

APPLICATION NO.	11/01146/FUL
APPLICATION TYPE	Other
REGISTERED	13 June 2011
PARISH	North Hinksey
WARD MEMBER(S)	Eric Batts
APPLICANT	Mrs S Menon
SITE	68 Westminster Way, North Hinksey
PROPOSAL	Erection of a two storey side extension
AMENDMENTS	Amended plans received on 28 July 2011
GRID REFERENCE	438004 194870
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

- 1.1 This application seeks planning permission for the erection of a two storey side extension. A copy of the site plan is **attached** at appendix 1.
- 1.2 The application comes to committee because North Hinksey Parish Council objects.

2.0 PROPOSAL

- 2.1 The property, a semi-detached dwelling, is situated on a broadly rectangular plot in a built up residential area. The proposal is to demolish the existing attached garage and to erect a two storey side extension on the south east elevation. The proposed extension has a relatively limited depth from front to back of only 4.6 metres. The ridge would be 1.3 metres below the main ridge of the house.
- 2.2 The adjoining neighbour to the south east is no. 70 Westminster Way. The flank wall of no.70 lies two metres off the common boundary and contains a ground floor kitchen window and a first floor stained glass window.
- 2.3 A copy of the plans is **attached** at appendix 1.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 North Hinksey Parish Council objects as “the proposal would restrict morning light into the kitchen window of 70 Westminster Way which is contrary to the Vale’s Local Plan advice DC9.”
- 3.2 Two letters of objection have been received from the occupiers of nos. 70 and 72 Westminster Way. The objections can be summarised as follows:
- Loss of light to the ground floor kitchen window of no. 70
 - The extension will have a dominant appearance
 - Overlooking
- 3.3 The local member, Councillor Eric Batts, has raised no objections to the proposal.

4.0 RELEVANT PLANNING HISTORY

- 4.1 A planning application was submitted on 14 April 2011 for a two storey side extension. However, due to the poor design of the proposal that application was withdrawn.

5.0 POLICY & GUIDANCE

- 5.1 *Vale of White Horse Local Plan*
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 proposal is for a two storey side extension to create a shower room and living room area at ground floor level and a study at first floor level. The applicant has recently converted the loft space into a bedroom, added a large box dormer window on the rear and changed the hipped roof to a gable roof. A second floor window has also been inserted in the side (south east) elevation. It is considered that the change of the hip roof to a gable roof and the new box dormer window are permitted development. Amended plans have been received, which now show these alterations as part of the existing dwelling. The new second floor side window, however, now forms part of this application and is shown on both the existing and proposed plans.

6.2 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. Numerous properties along Westminster Way have built two storey side extensions. The proposed extension at first floor level is set back from the front of the property and is set well below the main ridge of the house with a hipped roof, so it appears subordinate to the main house and 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.

6.3 The proposed extension measures 2.4 metres wide by 4.6 metres deep and will be built up to the boundary with no. 70 Westminster Way. The proposed first floor windows in the rear elevation of the extension will serve the new study and will look down the rear garden of the application property. The new second floor window in the side elevation will look on to the neighbour’s roof and so will not cause any harmful overlooking. The neighbour’s existing first floor window in the side elevation is stained glass and does not serve a habitable room.

6.4 Due to the orientation of nos. 68 and 70 Westminster Way and the gap between them, it is considered that adequate light will still serve the neighbour’s ground floor side kitchen window. The extension is located due north of the window and not directly in front of it. In addition, the neighbour’s kitchen is also served by a fully glazed door on the side elevation. As such, the impact of the proposed extension on the kitchen window of no. 70 Westminster Way is not considered to be so harmful to justify refusing planning permission.

6.5 Parking provision remains at the front of the property for two vehicles, with no change to the existing access.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC5 and DC9 of the adopted local plan. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on the residential amenity of neighbours, parking provision 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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