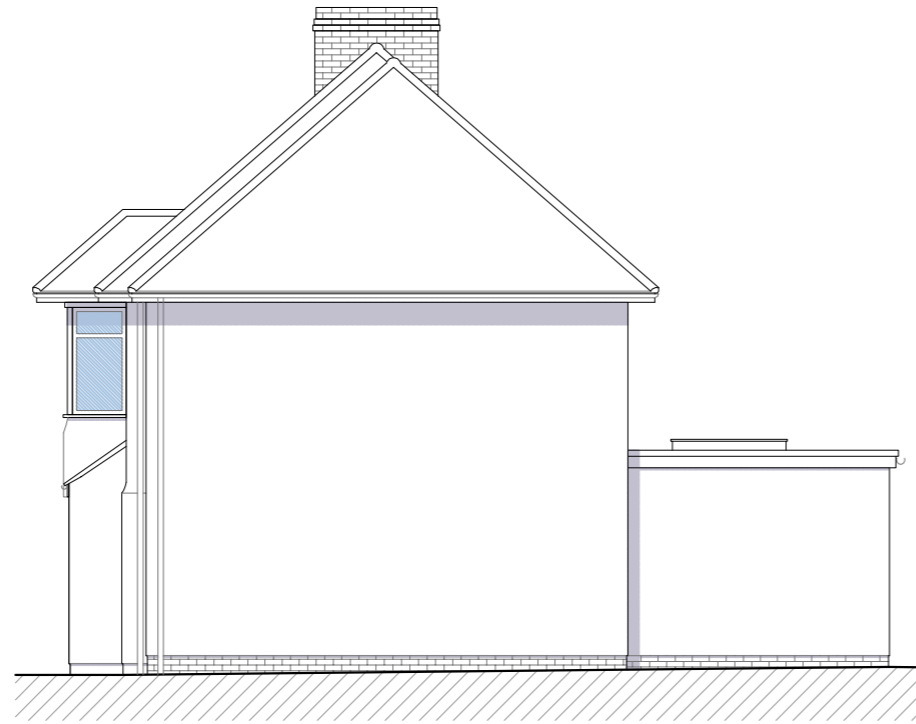


Rev Date    Amendment  
**Ktech technical drawings**  
Berkhamsted House, 121 High Street, Berkhamsted, Herts, HP4 2DJ  
m:07711182591   t:01494 717018   e:ktechdrawings@yahoo.com

Project title: 60 Haydon Rd, Didcot OX11 7JR  
Drawing title: Conversion to HMO - Existing plans & elevations  
Scale: 1:100@A3    Drawn: 19/01/2023  
Drawing No.: 22-29\_PL02    Rev: -  
Drawing status: For Planning Approval



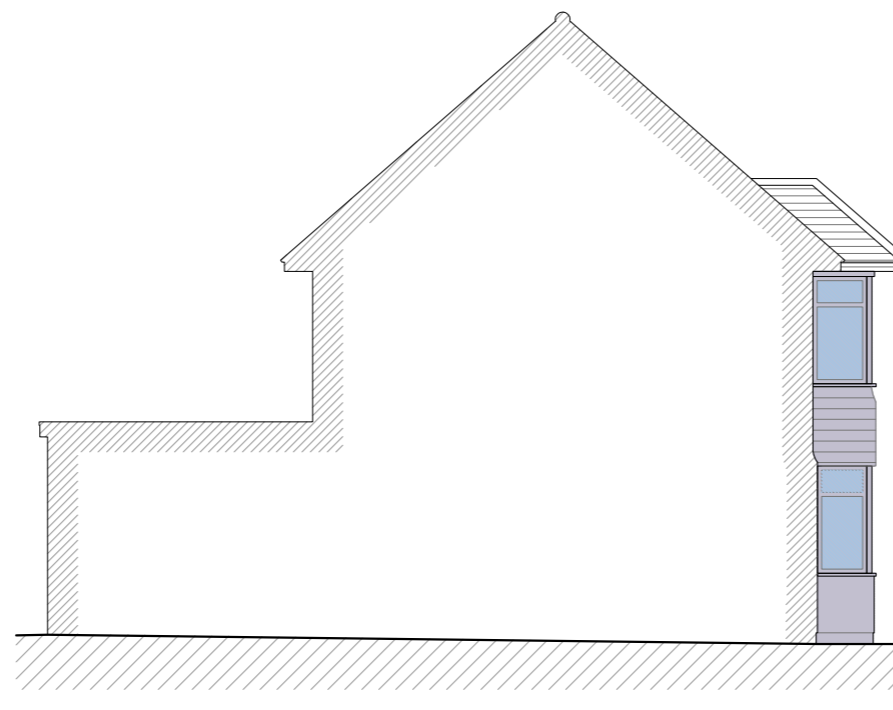
Front elevation



Flank elevation

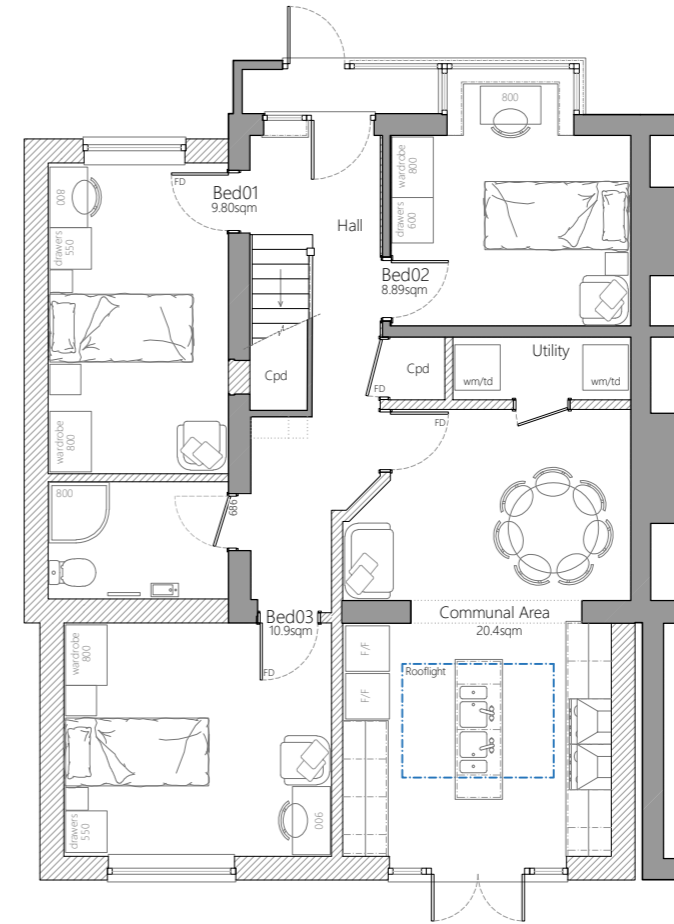


Rear elevation

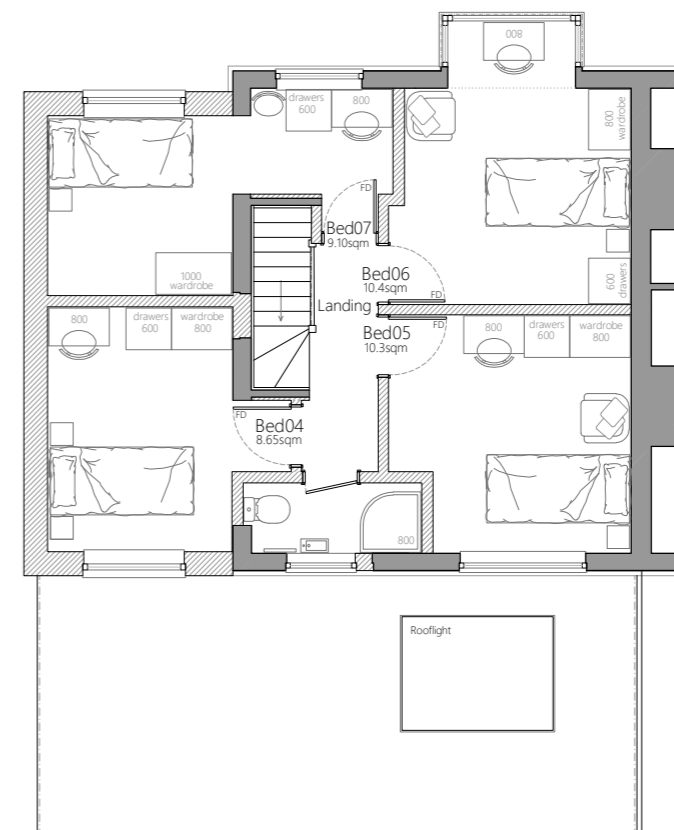


Flank elevation/section

Ground floor plan



First floor plan

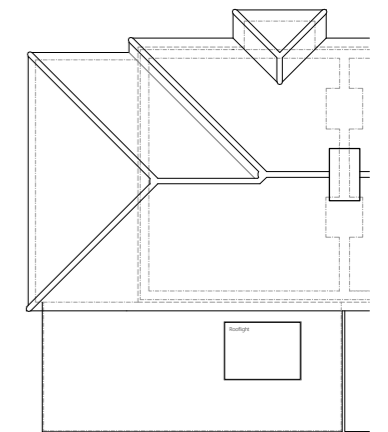


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Roof plan

Scale 1:200



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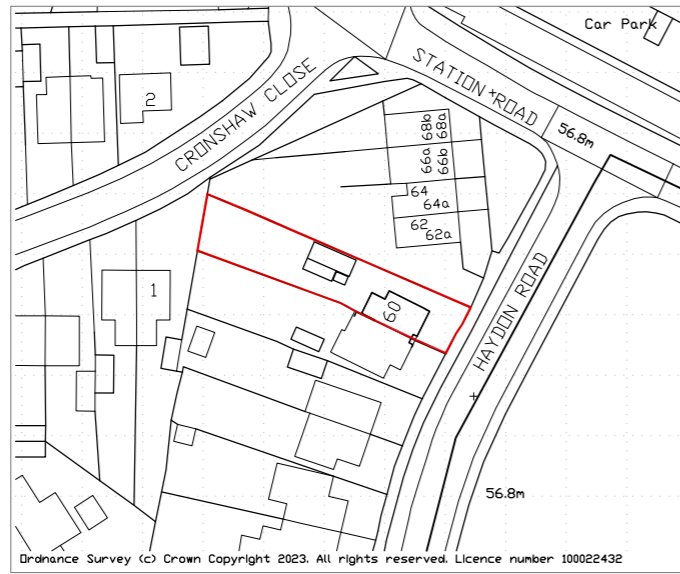
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Scale: 1:200,100@A3 Drawn: 14/04/2023

