

WAN/18388/2 – Mrs M Stead. Erection of first floor side & two storey rear extensions with attic conversion. Erection of front porch extension. 2 Foliat Close, Wantage, OX12 7AP.

The Proposal

1. This application seeks planning permission for the erection of a first floor side extension over an existing single storey flat roof element on the south-west elevation of the property which continues the eaves and ridge lines of the dwelling, the erection of a two storey rear extension on the south-east elevation measuring 3.9 metres deep by 4.5 metres wide, with an eaves height of 5.1 metres and a ridge height of 7.5 metres, and the erection of a front porch extension on the north-west elevation measuring 3.4 metres wide by 2.4 metres deep, with an eaves height of 2.4 metres and a ridge height of 3.6 metres. It is also proposed to erect a pitched roof over an existing single storey rear extension which would be extended to link into the proposed two storey extension. In order to facilitate the attic conversion it is proposed to erect a box dormer window on the rear (south-east) roof slope. A copy of the site plan and application drawings are at **Appendix 1**.
2. The application comes to committee as Wantage Town Council objects.

Planning History

3. WAN/18388 – ‘First floor extension to provide new bedroom and bathroom’ approved 2004 (not implemented).
4. WAN/18388/1 – ‘Erection of a detached garage and driveway’ approved 2004.

Planning Policies

Vale of White Horse Local Plan 2011

5. Policy DC1 of the adopted Vale of White Horse Local Plan refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
6. Policy DC5 of the local plan seeks to ensure that a safe and convenient access can be provided to and from the highway network.
7. Policy DC9 of the local plan refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

Consultations

8. Wantage Town Council objects to the application stating, “The development will result in a loss of light and privacy to adjoining properties”.

9. One letter of objection has been received that raises the following points;
- The intended two storey extension will extend to the east of no.1 Foliat Close and will result in a substantial loss of light to the rear of the property. It will also put the garden of no.1 in complete shade from very early afternoon.
 - The existing ground floor extension already overshadows no.1, which takes light and sunshine from rear windows and the garden.
 - Adding a pitched roof to the existing extension would make the loss of light worse and earlier in the day.
 - The existing ground floor extension is flat roofed and built right up to the boundary. It is assumed that adding a pitched roof will necessitate the need for a rainwater gutter. Would any new gutter have to hang over the adjoining boundary?
 - The two storey extension is an excessive over development that will completely dominate and overlook the rear of no.1.
 - The location of a bathroom in the loft conversion adjacent to the party wall would cause significant disturbance from noise especially at night.

Officer Comments

10. The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether adequate off-street parking is available.
11. The proposed first floor side and two storey rear extensions are similar in form to those built at 3 Foliat Close to the south-west. It is not considered that the extensions would appear out of place within the street scene or would harm the visual amenity of the area. Similarly it is not felt that the proposed porch extension would appear out of place within the street scene. It is proposed to use matching materials which is considered acceptable. The proposed rear box dormer window is not, it is acknowledged, of a particularly attractive design. However, given its location on the rear of the property, which is not visible from public vantage points, it is not felt that the proposal could reasonably be refused on design grounds.
12. Given the position and orientation of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing, over dominance or overlooking. The proposed two storey rear extension does not encroach beyond a 40 degree line taken from the edge of the nearest first floor window in the adjoining property (1 Foliat Close), and although positioned to the south / south-west of no.1 and its rear garden it is not considered that harmful overshadowing or over dominance of this property would be caused. The proposed pitched roof over the single storey extension is not of a scale that would justify refusal on the grounds of harm to residential amenity.
13. From the submitted plans it appears that guttering for the single storey extension would be positioned within the site boundary.

14. The proposed dormer window will provide angled views over neighbouring gardens, however these gardens are already overlooked by existing first floor rear windows and it is not felt that residential amenity would be compromised. The development also includes the insertion of three windows in the south-west gable end of the property, which are to serve a bathroom, an en-suite, and a storage room. It is proposed that these be obscure glazed with only a top-hung opening vent, and to ensure this is maintained to prevent overlooking it is considered reasonable and necessary to condition these windows (see condition 3 below).
15. The site currently has three parking spaces; one in an existing detached garage and two in front of the dwelling. This is considered adequate for the proposed four bedrooms the property will have.

Recommendation

that planning permission be granted subject to the following conditions:

- 1 TL1 – Time limit***
- 2 RE1 – Matching materials***
- 3 In accordance with the details shown on the approved drawings the new first and second floor windows in the south-west elevation shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter the windows shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional first floor windows shall be inserted in the south-west or north-east elevations of the dwelling without the prior grant of planning permission.***