

<b>APPLICATION NO.</b>	11/01991/FUL
<b>APPLICATION TYPE</b>	Other
<b>REGISTERED</b>	12 September 2011
<b>PARISH</b>	Kennington
<b>WARD MEMBER(S)</b>	Cllr Ron Mansfield Cllr Jerry Patterson
<b>APPLICANT</b>	Mr and Mrs G MacDonald
<b>SITE</b>	6 Liddiard Close Kennington
<b>PROPOSAL</b>	Proposed side and rear extensions
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	452208 201584
<b>OFFICER</b>	Abbie Gjoka

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## 1.0 INTRODUCTION

- 1.1 This application seeks planning permission for a single storey rear extension and a single storey side extension. A copy of the site plan is **attached** at appendix 1.
- 1.2 The application was considered by committee on 7 December 2011, but a decision was deferred. A copy of the minutes from that meeting are **attached** at appendix 2.

## 2.0 PROPOSAL

- 2.1 The dwelling is a detached bungalow located on a residential estate. The proposal is for a single storey rear extension and a single storey side extension. A copy of the plans is **attached** at appendix 3.

## 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Kennington Parish Council objects – their comments are **attached** at appendix 4.
- 3.2 The occupier of no. 8 Liddiard Close has objected for the following reasons:
- The extension is out of character with the surrounding properties
  - Over development of the site
  - Overlooking
  - Overshadowing
  - Loss of light
  - Un-neighbourly

## 4.0 RELEVANT PLANNING HISTORY

- 4.1 The site has no planning history.

## 5.0 POLICY & GUIDANCE

- 5.1 *Vale of White Horse Local Plan 2011*  
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.
- 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 This application was deferred by committee on 7 December 2011 to request amending the two proposed gables facing 8 Liddiard Close to be hipped roofs to reduce the impact on the neighbour.
- 6.2 The applicants, however, have confirmed that they do not wish to make the requested changes. The plans, therefore, remain unchanged and the application needs to be determined as submitted.

**7.0 CONCLUSION**

- 7.1 The proposed rear extension 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 extension is acceptable in terms of its impact on residential amenity, parking and highway safety. The proposed side extension on its own, which faces 8 Liddiard Close, constitutes permitted development.

**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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