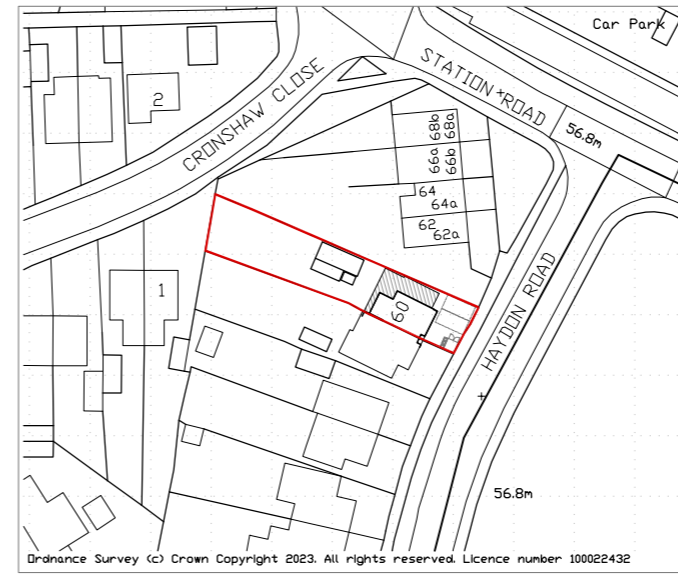
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Drawing status: For Planning Approval

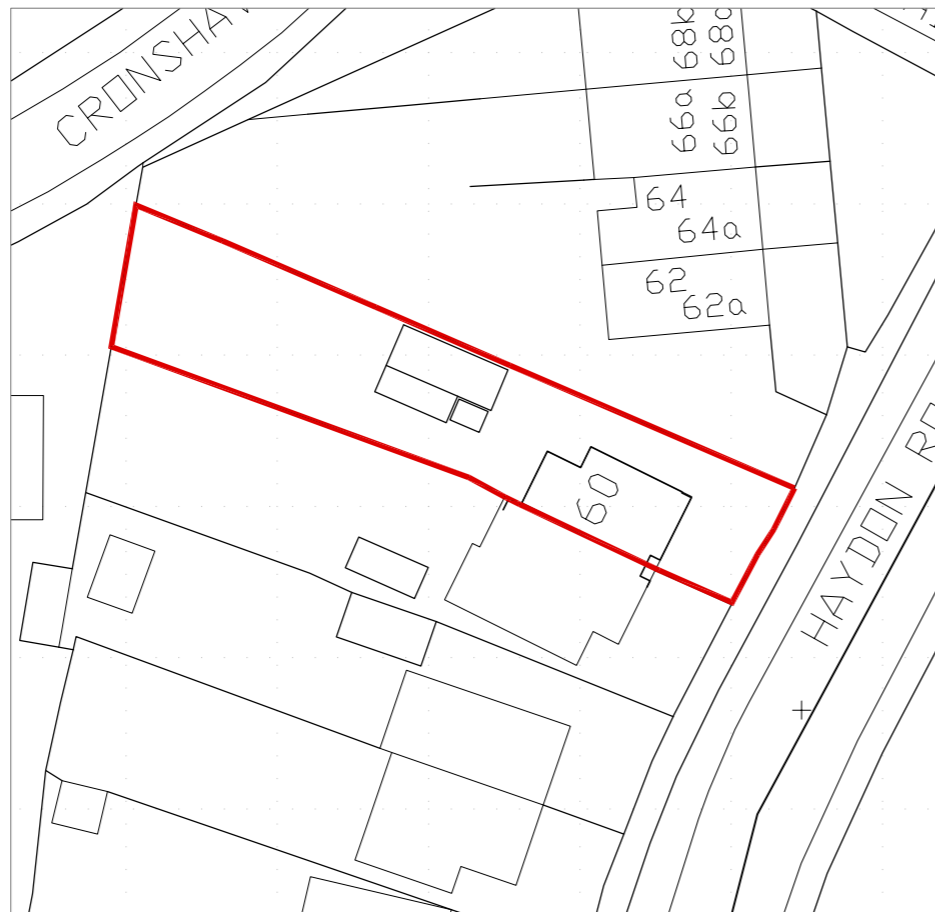
Existing Site Location Plan  
Scale 1:1250



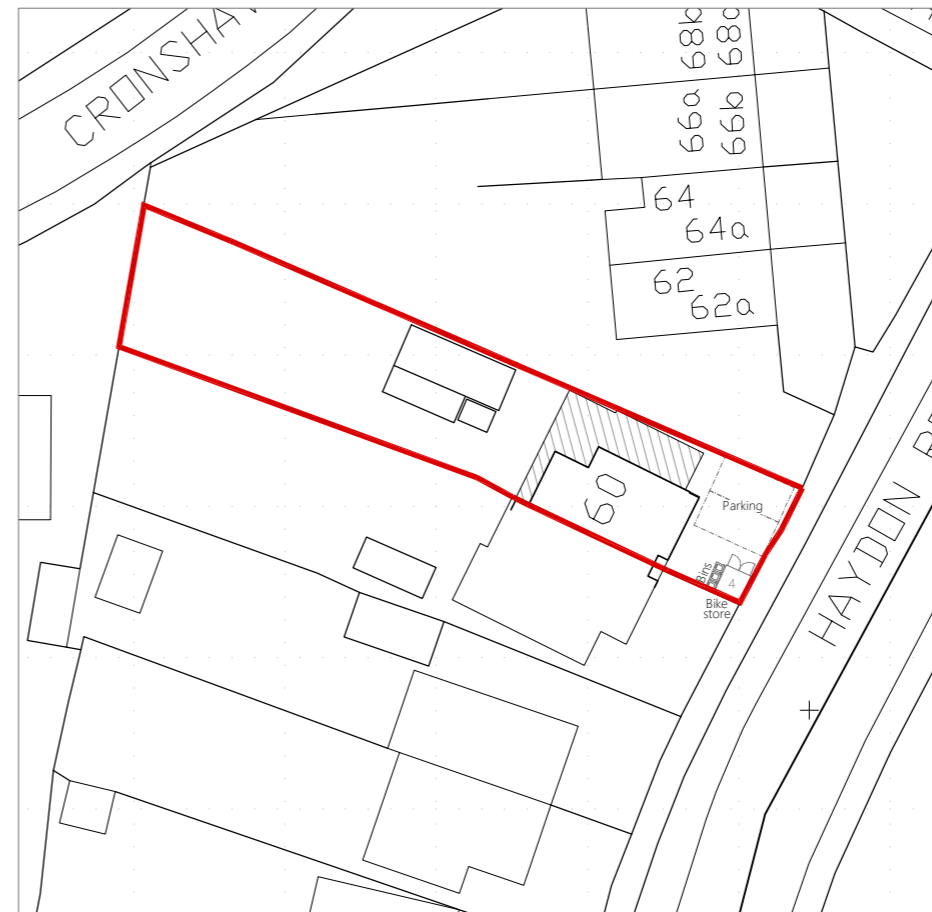
Proposed Site Location Plan  
Scale 1:1250



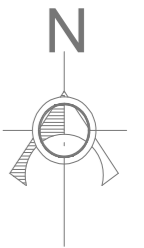
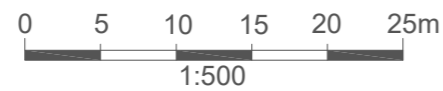
Existing Block Plan  
Scale 1:500



Proposed Block Plan  
Scale 1:500



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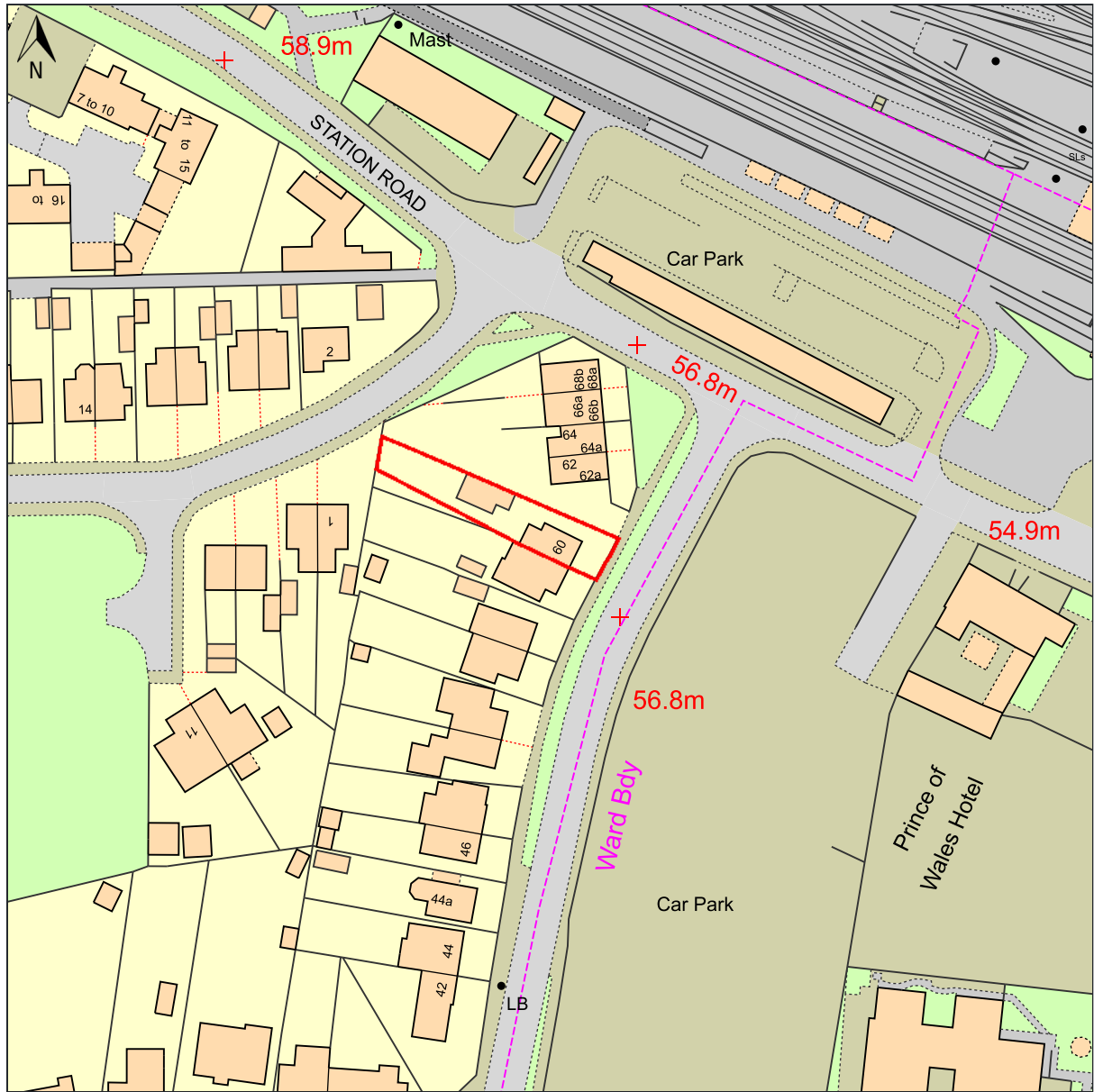
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Drawing title: Conversion to HMO - Site location & block plans  
Scale: 1:1250,500@A3      Drawn: 19/01/2023  
Drawing No.: 22-29\_PL01      Rev: -  
Drawing status: For Planning Approval

