

# **NHI/21045/2 – Mr J Ali. Proposed two storey side extension and single storey rear extension. 170 Westminster Way, North Hinksey Oxford, OX2 0LR**

## **The Proposal**

1. This application seeks planning permission for the erection of a two storey side extension on the south-west elevation which will link into a proposed single storey flat roof rear extension. The two storey extension will measure 3.6 metres by 8.6 metres deep at ground floor level built up to the side boundary. The first floor element will measure 2.5 metres wide by 7.5 metres deep and will be set off of the side boundary by 0.80 metres. The two storey extension will measure 4.5 metres high to the eaves and 6.8 metres high to the ridge. A copy of the site plan and application drawings are at **Appendix 1**.
2. The application comes to committee following an objection received from North Hinksey Parish Council.

## **Planning History**

3. NHI/21045 –‘Two storey and single storey rear extensions’. (Withdrawn 2009)
4. NHI/21045/1– ‘Retrospective application for new brickwork and railings. New steel gates. (Permitted 2010)

## **Planning Policies**

Vale of White Horse Local Plan 2011

5. Policy DC1 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 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
7. Policy DC9 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**

Original plans

8. North Hinksey Parish has made the following comments:

“Councillors were concerned about the closeness of the proposed developments, foundations etc to the boundary of 172 Westminster Way,

which would probably mean that guttering etc would be over the neighbour's land and the owner would not have access to the new building for maintenance or any other issues as there would be no side access on the developers land. The Chairman, quoted planning regulations from the VWHDC Local plan 2011 which recommended that any development should leave at least a metre spaced from a neighbour's boundary".

9. Two letters of objections have been received from the neighbouring properties in relation to the following:
  - The extension would have an over dominant effect on the neighbouring properties by virtue of its scale and mass
  - It would also set a precedent and have a detrimental effect on the street scene
  - It would affect the amenity of the neighbours and increase the number of parked vehicles.
  - The extension would be too close to the neighbouring boundary and there is no party wall agreement in place. (This is not a material planning consideration).

#### Amended plans

10. North Hinksey Parish Council has raised the same objections as previously submitted.
11. Two letters of objection have been received from neighbouring properties in relation to the following:
  - The flat roof of the single storey extension is higher than expected
  - The revised extension plan extends beyond the boundary of the existing structure at 168 Westminster Way.
  - The extension is still too close to the boundary wall and there may be problems with excavation of the foundations.

#### Officer Comments

12. 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 there is adequate parking on the site.
13. Numerous properties along Westminster Way have built two storey side extensions. The proposed extension is set back slightly from the front of the property and set off the side boundary, so it appears subordinate to the main house which avoids a terracing effect within the street scene. Consequently it is not considered that the proposal would appear out of place within the street scene or harmful to the visual amenity of the area.

14. Given that there are no existing windows in the neighbouring property's side elevation or any proposed side windows in the new extension, it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing or overlooking. The concerns raised in relation to the foundations will need to be dealt with under the building regulations.
15. The proposal increases the number of bedrooms in the property from three to four. There is adequate space to provide parking for at least three cars at the front of the property, which is considered adequate.

***Recommendation***

***that planning permission be granted subject to the following conditions:***

- 1 TL1 – Time limit***
- 2 RE1 – Matching materials***
- 3 RE20- Restriction on use of roof as a balcony***