

APPLICATION NO.	P18/S3629/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	30.10.2018
PARISH	THAME
WARD MEMBER(S)	David Dodds Nigel Champken-Woods Jeannette Matelot
APPLICANT	Mr & Mrs Shaw
SITE	68 Southern Road Thame, OX9 2DZ
PROPOSAL	Loft conversion and provision of box dormer on rear roof slope.
OFFICER	Davina Sarac

1.0 **INTRODUCTION**

1.1 68 Southern Road is a two-storey semi-detached dwelling located within the built-up confines of Thame. The dwelling is constructed in red brick on the ground floor, rough cast render on the first and has a plain clay tiled roof. It has white uPVC windows and doors. The existing dwelling includes a detached two bay garage at the rear and existing drop kerbs to the front and rear of the dwelling. The front of site borders the Thame Conservation area.

1.2 This application is recommended for approval for the reason set out below in this report.

2.0 **PROPOSAL**

2.1 Planning permission is sought for the conversion of the existing loft which includes the insertion of a rear box dormer window and a hip to gable roof extension with the addition of one front roof light and a new window on the side elevation.

2.2 The plans show a single storey rear extension which already has approval under planning application P17/S4293/HH.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Thame Town Council – Objects on the grounds that:

- The proposed change in roof profile from hipped to gable ended, if permitted, would set a precedent to allow other rooflines along Southern Road to be altered.
- The proposal is inappropriate within the street scene, would adversely impact on neighbouring amenity and cause harm to the setting of the Conservation Area.
- Parking provision is adequate for the size of the dwelling.

3.2 Neighbour representation – None received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S4293/HH](#) - Approved (05/02/2018)

Extend and re-model existing kitchen extension. Retrospective application for garage conversion, to include re-modelling garden facing elevation.

[P08/E1104](#) - Approved (14/11/2008)

Single storey rear extension. (As amended by Agent's email received 14 November 2008).

[P84/N0277](#) - Approved (27/06/1984)

Single storey rear extension; detached double garage; access.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Core Strategy (SOCS) Policies**

CS1 - Presumption in favour of sustainable development

CSEN3 - Historic environment

CSQ3 - Design

CSS1 - The Overall Strategy

CSTHA1 – The Strategy for Thames

5.2 **South Oxfordshire Local Plan 2011 (SOLP 2011) policies**

CON7 - Proposals in a conservation area

D1 - Principles of good design

G2 - Protect district from adverse development

H13 - Extension to dwelling

5.3 **Thames Neighbourhood Development Plan policies (TNP)**

ESDQ16 - Development must relate well to its site and surrounding

ESDQ19 - The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood

ESDQ20 - Building style must be appropriate to the historic context

ESDQ28 - Provide good quality outdoor space

5.4 **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 issues to be considered are:

1. The impact on the character and appearance of the existing building and the surrounding area
2. The impact on neighbouring properties
3. Other material considerations

Impact upon the character and appearance

6.2 Policy H13 of the SOLP states extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided 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. The proposed box dormer would be contemporary in appearance. It would be constructed in cladding to match the already approved rear single storey extension. The biggest change to the dwelling would be the hip to gable roof extension which would alter the visual appearance of the dwelling and alter the symmetry of the pair of semi-detached dwellings.

6.3 Objections from Thames Town Council have been received with regards to the hip to gable being out of keeping and setting a precedent. Whilst it is noted that the hip to gable extension would alter the appearance of the dwelling, weight has been given to the potential development which could be implemented without planning permission under permitted development. As the site does not reside within a designated Conservation Area, a hip to gable roof extension of a similar scale could be erected under permitted development (Class B, Article 3, Schedule 2, Part 1, of the GPDO). It is considered that the proposed scheme is not materially different, in visual terms, from

what could be implemented without planning permission, and therefore, would be unreasonable to refuse.

- 6.4 Having consideration for the allowances under permitted development, it is considered that the proposed rear box dormer window and hip to gable roof extension in connection with the loft conversion is acceptable. Overall, I deem the application proposal to be in accordance with Policies D1, G2 and H13 of the SOLP, in addition to Policy CSQ3 of the SOCS.

Impact upon neighbouring properties

- 6.5 Policy H13 of the SOLP states extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that the amenity of occupants of nearby properties is not materially harmed. Given the scale, design and position of the proposed rear dormer and hip to gable roof extension, I do not consider that the proposed development would result in any material harm to the amenity of the neighbouring properties in terms of light, outlook or privacy.

Other material considerations

- 6.6 Thame Town Council have also raised concern regarding the lack of parking for a dwelling of this size. The conversion would result in the property becoming a 4-bedroom dwelling. The site can accommodate two off-street parking spaces at the front of the property and a further parking space in front of the garage to the rear which is accessed from Holliers Close. 3 parking spaces are considered adequate for a 4-bedroom dwelling.

Community Infrastructure Levy (CIL)

- 6.7 The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m².

- 6.8 In accordance with paragraph 38 of the NPPF the Council takes a positive and proactive approach to development proposals. The application was acceptable in its submitted format and the Planning Service worked with the applicant/agent in a positive manner by dealing with the application in a prompt and timely way.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing building, its site and the wider conservation area. It is also acceptable in terms of its impact on neighbouring amenity.

8.0 RECOMMENDATION

Planning Permission

- 1 : Commencement 3 yrs - Full Planning Permission
- 2 : Approved plans *
- 3 : Materials as specified