60, HAYDON ROAD, DIDCOT, OXFORDSHIRE, OX11 7JR

UPRN: 100120856238

HMLR Title No: ON155089



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0m 20m 40m 60m 80m 100m

Scale: 1:1250

Paper Size: A4

Notes:

drwgn0.LOC-001





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# Appeal Decision

Site visit made on 7 June 2023

**by Mr JP Sargent BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 20<sup>th</sup> June 2023**

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**Appeal Ref: APP/Q3115/W/22/3298682**

**Ridgeway House, 1A Hagbourne Road, Didcot OX11 8DP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Co-Living Capital against the decision of South Oxfordshire District Council.
  - The application Ref P21/S5378/FUL, dated 21 December 2021, was refused by notice dated 8 April 2022.
  - The development proposed is the change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer.
- 

## Decision

1. The appeal is allowed and planning permission is granted for the change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer at Ridgeway House, 1A Hagbourne Road, Didcot OX11 8DP in accordance with the terms of the application, Ref P21/S5378/FUL, dated 21 December 2021, subject to the following conditions:
  - 1) Within 2 months of the date of this decision, details of the siting, size and appearance of the refuse and recycling storage facilities shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the refuse and recycling storage facilities shall be provided in accordance with the approved details, and thereafter retained.
  - 2) Within 2 months of the date of this decision, details of the siting, size and appearance of the bicycle storage facilities shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the bicycle storage facilities shall be provided in accordance with the approved details, and thereafter retained for the storage of bicycles.
  - 3) Within 2 months of the date of this decision, details of the surfacing and drainage of the parking area shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the parking area shall be surfaced and drained in accordance with the approved details, and thereafter retained for the parking of cars.
  - 4) Within 2 months of the date of this decision, details of the siting and design of a bird box shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the bird box shall be provided in accordance with the approved details, and thereafter retained.

## Main Issue

2. The main issue in this case is whether the external amenity area would be of sufficient size to provide reasonable living conditions for the scheme's residents.

## Reasons

3. Ridgeway House is a detached property that used to be offices. However, in 2021 prior approval was granted, though not so far implemented, to use it as a dwelling. At the time of my visit, the premises had been converted to an HMO with 7 bedrooms, and a dormer window, very similar to the one on the submitted plans, had been erected. The property's garden area is some 32sqm.
4. The *South Oxfordshire Local Plan* Policy DES5 says outdoor amenity space will be determined by the size of the dwelling proposed and the character of the surroundings. The *Joint South and Vale Design Guide 2022* reflects this, advising that all dwellings should seek to provide outdoor amenity space that is appropriate to the location of the property and the dwelling's type and size.
5. On the issue of character, the extent of the garden is very much limited by other existing adjacent curtilages. Although I accept it is a double-fronted detached building, I have no reason to consider its garden size is appreciably at odds with the constrained ones that are behind many of the surrounding terraced properties in this tight urban location close to the town centre. In this regard I consider it accords with Local Plan Policy DES5.
6. The Local Plan gives no specific sizes or areas for outdoor amenity space, but refers to the Design Guide. This states that for detached or semi-detached dwellings with 3 bedrooms or more, a minimum of 100sqm of outdoor private amenity space should be provided, which is clearly greater than what is at the appeal property. However, the Design Guide is guidance only. Furthermore, I have no basis to find the building and curtilage have not been part of the locality for many years, so I see no reason why the reference to dwelling size in Local Plan Policy DES5 should in this instance outweigh its concerns about the character of the area. Indeed, providing a garden of the size stated in the Design Guide would be relatively large in the context of the residential properties around.
7. Moreover, mindful of the prior approval, this same garden area could be serving a dwelling of 3 or more bedrooms. This to my mind is a reasonable fallback for the site in the event that I dismiss this appeal, and would also be below the space standard in the Design Guide. Because of the building's size, if it was a dwelling it could well be occupied by a relatively large family. In such an instance I consider the deficiency in the garden area would be less desirable. This is because, whilst it is unlikely children would live in the HMO use before me, they would, quite probably, form part of a large family occupying a single house, and to my mind they would be likely to have greater needs for an outdoor amenity area at the property. In contrast, adults occupying the HMO would have the option of making use of other amenities in the town centre to compensate for any on-site deficiencies they found.
8. Finally, whilst the Design Guide requirement quoted above concerns '*new dwellings*', an HMO use with its communal outdoor space appears to be more

comparable to the lesser standard it gives for areas serving flats. This in turn would mean its shortfall was not as great.

9. I do not question that a larger area of garden would be of more use to the residents. I also recognise though that the building could be a dwelling occupied by a relatively large family with children, and I acknowledge the benefits of reusing a property in a sustainable location. The rear outdoor area has been attractively laid out with direct access to/from the communal rooms in the HMO, and the tall boundary fencing is not unduly oppressive. Even assessing it against the minimum requirement for 100sqm, in this instance I consider that these factors provide a justification for a lesser size than is sought in the Design Guide. Consequently, this garden area would be a valued space that would serve the residents in a positive way and would not result in them having unreasonable living conditions.
10. I have no grounds to consider that, in any other regard, the development has created unacceptable living conditions for future residents.
11. Accordingly, I conclude that the rear outdoor area is sufficient to ensure the residents have reasonable living conditions, and the above factors are material considerations of great enough weight to mean any conflict with Local Plan Policy DES5 or the Design Guide would not justify dismissing the scheme.

### **Other Matters**

12. The dormer window does not accord with the advice in the Design Guide. However, it is on the rear of the building, scarcely visible from the public domain, and I understand it could have been built as '*permitted development*' had the prior approval been implemented. On the opposite side of the road is the Northbourne Conservation Area, the character, appearance and significance of which lies in the way its narrow residential streets of terraced properties reflect a phase of the town's development. As the dormer is on the back of Ridgeway House it is not visible from the conservation area and does not harm its significance. I also had no basis to consider it is overbearing, whether seen from the appeal site or the land adjacent. Therefore, I raise no objections to the design of the dormer window.
13. Given the site's proximity to services in the town centre I consider the level of parking provision shown is sufficient.

### **Conditions**

14. In the interests of sustainability, cycle storage should be provided and suitable surfacing laid down on the parking area. Moreover, having regard to the character and appearance of the locality, there should be adequate refuse and recycling storage. I am unaware as to whether what is now present on site meets the necessary standards, and so consider details should be agreed. For reasons of biodiversity a bird box should be secured in a location and design to be agreed. To protect highway safety the 3 spaces should be retained.
15. As the works have been more or less completed there is no need for a commencement condition or for the scheme to be in accordance with the approved plans.



