

APPLICATION NO.	11/00273/FUL
APPLICATION TYPE	Other
REGISTERED	22 February 2011
PARISH	Abingdon
WARD MEMBER(S)	Mike Badcock Marilyn Badcock
APPLICANT	Mr & Mrs D Brown
SITE	19 Medlicott Drive Abingdon OX14 5PS
PROPOSAL	Proposed first floor en-suite bathroom for disabled use
AMENDMENTS	None
GRID REFERENCE	448463 196562
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

- 1.1 This application seeks planning permission for a first floor extension to provide an en-suite bathroom for disabled use. A copy of the site plan is attached at appendix 1.
- 1.2 The application comes to committee because Abingdon Town Council objects.

2.0 PROPOSAL

- 2.1 The site is located on a residential estate. The proposal is for a first floor extension over the existing attached garage. Various other properties along the street have carried out similar extensions. A copy of the plans is attached at appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

Abingdon Town Council objects to the proposal stating:

“The Town Council feel that this application is out of keeping with the adjoining houses in the street, being of poor design and visually unacceptable for the area. As such the application is contrary to policy DC1 of the VWHDC Local Plan 2011.”

4.0 RELEVANT PLANNING HISTORY

- 4.1 Planning permission was granted in July 1999 for a single storey rear extension.

5.0 POLICY & GUIDANCE

Vale of White Horse Local Plan 2011

- 5.1 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.
- 5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.3 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.

6.0 PLANNING CONSIDERATIONS

- 6.1 The proposed extension is set back from the front of the property and has a lower ridge height, so it appears subordinate to the main house. The external materials to be used will match those of the existing house. Consequently it is not considered that the proposal would appear out of place within the street scene or would harm the visual

amenity of the area.

6.2 Given the extension will be set 0.6m from the side boundary and there are no existing or proposed side windows, it is not considered that the amenities of neighbouring dwellings would be harmed by the proposal in terms of overshadowing, over dominance or overlooking.

6.3 The proposal does not increase the number of bedrooms in the property. There is adequate space to provide parking for at least two cars at the front of the property, which is considered adequate.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC9 and DC5 of the local plan. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of residential amenity, parking and highway safety.

8.0 **RECOMMENDATION**

That planning permission be granted subject to the following conditions:

- 1 TL1 – Time limit***
- 2 RE1 – Matching materials***

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