

**SUN/17133/1 – Drs N & Mrs P Elwig**  
**Proposed rear extension, new porch and internal alterations**  
**Dairy Cottage, 3, Church Farm, Sunningwell.**

1.0 **The Proposal**

1.1 This application seeks planning permission for the erection of single storey rear extensions and the replacement of the existing front porch and internal alterations to provide a new kitchen area, utility room, bathroom and an extended master bedroom. Dairy Cottage, Sunningwell is a previously converted farm building and lies within the Oxford Green Belt.

1.2 Following negotiations, the ridge height and the width of the proposed single storey rear extension have been reduced in order to reduce the impact on the neighbouring property at Old Dairy Cottage, Church Farm and to reduce the impact of the proposal on the character of the existing group of converted farm buildings.

1.3 A location plan, together with proposed floor plans and elevations are at **Appendix 1.**

1.4 This application comes before Committee as the Parish Council has objected to the proposal.

2.0 **Planning History**

2.1 In 1994 planning permission was granted for the conversion of the existing farm buildings to six dwellings.

2.2 In October 2001 planning permission was granted for the erection of a front porch.

3.0 **Planning Policies**

3.1 Policy H18 of the adopted Vale of White Horse Local Plan 1999 and Policy H24 of the Second Deposit Draft Local Plan to 2011 deal with extensions to properties and their impact on neighbours. Policy G5 of the adopted Local Plan and GS3 of the Second Deposit Draft Local Plan refer to extensions to properties in the Green Belt.

4.0 **Consultations**

4.1 Sunningwell Parish Council object for the following reasons:

“We are uncertain about the volume rules in this case  
We are concerned about the affect on the neighbouring property  
The proposed work is not in keeping with the original development”

4.2 Local residents – 1 letter of support and 1 letter of objection have been received to the amended plans, containing the following grounds of objection:-

- i) overshadowing/loss of light to bedroom windows/overbearing
- ii) loss of view/negative effect on the value of property
- iii) impact on foundations/boundaries/damage to fabric of building/flooding

4.3 County Engineer – no objection.

4.4 Consultant Architect – supports the revised proposal (his comments are at **Appendix 2.**

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining this application are: 1) the impact on the Green Belt; 2) whether the proposal would have a detrimental impact on the character and appearance of the area; and 3) the impact on the amenity of neighbouring properties.
- 5.2 The volume of the proposed extension does comply with Policy GS3 of the Second Deposit Draft Local Plan, which limits extensions to dwellings of this size in the Green Belt to a 40% increase in the volume of the original dwelling.
- 5.3 The proposed single storey master bedroom extension which includes a new bathroom and utility room will be located directly adjacent to the southern boundary. It will extend 1.97 metres towards the rear garden and will measure 6.9 metres wide. The proposed flat roof will have an eaves height of 2.4 metres.
- 5.4 The proposed single storey kitchen extension will be located midway in relation to the existing rear elevation of the existing dwelling. It will extend a maximum of 5.9 metres towards the rear garden and will measure 5 metres wide. The proposed pitched roof will have an eaves height of 2.5 metres and a ridge height of 4.7 metres, 0.45 mm lower than the existing ridge of the main house.
- 5.5 It is also proposed that the existing open front porch will be removed and replaced with a slightly larger enclosed glazed porch.
- 5.6 In terms of the character and appearance of the area, Officers consider that the proposed design of the new extensions both front and rear will not have a harmful impact on the existing group of converted farm buildings.
- 5.7 In terms of residential amenity, the nearest neighbouring property is to the south, The Old Dairy Cottage. This is also a previously converted farm building which forms part of the original farm development. Windows on the rear elevation nearest to the proposals consist of two bedroom windows serving one bedroom. Officers consider that, due to their size and orientation, the proposed single storey rear extensions would not have a harmful impact on the adjoining neighbour in terms of overshadowing and dominance.
- 5.8 Officers also consider that Condition 3 below will be necessary in order to prevent any future potential of overlooking of neighbouring properties. This condition will take away permitted development rights for the insertion of windows in the north and south elevations of the proposed extensions.
- 5.9 Concern for the loss of view, the negative effect on the value of property, the possible damage to foundations, to boundaries and to the fabric of the building during building works are not material planning considerations.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to:*

1. *TL1 Time Limit - Full Application.*
2. *MC2 - Materials Samples*
3. *MC8 – No additional windows shall be inserted at ground floor level, first floor level and above in the north and south elevations of the proposed single storey rear extensions*
4. *MC20 – Amended plans*