**Conclusion**

16. Accordingly, I conclude the appeal should be allowed.

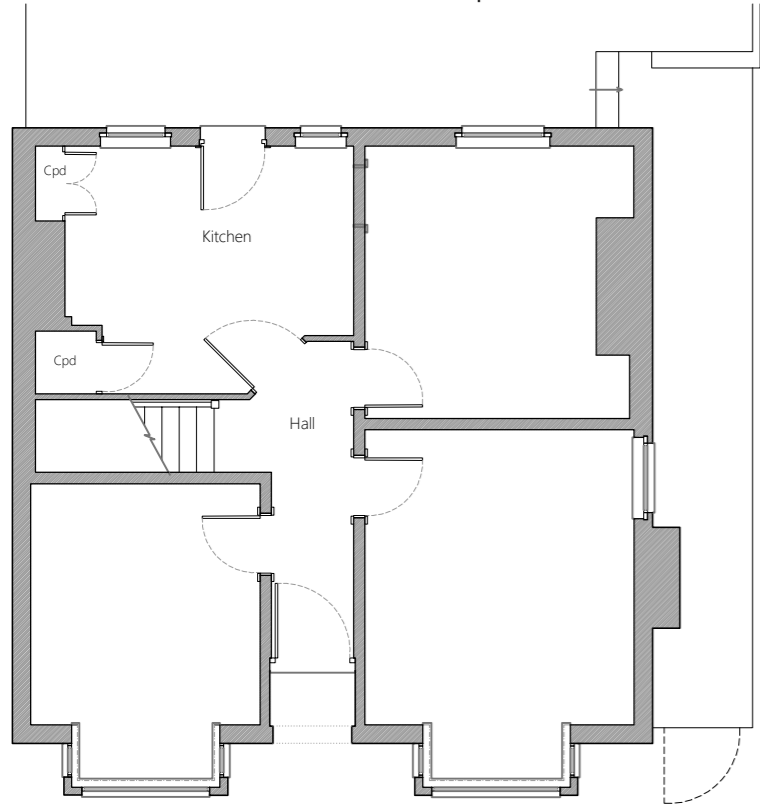
*JP Sargent*

INSPECTOR

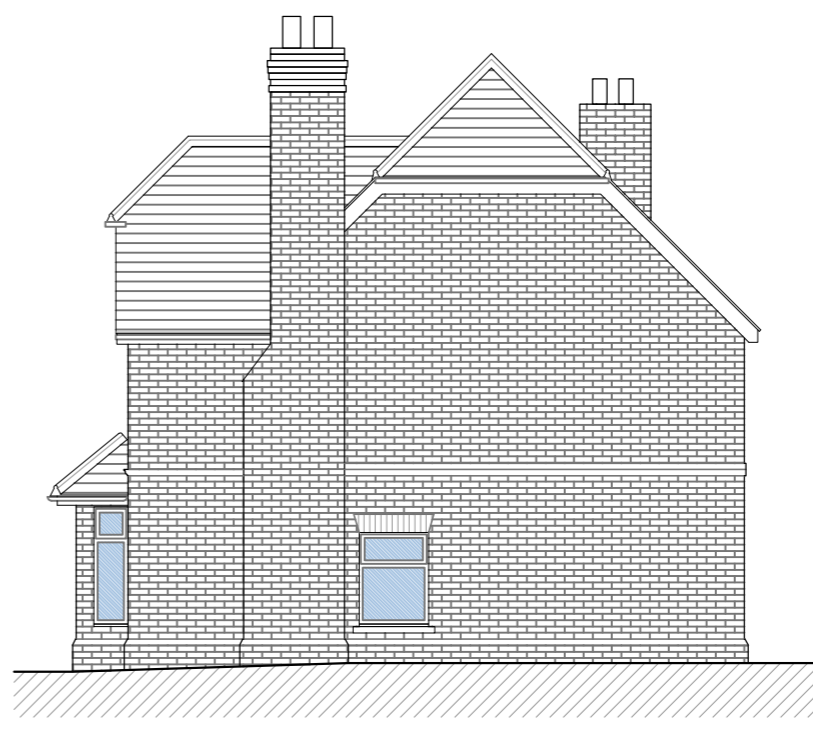




Ground floor plan

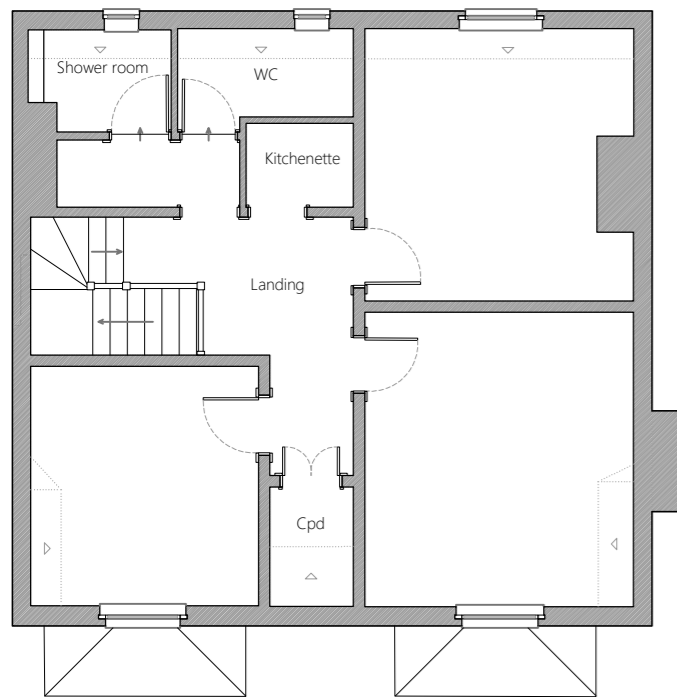
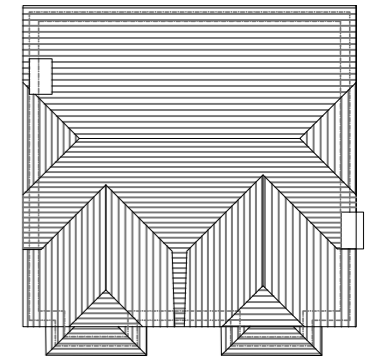


Front elevation



Flank elevation

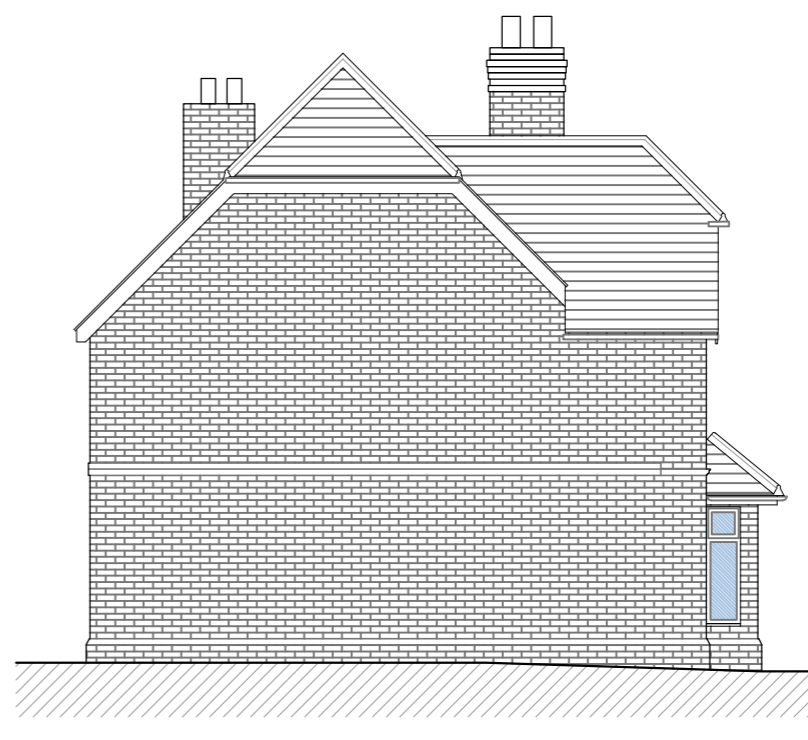
Roof plan  
Scale 1:200



First floor plan



Rear elevation



Flank elevation/section

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Rev Date Amendment

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m:07711182591 t:01494 717018 e:ktechdrawings@yahoo.com

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Drawing title: Conversion to HMO - Existing plans & elevations

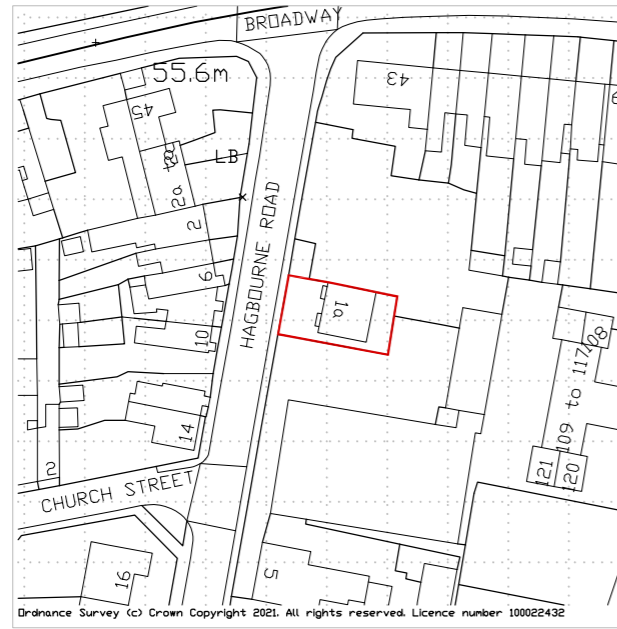
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Drawing No.: 21-23\_PL02\_7 Rev: -

Drawing status: For Planning Approval

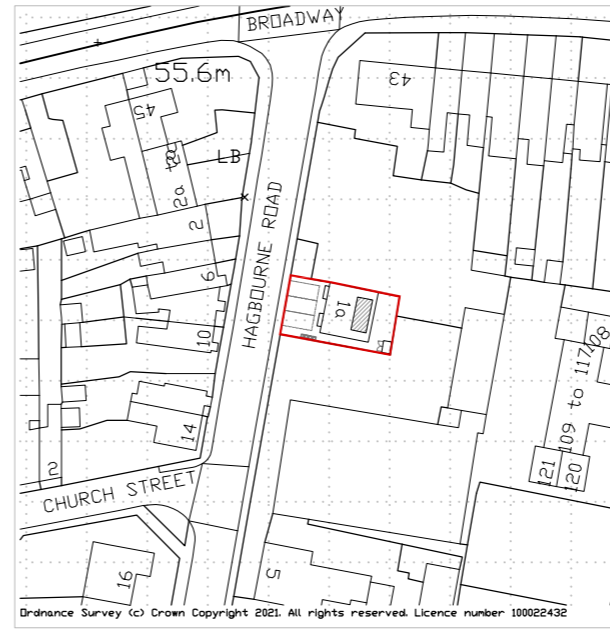
EXISTING

Site Location Plan  
Scale 1:1250

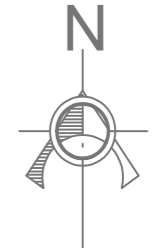


PROPOSED

Site Location Plan  
Scale 1:1250



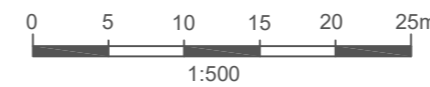
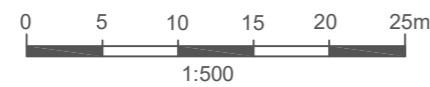
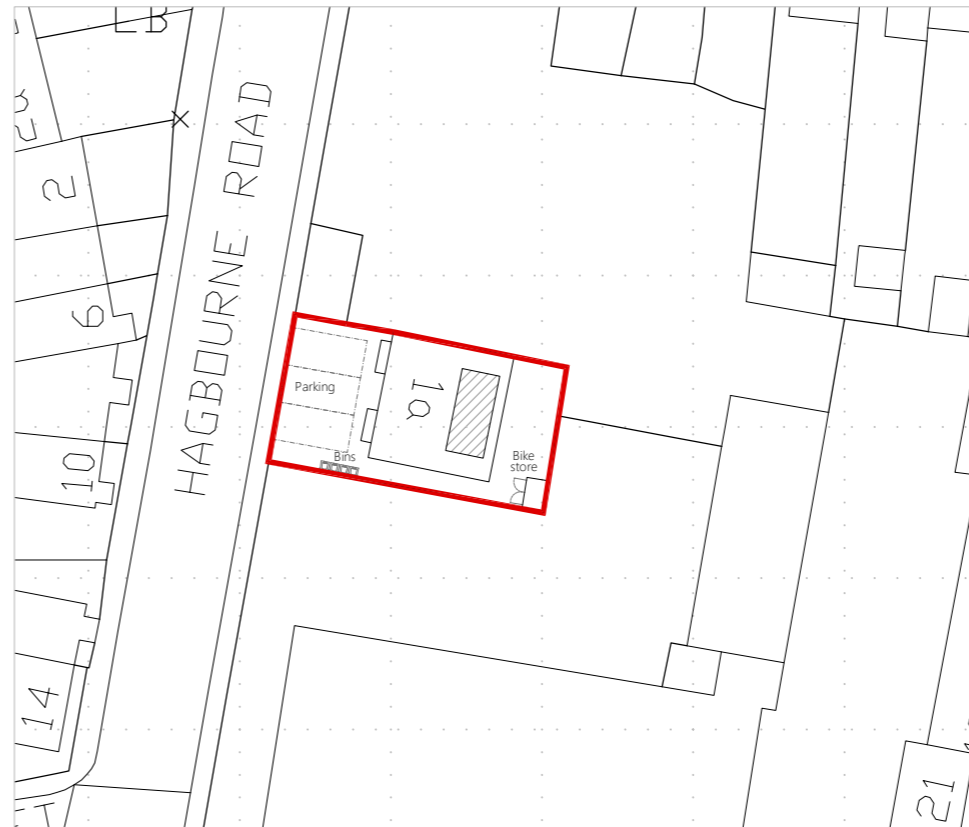
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Block Plan  
Scale 1:500



