

APPLICATION NO.	P12/V0252
APPLICATION TYPE	Other
REGISTERED	30 January 2012
PARISH	Sutton Courtenay
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Mr Nathan Hamilton
SITE	10 Harwell Road, Sutton Courtenay, Abingdon, OX14 4BN
PROPOSAL	Replacement of velux window with dormer (amendment to planning approval 06/01695/FUL).
AMENDMENTS	
GRID REFERENCE	449966 192881
OFFICER	Katie Rooke

1.0 INTRODUCTION

- 1.1 This application comes to committee as Sutton Courtenay Parish Council objects.
- 1.2 The property, a detached chalet bungalow, is located towards the southern side of Sutton Courtenay within the lowland vale on a broadly rectangular plot that runs east to west. Other dwellings are located to the north, south and west of the site, with vehicular access obtained from Harwell Road to the east. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of a pitched roof dormer window on the north elevation of the property. Measuring 1.6 metres wide by a maximum depth of 2.5 metres, the dormer is to be positioned below the ridge line of the dwelling and above the eaves. A copy of the application drawings is **attached** at appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Sutton Courtenay Parish Council states the following;
“The proposed dormer window on the northern elevation is higher than the neighbour’s window at no.8 Harwell Road, there is an opportunity for a view down onto no.8. The Council would request, that should consent be granted for the new dormer window, then the same condition should be imposed as for the dormer on the southern side i.e. that all glazing should be fixed and obscure, and that any vent should be top hung and have obscure glazing.
Should obscure glass and fixed windows not be possible then the Parish Council would object to the application on the grounds of overlooking neighbouring properties and the loss of amenity for them”.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P06/V1695 (06/01695/FUL) – ‘Rear extension and loft conversion’. Permitted in December 2006.

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.

6.0 **PLANNING CONSIDERATIONS**

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

Visual amenity

6.2 The proposed dormer window, which is of similar proportions to that in situ in the southern roof slope of the property, will not appear out of place within the street scene or harm the visual amenity of the area. In order to ensure the materials used in the construction of the dormer are appropriate it is proposed to condition that details be provided.

Impact on neighbours

6.3 Given the size of the dormer window and 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 or dominance.

6.4 The proposed window will provide views down over the roof of no.8 Harwell Road to the north, together with an attached lean-to shed construction on the south elevation of this property, and the parking area to the front of the dwelling. It is not considered that harmful overlooking of this neighbour would be caused by the new window, and given what is being overlooked it is not considered reasonable or necessary to condition that the window be obscure glazed and fixed shut.

7.0 **CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011.

8.0 **RECOMMENDATION**

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

1. **TL1 – Time limit – full application**
2. **planning condition listing the approved drawings**
3. **MC1 – Materials (details)**

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