

**RAD/15714/7 & RAD/15714/8-LB – Mr& Mrs P Gore**

**Link house to rear annexe via single storey extension with new lounge and 4<sup>th</sup> Bedroom. Erection of new garage “Spinneys”, 51, Lower Radley, Abingdon.**

1.0 **The Proposal**

1.1 These applications seek planning permission and listed building consent for extensions to link an existing converted outbuilding to the main house, and for a double garage to be located in the side garden. No. 51, Lower Radley, is a Grade II listed building and it also lies within the Oxford Green Belt.

1.2 The proposal, recommended for approval, was considered at Committee on 24th May 2004 when Members resolved to refuse the planning permission and listed building consent, with the reasons to be agreed at a subsequent Meeting. The following reasons are suggested:

RAD/15714/7

*In the opinion of the District Planning Authority the proposed extension by reason of its design, siting, height and mass would detract from the special interest and character of Spinneys, 51, Lower Radley which is a listed building. As such, the proposal is contrary to the adopted Vale of White Horse Local Plan, in particular Policies D1 and HE11 and the Second Deposit Draft Local Plan to 2011, in particular Policies DC1, HE5 and HE6.*

RAD/15714/8-LB

*In the opinion of the District Planning Authority, the proposed extension by reason of its design, siting, height and mass would detract from the special interest and character of Spinneys, 51, Lower Radley which is a listed building. As such, the proposal is contrary to the advice in PPG15.*