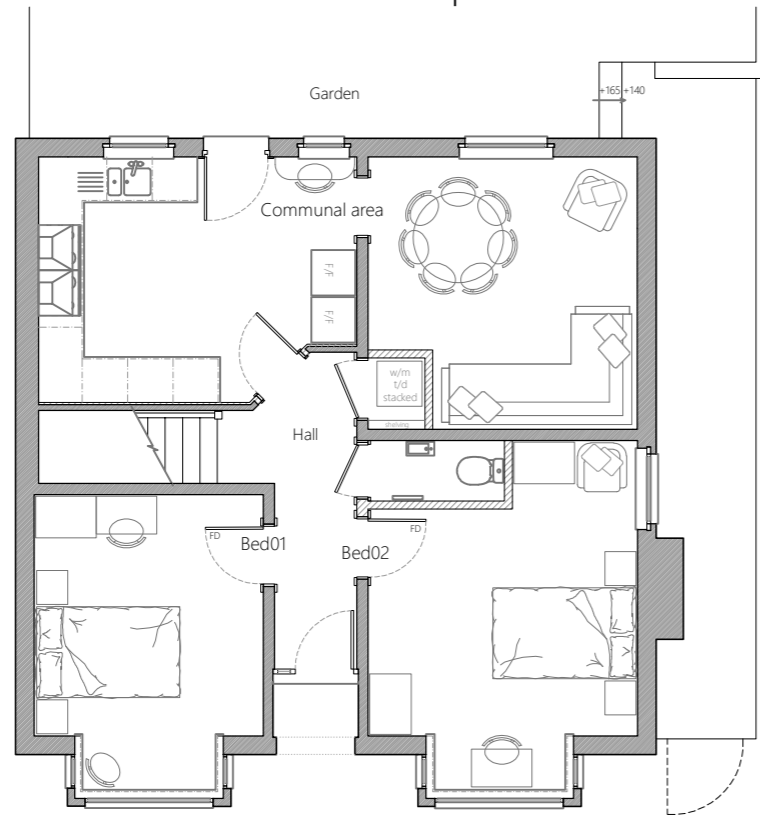
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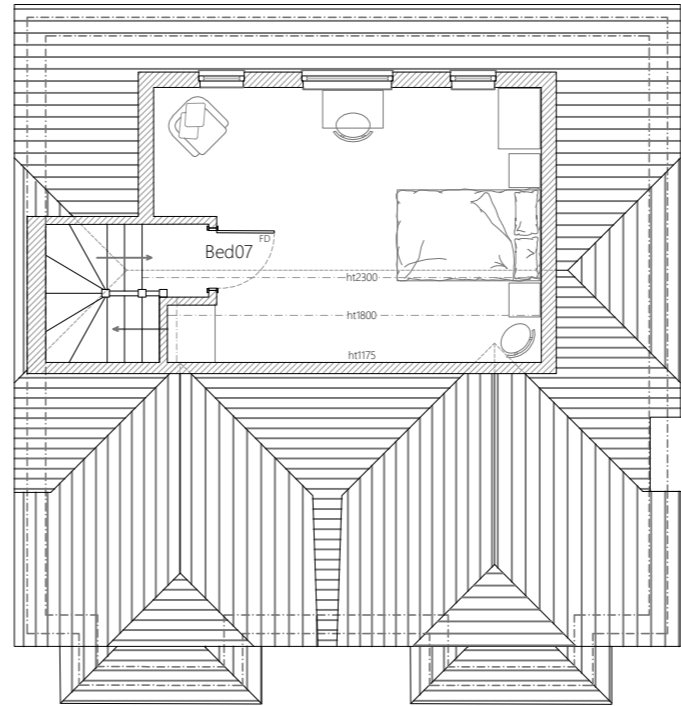
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Scale:	1:1250, 500@A3	Drawn: 16/12/2021
Drawing No.:	21-23_PL01_7	Rev: -
Drawing status:	For Planning Permission	



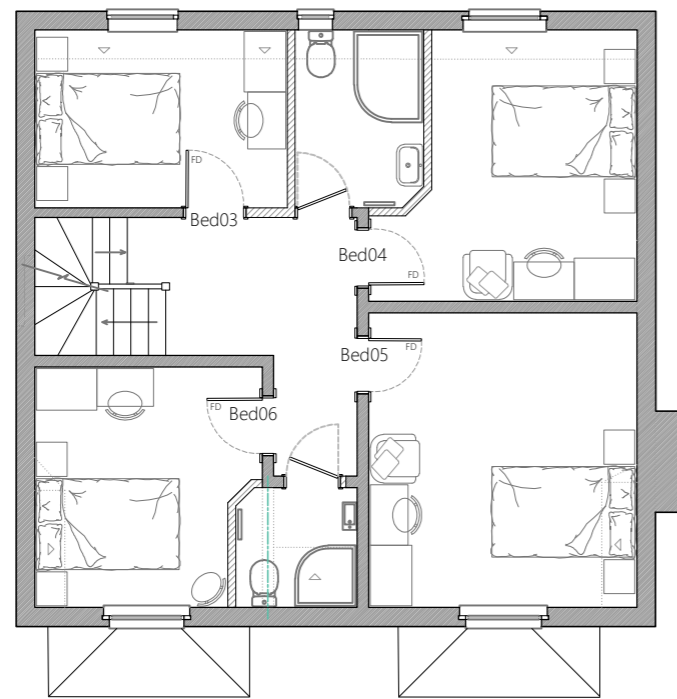
Ground floor plan



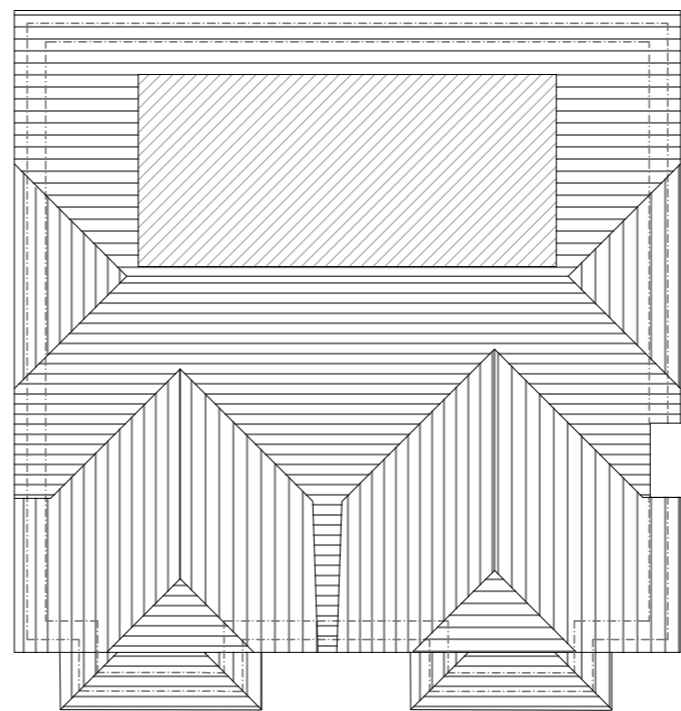
Loft plan



First floor plan



Roof plan



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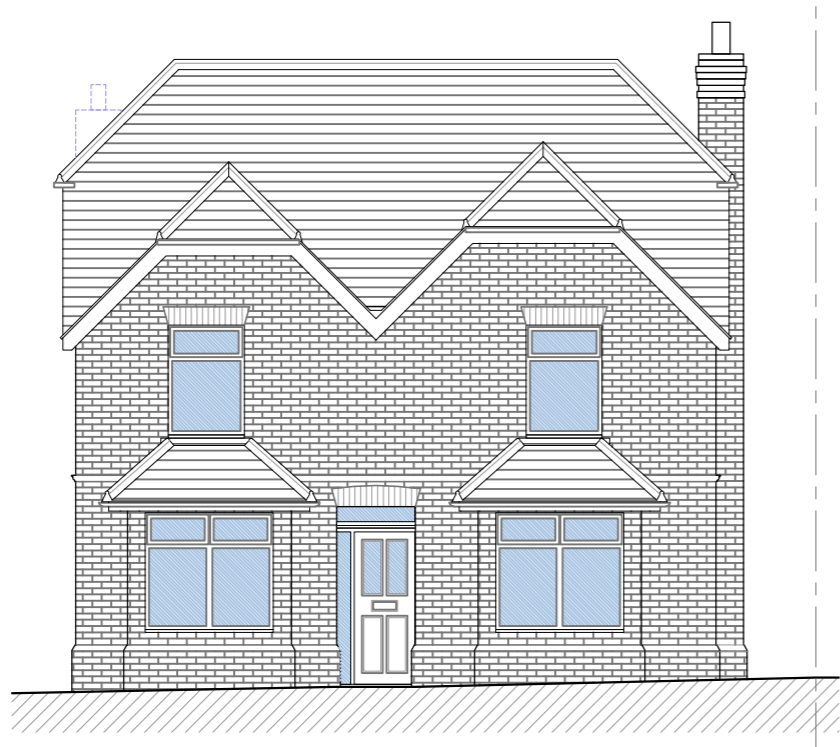
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Front elevation



Flank elevation



Rear elevation



Flank elevation

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Drawing title: Conversion to HMO - Proposed elevations

Scale: 1:100@A3 Drawn: 16/12/2021

Drawing No.: 21-23\_PL04\_7 Rev.: -

Drawing status: For Planning Approval



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# Appeal Decision

Site visit made on 7 June 2023

**by Mr JP Sargent BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 21<sup>st</sup> June 2023**

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- 

## Decision

1. The appeal is allowed and planning permission is granted for the change of use of a dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two storey side extensions, a single storey rear extension, and extension to the dropped kerb to create additional parking. at 14 Haydon Road, Didcot OX11 7JD in accordance with the terms of the application, Ref P21/S3973/FUL, dated 15 September 2021, subject to the following conditions:
  - 1) Within 2 months of the date of this decision, details of the siting, size and appearance of the refuse and recycling storage facilities shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the refuse and recycling storage facilities shall be provided in accordance with the approved details, and thereafter retained.
  - 2) Within 2 months of the date of this decision, details of the siting, size and appearance of the bicycle storage facilities shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the bicycle storage facilities shall be provided in accordance with the approved details, and thereafter retained for the storage of bicycles.
  - 3) Within 2 months of the date of this decision, details of the surfacing and drainage of the parking area shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the parking area shall be surfaced and drained in accordance with the approved details, and thereafter retained for the parking of cars.

