

APPLICATION NO.	P11/V1498
APPLICATION TYPE	Full Application
REGISTERED	8 July 2011
PARISH	Cumnor
WARD MEMBER(S)	Cllr Dudley Hoddinott, Cllr Judy Roberts and Cllr John Woodford
APPLICANT	Mr J Gabala
SITE	14 Pottle Close, Botley
PROPOSAL	Two storey side extension, single storey rear extension and loft conversion
AMENDMENTS	
GRID REFERENCE	447801 206230

1.0 INTRODUCTION

1.1 The application site is a detached house in Pottle Close, a cul-de-sac off Fogwell Road in Botley. The Fogwell Road estate dates from the late 1980's. The land in the area slopes markedly up to the north, so that the house to the north of the site, No 13 Pottle Close, is approximately two metres higher than the application site.

1.2 The application comes to committee because Cumnor Parish Council objects

2.0 PROPOSAL

2.1 It is proposed to replace the existing single storey attached garage with a two storey side extension to provide a ground floor garage and first floor bedroom. It is also proposed to add a single storey rear extension and to convert the loft to provide a further bedroom. The existing first floor would be modified so that there would be a total of four bedrooms. The existing wooden gates in front of the garage would be removed and the driveway would be widened, with the construction of a retaining wall due to the slope up from the road, to provide parking for two cars in front of the house.

2.2 The original drawings have been amended to address concerns about their accuracy. The amended drawings are **attached** as appendix 1.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council objects for the reasons **attached** as appendix 2.

3.2 Local Residents – six letters have been received raising the following objections:-
Overdevelopment of the site
Loss of light and overlooking
The dwelling will be used for multiple occupation
There is insufficient parking which will add to existing on-street parking congestion
The drawing are inaccurate

3.3 County Engineer – as the site is in Botley which is a highly sustainable location, the proposed level of parking is acceptable.

4.0 RELEVANT PLANNING HISTORY

4.1 A similar application was refused in 2010

5.0 POLICY & GUIDANCE

5.1 Policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan require all

development to be acceptable in terms of design, impact on neighbours and highway safety.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues for committee to consider are the impact on the character and appearance of the area, the impact on neighbours, and highway safety. With regard to the first issue, the proposed extensions are considered to be sympathetic to the design and appearance of the existing house. The previous refused scheme included a large box dormer on the rear elevation, which caused harm due to it being clearly visible from Homestall Close to the east. The current proposal does not include a box dormer but shows the use of rooflights to light the loft. To prevent any later insertion of a box dormer, it is recommended that permitted development rights for roof enlargements are withdrawn. The proposed two storey side extension is set below the height of the existing main roof by 0.5 metre, is set back from the main front wall by one metre, and lies one metres from the side boundary. Thus it appears subordinate in scale and does not threaten to create terracing. There is local concern that the proposal amounts to overdevelopment of the site. There is an existing large outbuilding in the rear garden. However, even with the proposed single story extension, there is considered to be sufficient garden remaining to serve the house. Overall the proposal is considered to be acceptable.
- 6.2 Turning to the impact on neighbours, the proposed single storey rear extension projects only four metres from the rear of the house. In view of its relatively low height, it is not considered to be harmful to neighbours. The proposed two storey side extension lies behind the rear wall of the neighbouring house at No 13 Pottle Close, close to the rear garden. However, the impact of the extension in terms of is reduced by the intervening distance between it and the wall of the house at no 13 (approximately 4.5 metres) and by the fact that the neighbouring house and garden are set above the level of the application site by approximately two metres. No windows are proposed in the side wall of the extension. Consequently, it is considered the proposal will not cause harm through overshadowing, overlooking or over-dominance.
- 6.3 Regarding highway safety, the proposed driveway is to be widened to allow for the parking of two cars in addition to the proposed garage. The house will have four bedrooms and Botley is one of the most sustainable locations in the Vale. In light of this there are no objections to the proposed parking provision which is considered acceptable.
- 6.4 A further local concern is the potential for the use of the property as a House in Multiple Occupation (HMO). Enforcement officers have visited the house and have found no evidence that it is being used as a HMO currently. Although there are suspicions that the proposed extensions are in preparation for use as a HMO, there is no evidence from the drawings that this will happen and committee will be aware that planning decisions should be based on the reasonable consideration of available evidence and should not be based on suspicions of what may happen. From the evidence, officers consider this is not a valid objection to the application.

7.0 CONCLUSION

- 7.1 The proposal has an acceptable impact on the character and appearance of the area. It does not cause harm to neighbours and off-street parking provision is considered to be acceptable. Consequently the proposal is considered to comply with the provisions of the adopted local plan, particularly policies DC1, DC5 and DC9.

8.0 RECOMMENDATION

8.1 Permission subject to the following conditions:-

- 1. TL1 - Time Limit**
- 2. RE1 – Materials to Match**
- 3. HY7 – Car Parking**
- 4. RE4 – PD Restriction**
- 5. Condition listing plan numbers**

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