

<b>APPLICATION NO.</b>	11/00181/FUL
<b>APPLICATION TYPE</b>	Other
<b>REGISTERED</b>	4 February 2011
<b>PARISH</b>	Letcombe Regis
<b>WARD MEMBER(S)</b>	Andrew Crawford
<b>APPLICANT</b>	Mr Ian Johnson
<b>SITE</b>	Lendorena, Anvil Lane, Letcombe Regis, OX12 9LA
<b>PROPOSAL</b>	Erection of a single storey side extension to form en-suite bedroom.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	438155 186229
<b>OFFICER</b>	Miss K Rooke

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### 1.0 INTRODUCTION

- 1.1 This application comes to committee as the agent is Councillor Anthony Hayward.
- 1.2 The property, a detached bungalow, is situated on a plot that runs east to west. The site lies within Letcombe Regis Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). A copy of the site plan is at appendix 1.

### 2.0 PROPOSAL

- 2.1 This application seeks planning permission for a single storey side extension on the north elevation of the property. Measuring 1.3 metres wide by 3.7 metres long, with an eaves height of 2.3 metres and a ridge height of 3.5 metres, the extension would accommodate en-suite bathroom facilities. A copy of the application drawings is at appendix 2.

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Letcombe Regis Parish Council raises no objections to the application.
- 3.2 The conservation officer raises no objections.
- 3.3 At the time of writing the report no other consultation responses had been received. Any further comments received will be reported at the meeting.

### 4.0 RELEVANT PLANNING HISTORY

- 4.1 09/01564/FUL - 'Demolish existing side garage and rear conservatory. Erection of new side sun room, rear extension and extend side porch to include new wc. Re-roof house and render exterior brickwork'. Permitted November 2009.

### 5.0 POLICY & GUIDANCE

- 5.1 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.
- 5.2 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.
- 5.3 Policy HE1 of the local plan relates to development within or affecting the setting of a

conservation area, and seeks to ensure that development preserves or enhances the established character and appearance of the area.

- 5.4 Policy NE6 of the local plan relates to development in the North Wessex Downs AONB, and seeks to ensure development conserves or enhances the natural beauty of the landscape.

## 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact on the character and appearance of the conservation area and the visual amenity of the AONB, and the impact on the amenities of neighbouring properties.

### 6.2 **Visual amenity**

The scale and design of the proposed extension are considered to be acceptable, and the proposal will be seen within the context of the existing dwelling. The proposal, therefore, will preserve the character and appearance of the Letcombe Regis Conservation Area and will not harm the visual amenity of the AONB. In order to ensure that the materials used match those of the existing property it is proposed to condition these (see condition 2 below).

### 6.3 **Impact on neighbours**

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 extension is located approximately three metres off the boundary with 'Elm Bough' to the north and will not have an adverse impact on the amenities of that property.

## 7.0 **CONCLUSION**

- 7.1 The proposed development will not harm the conservation area, the AONB or the amenities of neighbours. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC9, HE1 and NE6 of the adopted Vale of White Horse Local Plan 2011.

## 8.0 **RECOMMENDATION**

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

- 1. TL1 – Time limit – full application.**
- 2. The materials to be used in the construction of the external surfaces of the extension shall be Ibstock Roman red blend bricks, slate tiles and Weber 041 Cream render.**

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