- 4) Within 2 months of the date of this decision, details of the siting and design of a bird box shall be submitted to the Local Planning Authority. Within 2 months of those details being approved in writing by the Local Planning Authority, the bird box shall be provided in accordance with the approved details, and thereafter retained.
- 5) Any first floor windows in the north elevation of the development hereby permitted shall at all times be glazed in obscure glass with a minimum of level 3 obscurity, and shall be fixed shut with the exception of a top hung openable fanlight.

### **Preliminary matters**

2. At the time of my visit the works subject of this appeal had been undertaken.

### **Main Issues**

3. The main issues are
  - a) whether the frontage works detract unacceptably from the character and appearance of the streetscape and
  - b) whether the noise and disturbance associated with the use would detract unreasonably from the living conditions of neighbouring residents.

### **Reasons**

#### ***Character and appearance***

4. Along Hayden Road are detached and semi-detached houses of a range of styles, that are set back from the pavement behind garden areas. The streetscape has an appreciable sense of openness, as the width of the carriageway and the presence of grass verges mean the houses on either side of the road are a substantial distance apart.
5. The frontages of dwellings have been treated in a great variety of ways. At many properties the front boundary treatment takes the form of walling, but the impact of this is not consistent as these walls are of differing heights, designs and materials, and some are breached by quite narrow vehicular entrances, with others having relatively wide ones. Not all premises have front boundary treatments though, with properties such as those nearby at the junction with Orchard Close or to the north beyond Garth Road having open gardens with no walling, fencing or similar. Behind, some of the front garden areas have been extensively hard-surfaced, and this too is apparent from the pavements and carriageway. As a result, whilst the appearance of the streetscape reflects what is commonly found in a residential area, the mix of dwellings and frontage treatments means that, in detail, little strong sense of uniformity is apparent.
6. In line with the plans before me, the appeal site now has no front boundary wall. Five parking spaces have been created, with areas of planting breaking them up into blocks. Moreover, although a second dropped crossing has been formed, a central area of verge has remained.
7. Given the general sense of openness on Hayden Road, noting the varied ways the frontages of properties have been treated, mindful of the retained section of verge in front of No 14, and taking into account the areas of landscaping



within the parking spaces, I consider that what is before me is not out of keeping with the street scene or erodes its verdant character.

8. I understand the extensions have already been approved. In any event I consider their scale, design and materials respect the property and its context. I have no reason to find the character or appearance of this building means it justifies any greater level of protection than would otherwise be expected for a dwelling in such a location.
9. Accordingly, I conclude the frontage works do not detract unacceptably from the character and appearance of the streetscape and so do not conflict with *South Oxfordshire Local Plan Policy DES1*, which seeks well-designed, high-quality development that respects its context.

### **Noise and disturbance**

10. This building sits in a comfortable plot, and what is before me is a residential use in a residential area. No 14 could also be a sizeable house if I dismissed the appeal, which could well be attractive to a large family regarded as forming a single household. Furthermore, given its location near to a shopping centre and mindful that it provides access to various roads that run off it, I anticipate that Hayden Road carries a significant flow of vehicular and pedestrian traffic.
11. Little firm evidence was provided to substantiate the concern raised by this issue. I accept though that an HMO with 10 independent adult residents will result in different patterns of comings and goings when compared to that associated with a large dwelling. This is because a family are likely to have joint or shared trips during the daytime, while it is probable that the occupiers of the House in Multiple Occupation will each have independent movements that may occur later into the evening. Moreover, the use of the outside space by residents of the proposal will not necessarily be the same as if No 14 was occupied by a family. To my mind such factors though would not be sufficient to mean it would cause unacceptable harm in this location.
12. In assessing this issue, I have also given little weight to the appellant being the operator of the unit, as the appellant's management practices, or the site's ownership, could change over time.
13. Accordingly, even if taken together, I conclude that the use of the garden and the effects of the various comings and goings do not give rise to a level of noise and disturbance that detracts unduly from the living conditions of adjacent residents. As such, the scheme does not conflict with Local Plan Policy DES6, which seeks to avoid an adverse effect on the amenity of neighbouring uses.

### **Other Matters**

14. The conversion progressed without the benefit of planning permission, so could well be construed as intentional unauthorised development. However, any harm resulting from this is not sufficient to justify the dismissal of the proposal in the light of the matters above, and the absence of any identified development plan conflict.
15. This is not an application for a hotel but rather for a House in Multiple Occupation. I have no basis to consider drivers will enter or leave the parking bays in a reckless manner that would endanger pedestrians, or to find the

scheme would unreasonably affect water pressure. Its proximity to services means this use could well attract those who did not have a private car, but given the character of the road I consider any parking demand that cannot be met on site would not compromise highway safety. My decision has no bearing on any private rights that other owners might enjoy, while any effect on property values does not affect the scheme's planning merits and so is not a basis for its dismissal.

### **Conditions**

16. In the interests of sustainability cycle storage should be provided and suitable surfacing laid down on the parking area. Moreover, having regard to the character and appearance of the locality there should be adequate refuse and recycling storage. I am unaware as to whether what is now present on site meets the necessary standards, and so consider details should be agreed. Similarly, there should also be agreement of the location, design and delivery of a bird box for reasons of biodiversity. To protect highway safety the 5 spaces should be retained.
17. As the works have been more or less completed there is no need for a commencement condition or for the scheme to be in accordance with the approved plans. I have carried over though from the previous planning permission for the extensions, the condition requiring the first-floor windows on the north side to be obscured, so as to protect neighbours' living conditions.

### **Conclusion**

18. For the reasons given above I conclude the appeal should be allowed.

*JP Sargent*

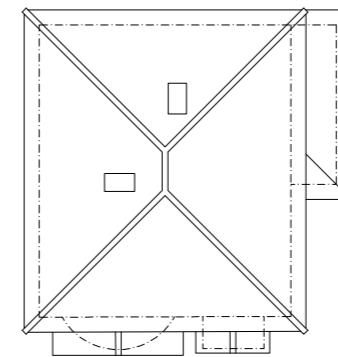
INSPECTOR



Flank elevation

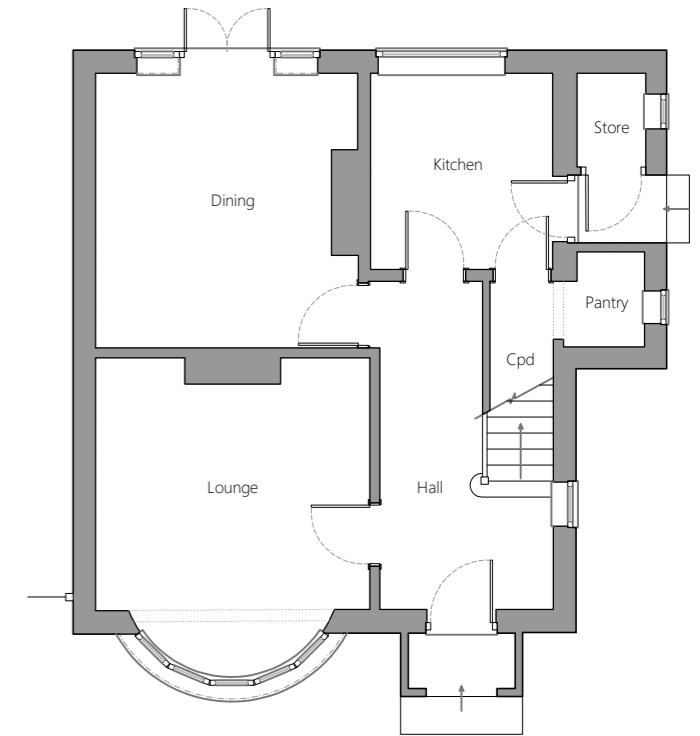


Front elevation

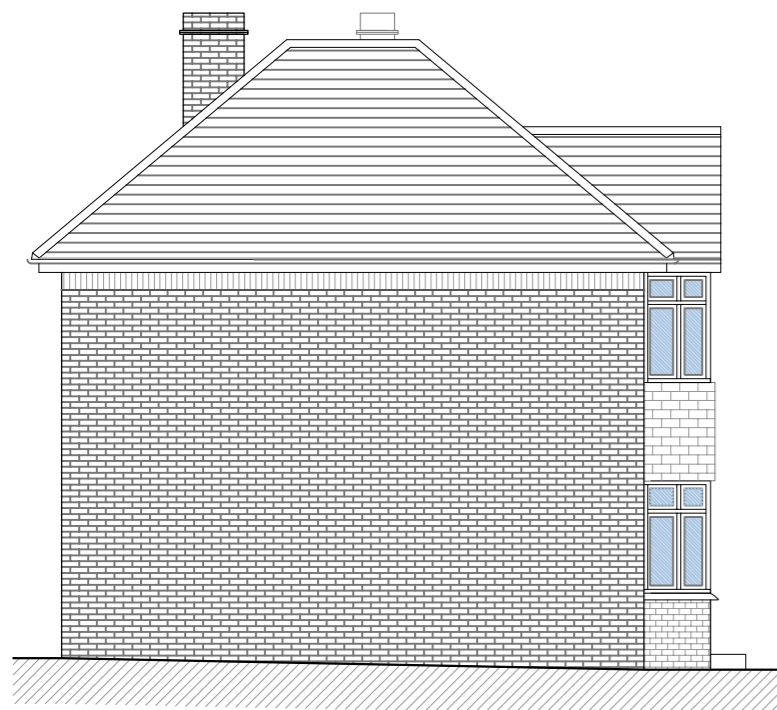
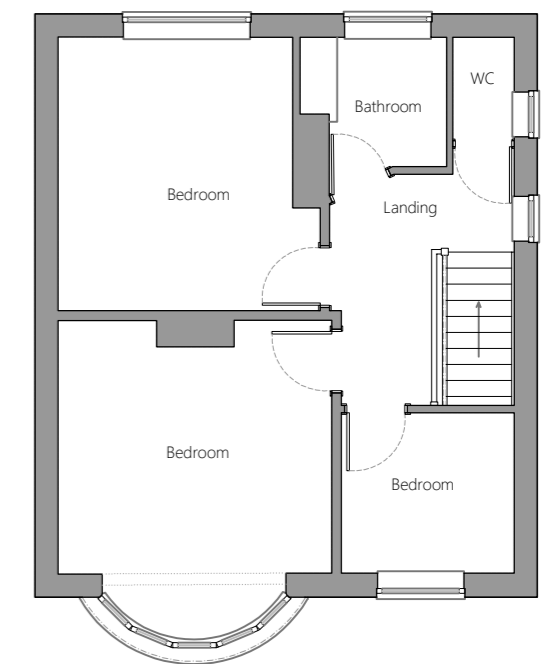


