

South Oxfordshire District Council – Committee Report

APPLICATION NO.	P23/S2202/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	29.6.2023
PARISH	THAME
WARD MEMBERS	Pieter-Paul Barker Kate Gregory David Bretherton
APPLICANT	Mr & Mrs Sam and Katie Dunne
SITE	11 Queens Road Thame, OX9 3NF
PROPOSAL	Loft conversion with box dormer and insertion of a second-floor window on the southwest facing gable of the existing house (Dormer on the rear roof wing shown to be omitted on amended plans received 17 August 2023).
OFFICER	Lilua Iheozor-Ejiofor

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been referred to Planning Committee at the request of Cllrs Kate Gregory and Pieter-Paul Barker. The Town Council's views conflict with the officer's recommendation of approval.
- 1.2 The application site, shown at **Appendix A** contains an end of terrace two storey brick and slate dwelling located within the built-up areas of Thame. The site does not lie within an area of special designation. The property has a previous two-storey rear extension, similar to a number of properties within the terrace.
- 1.3 The application seeks planning permission for a loft conversion with a 'box' type dormer on the original rear roof slope. It is also proposed to install a second-floor window on the southwest facing gable of the dwelling. A copy of the relevant plans are shown at **Appendix B** and other documentation associated with the application can be viewed on the council's website
<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P23/S2202/HH>
- 1.4 The initial plans submitted comprised of the dormer being extended over an existing two storey rear extension. Following concerns from the Town Council and Officers that the bulk and design of the development would be at odds with the character and appearance of the dwelling and out of keeping with the surrounding area, the plans were amended by the agent to omit the dormer from the extension and retain it to the original roof only. The current proposal also has a strong similarity to the implemented schemes within the immediate locality, notably at nos. 17 and 21.

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1.5 The original description was amended to include the insertion of a top floor side elevation window as it is acknowledged that this would require planning permission.

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.

2.2 Thame Town Council – On the initial plans – Objects:

- The scale and form is out of character with the local area and contrary to SODC Design Guidance for rear and roof extensions, contrary to Thame Neighbourhood Plan ESDQ16 and Local Plan 2035 Policy DES1.
- The proposed extension would result in the loss of light to the first floor window of 13 Queens Road.

On the amended plans:

- The proposal would be overbearing in both scale and massing compared to the dwelling as originally built.

2.3 No neighbour comments have been received.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P14/S1079/HH](#) - Approved (06/06/2014)

Demolish existing single storey rear extension and erect 2 storey rear extension.

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

H20 - Extensions to Dwellings

5.2 **Thame Neighbourhood Plan policies**

ESDQ16 - Development must relate well to its site and its surroundings

ESDQ28 - Provide good quality private outdoor space

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

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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 **The relevant planning considerations are the following:**

- **Design and character**
- **Residential amenity**
- **Access and Parking**
- **Carbon reduction**

6.2 **Design and character**

- Policy DES2 states that all proposals for new development should include a contextual analysis that demonstrates how the design has been informed by and responds positively to the site and its surroundings; and reinforces place identity by enhancing local character
- Policy ESDQ16 of the TNP seeks to ensure that development proposals respond to the specific character of the site and its local surroundings, maintaining or enhancing its strengths and seeking to address its weaknesses.

6.3 The Town Council has objected to the proposal on the grounds that the scale and massing of the proposed rear box dormer would be overbearing and in combination with the existing two-storey extension, would be out of character with the local area.

6.4 Whilst it is appreciated that the proposal would materially alter the character and appearance of the rear of the dwelling, consideration has been given to the potential development which could be implemented without planning permission under permitted development.

6.5 As the site does not reside within a designated Conservation Area and the property has its full permitted development rights intact, a large box dormer of a similar scale can be erected under 'permitted development'. The proposed dormer has a volume of 17 cubic metres which is way under the 40-cubic metre allowance set out for terraced houses under Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

6.6 It is acknowledged that the dwelling has a previous two-storey rear extension. However, this element does not count towards the 40-cubic metre volume allowance required by this class. The permitted development 'Technical guidance' advises that any previous enlargements to the original roof space must be included in the volume allowance. 'Original roof space' being the roof space in the 'original building'. Therefore, as the previous extension does not

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result in an enlargement to the roof space of the original building, it does not form part of this volume allowance. This assessment is corroborated by an appeal decision with reference APP/A0665/X/21/3276271 which was allowed by an inspector under similar grounds.

- 6.7 Condition B.2 of the aforementioned order requires the materials used to be of similar visual appearance as the existing house. It is considered that the fibre cement cladding in natural slate colour proposed for the dormer will have a similar visual impact as the existing natural slate roof, thereby complying with this condition.
- 6.8 Based on the above assessment, this aspect of the proposal is considered to fall within the parameters of the above Order and therefore would not require prior grant of planning permission.
- 6.9 The proposed window on the southwest facing gable is modest in scale and design and would not harm the character and appearance of the dwelling or wider area.
- 6.10 The proposed development is considered to comply with Policy DES1 and DES2 of the SOLP.
- 6.11 **Residential amenity**
The oblique overlooking that would be possible from the dormer window of neighbouring gardens, including immediate neighbours, would not be any more intrusive than overlooking from first floor windows. In a relatively tightly-knit residential location such as this, some oblique overlooking is inevitable. Officers do not find the amount that would occur here to be unreasonable. There are no concerns, despite its size, that the dormer window would block light or be overbearing on neighbouring properties. Notwithstanding this assessment, given the permitted development fallback, the impact on neighbours is considered to be acceptable.
- 6.12 In terms of the second-floor window on the southwest facing gable, this would face the gable wall of the adjoining property with possible views of the frontage. There would be no overlooking to this neighbour's private amenity areas.
- 6.13 In view of this assessment, the impact of the proposal on neighbour amenity is considered to be acceptable.
- 6.14 **Access and Parking**
Car parking for the property is located at the rear and accessed through a service lane. Although a bedroom would be gained at the property through the loft conversion, with the property going from a 3-bedroom to a 4-bedroom house, this will not necessitate additional parking for the dwelling.
- 6.15 **Community Infrastructure Levy**
The proposal is not CIL liable as the proposed development would not result in a footprint increase in excess of 100 square metres.

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7.0 CONCLUSION

7.1 Officers consider that planning permission should be granted as the proposal complies with the relevant Development Plan policies and, subject to the recommended conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing dwelling, its site and it is also acceptable in terms of its impact on neighbouring amenity.

8.0 RECOMMENDATION

Grant Planning Permission subject to the following conditions:

- 1 : Commencement of development within 3 years**
- 2 : Development to be in accordance with the approved plans**
- 3 : Materials & details to be as shown on plans & supporting documents**

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