Roof plan  
Scale 1:200

Ground floor plan



First floor plan



Flank elevation



Rear elevation



General Notes:  
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m:07711182591   t:01494 717018   e:ktechdrawings@yahoo.com

Project title: 14 Hayden Road, Didcot, OX11 7JD

Drawing title: Single storey rear & double storey side extensions - Existing plans & elevations

Scale: 1:100,200@A3      Drawn: 27/05/2021

Drawing No.: 21-13\_PL02      Rev: -

Drawing status: For Planning Approval



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# Appeal Decision

Site visit made on 7 June 2023

**by Mr JP Sargent BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 21<sup>st</sup> June 2023**

---

**Appeal Ref: APP/Q3115/W/22/3296235**

**14 Haydon Road, Didcot OX11 7JD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr David Granat against the decision of South Oxfordshire District Council.
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- 

## Decision

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### **Main Issues**

3. The main issues are
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### **Reasons**

#### ***Character and appearance***

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### **Conclusion**

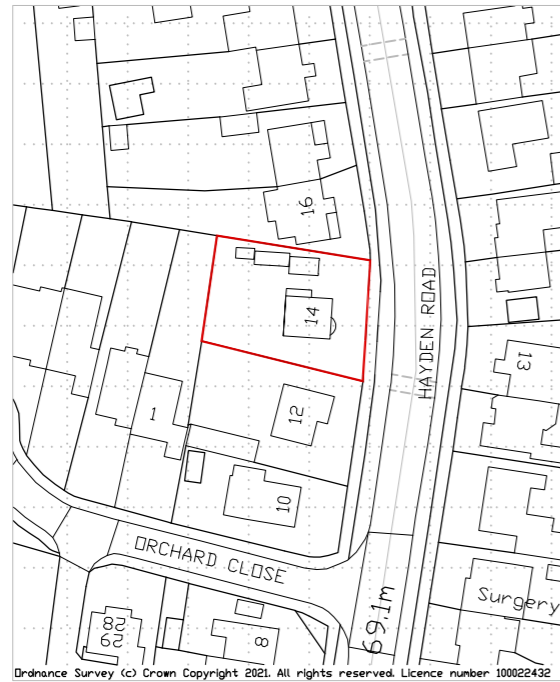
18. For the reasons given above I conclude the appeal should be allowed.

*JP Sargent*

INSPECTOR

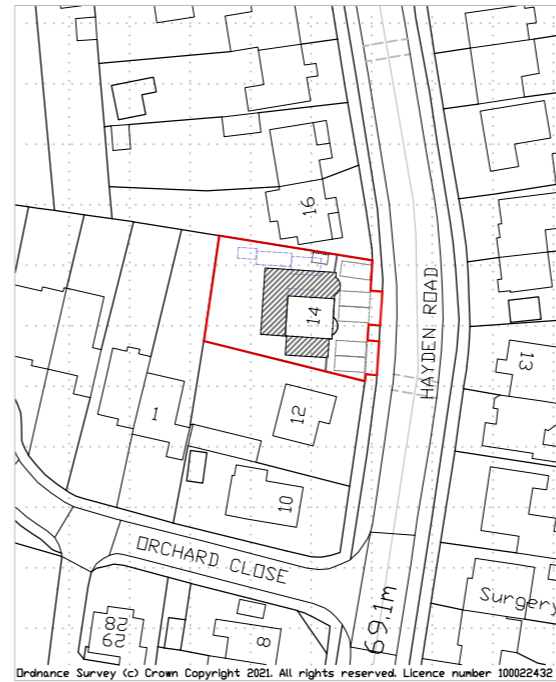
EXISTING

Site Location Plan  
Scale 1:1250



PROPOSED

Site Location Plan  
Scale 1:1250



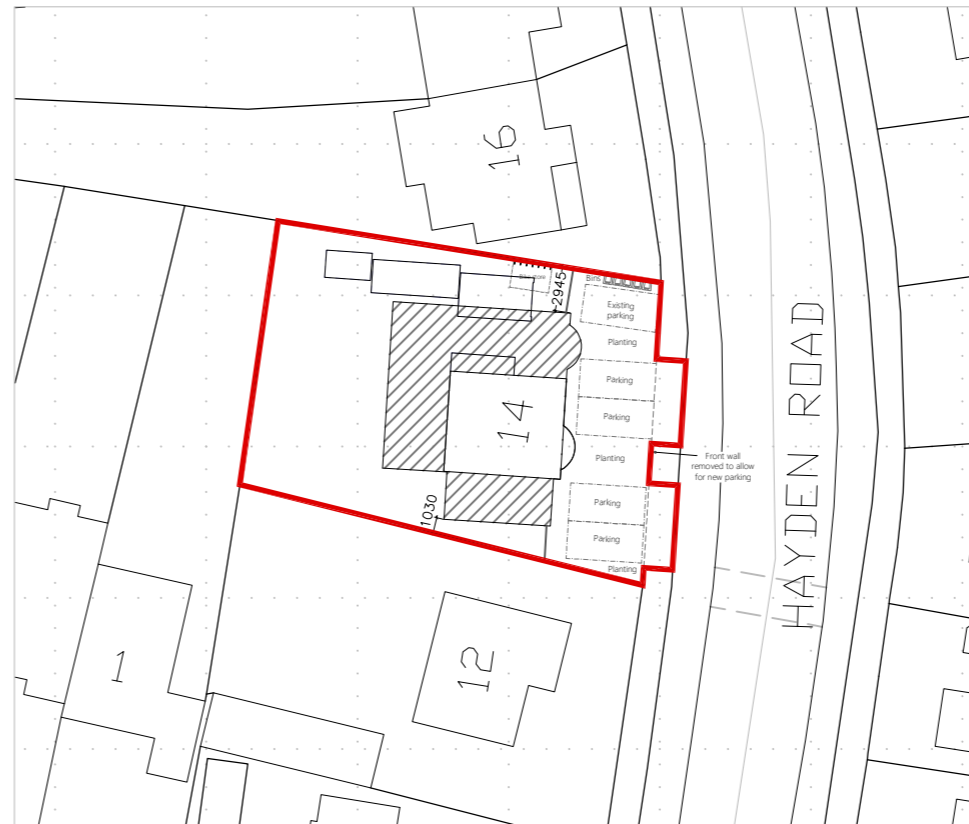
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Block Plan  
Scale 1:500



Block Plan  
Scale 1:500

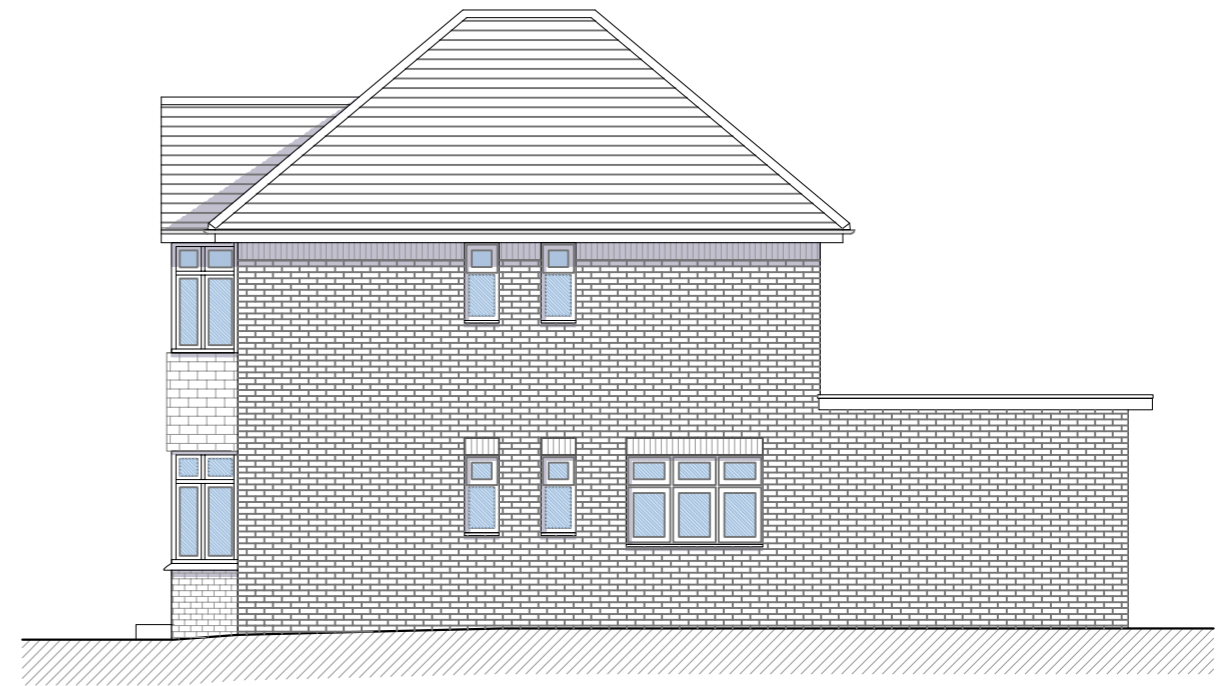


Rev	Date	Amendment
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Project title:	14 Hayden Road, Didcot, OX11 7JD	
Drawing title:	Single storey rear & double storey side extensions - Site location & block plans	
Scale:	1:1250, 500@A3	Drawn: 27/05/2021
Drawing No.:	21-13_PL01	Rev.: A
Drawing status:	For Planning Permission	





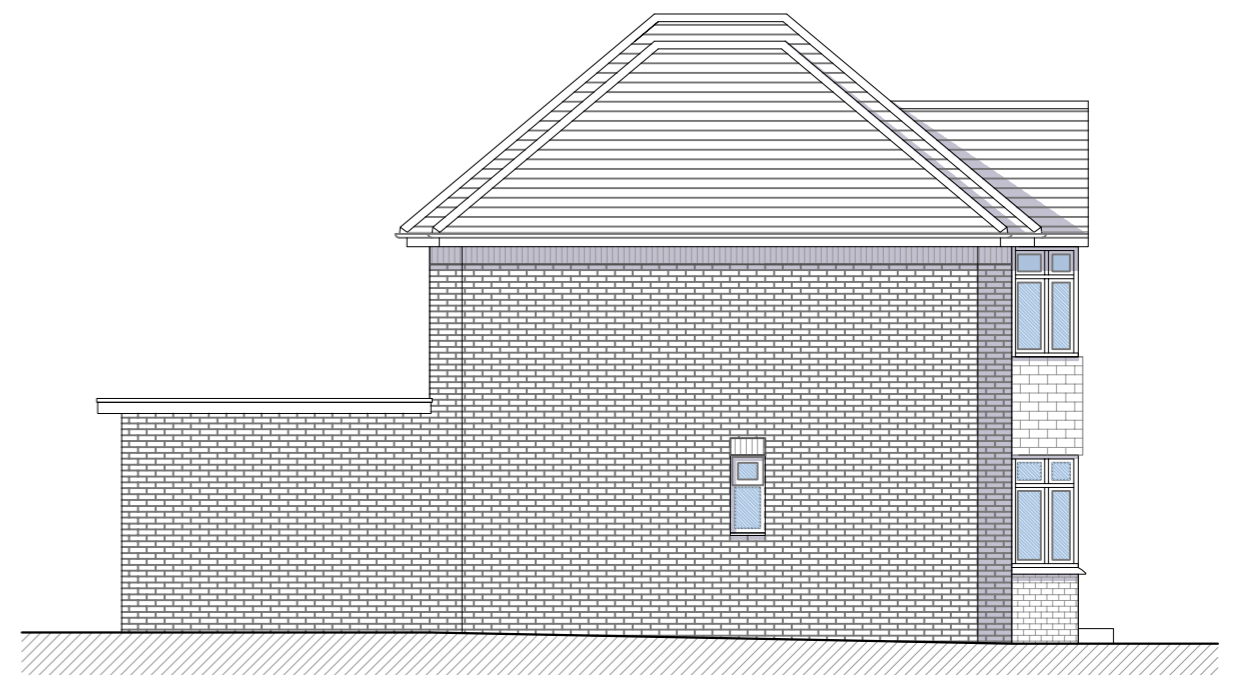
Front elevation



Flank elevation



Rear elevation



Flank elevation

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Project title: 14 Hayden Road, Didcot, OX11 7JD

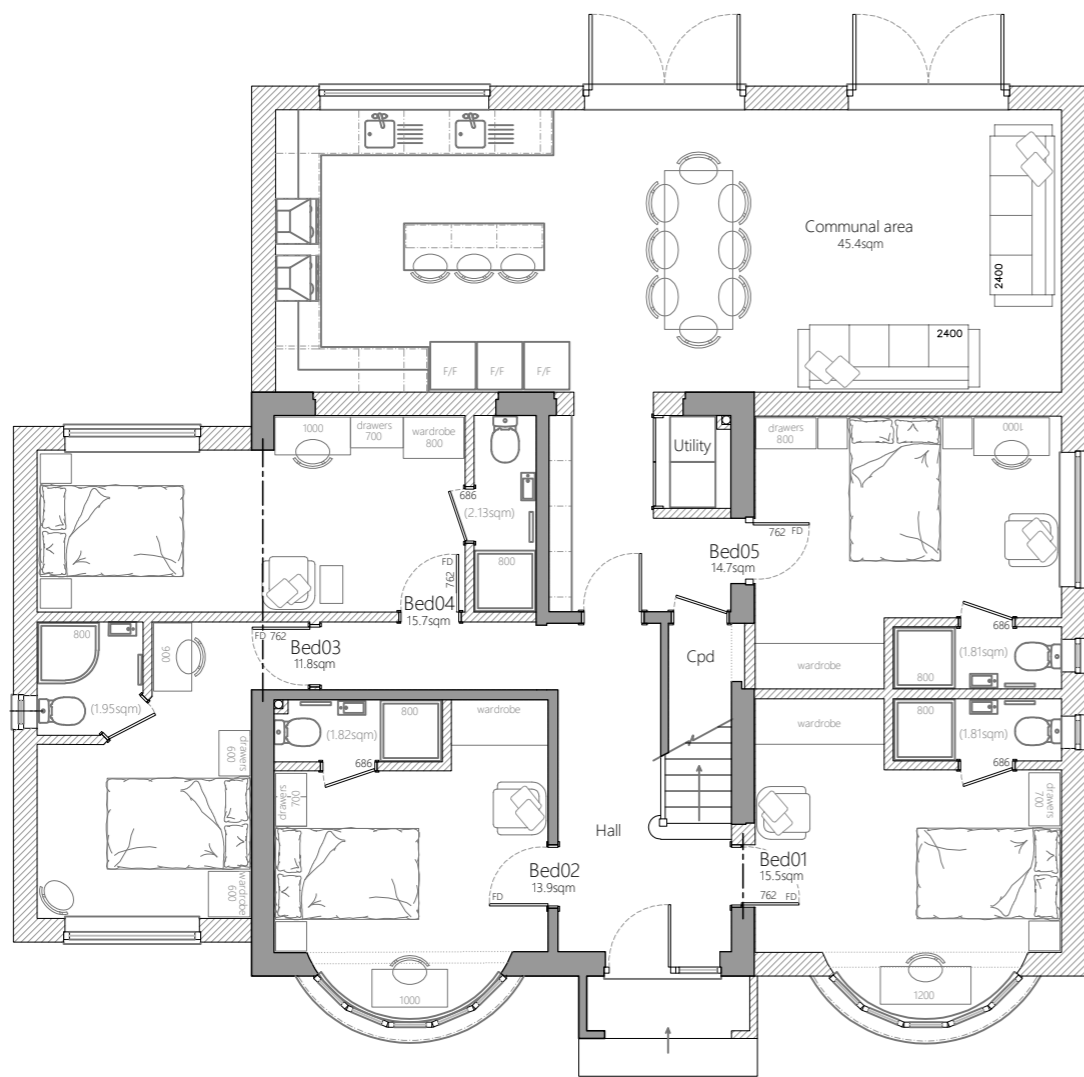
Drawing title: Single storey rear & double storey side extensions - Proposed elevations

Scale: 1:100@A3      Drawn: 27/05/2021

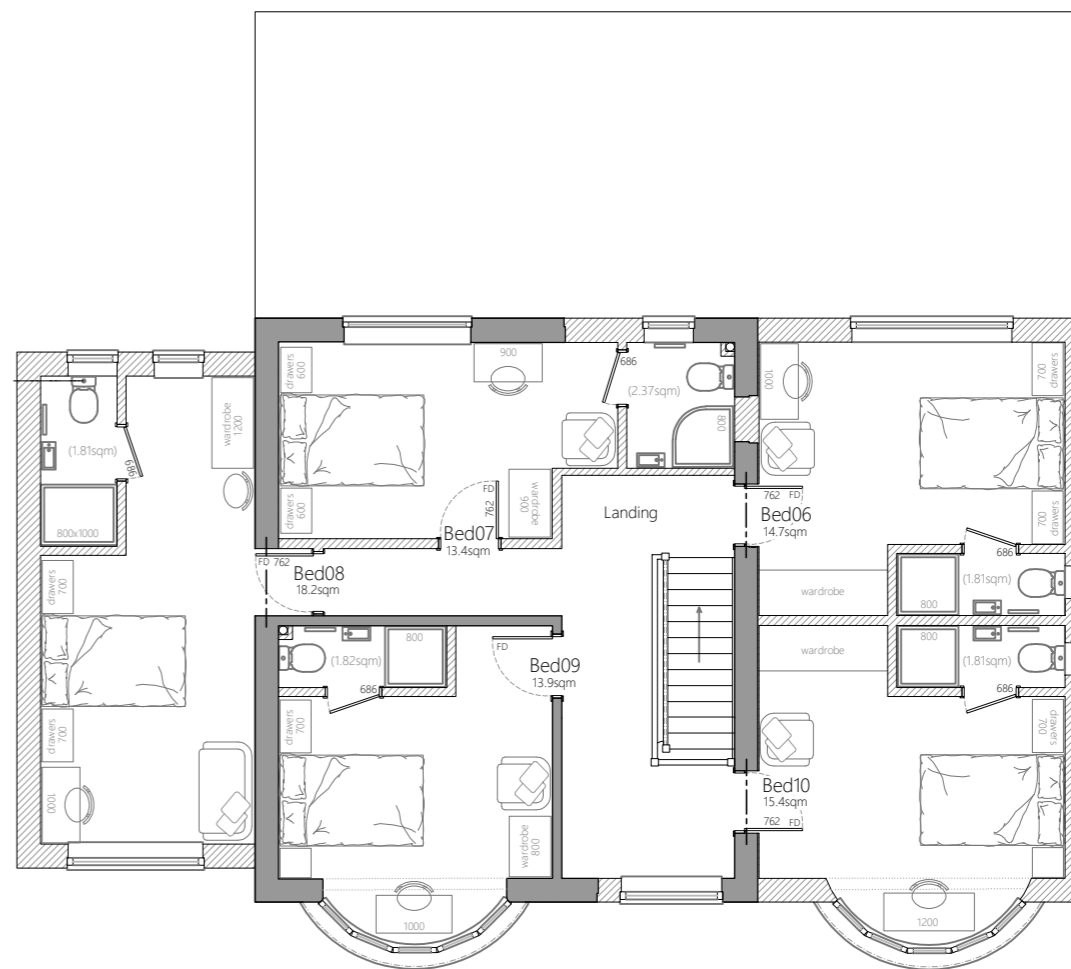
Drawing No.: 21-13\_PL04\_10      Rev.: -

Drawing status: For Planning Approval

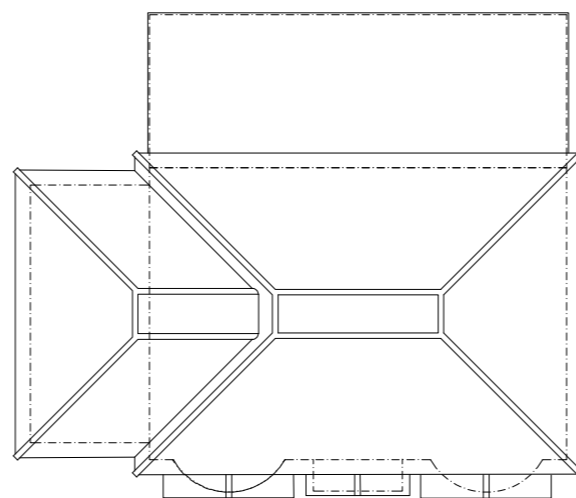




Ground floor plan



First floor plan



Roof plan  
Scale 1:200

General Notes:  
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Project title: 14 Hayden Road, Didcot, OX11 7JD

Drawing title: Single storey rear & double storey side extensions - Proposed plans

Scale: 1:100,200@A3 Drawn: 27/05/2021

Drawing No.: 21-12\_PL03\_10 Rev: -

Drawing status: For Planning Approval