

APPLICATION NO.	P12/V1303/HH
APPLICATION TYPE	Other
REGISTERED	27 June 2012
PARISH	DRAYTON
WARD MEMBER(S)	Richard Webber
APPLICANT	Mr Neil Ware
SITE	Church Cottage Church Lane Drayton Abingdon, OX14 4JS
PROPOSAL	Proposed two storey extension which will replace an existing garden room. The ground floor will allow the existing kitchen to be extended, and the first floor of the extension will create a fourth bedroom.
AMENDMENTS	None
GRID REFERENCE	448024/194103
OFFICER	Carolyn Organ

1.0 INTRODUCTION

- 1.1 Church Cottage is a detached dwelling on the corner of Church Lane and the High Street in Drayton. The dwelling sits within the Drayton Conservation Area.
- 1.2 This application comes to committee because the applicant is the spouse of an employee of the council.

2.0 PROPOSAL

- 2.1 The application seeks planning permission to demolish the existing conservatory and erect a two storey rear extension. A copy of the site plan and application drawings is **attached** at appendix 1.
- 2.2 The rear extension will extend approximately 3.3m beyond the rear wall of the dwelling. In addition, the extension will include a new chimney at the rear which will project a further 0.4m. The proposed chimney is the same height as the existing chimney. The ridge height of the extension will be approximately 0.6m below the ridge height of the existing dwelling. The proposed extension will not have any windows in the rear elevation. It is proposed that there will be a first floor dormer window and ground floor glass doors in the south side elevation of the extension. There is a single rooflight proposed in the north side elevation but no windows in the side walls of this elevation. The materials are proposed to match the brick work and timber cladding used on the existing dwelling.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Conservation officer - No objection
- 3.2 Drayton Parish Council – Approve – no specific comments

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P02/V1567](#) - Approved (05/11/2002)
First floor extension above existing kitchen.

5.0 POLICY & GUIDANCE

- 5.1 Vale of White Horse Local Plan policies;
DC1 - Design

DC5 - Access

DC9 - The Impact of development on neighbouring uses

HE1 - Preservation and enhancement: implications for development

5.2 Vale of White Horse Residential Design Guide

6.0 **PLANNING CONSIDERATIONS**

6.1 **Visual amenity**

The proposed rear extension will be visible from the High Street but is set well back within the curtilage of the dwelling. The design is subordinate to the original dwelling and will not be dominating in the street scene. It is considered that the design and scale of the proposed extension are appropriate within the setting and, as such, the proposed extension would not appear out of place within the street scene and would not harm the character or appearance of the conservation area. As a result, the proposal complies with policies DC1 and HE1 of the adopted local plan.

6.2 **Impact on neighbours**

The design of the extension and the proposed location of the new windows has minimised any impact on neighbouring properties. The first floor side dormer window looks down the garden of Church Cottage and will not overlook neighbouring properties. Given the position and orientation of neighbouring properties and the positioning of the windows in the proposed extension it is not considered that the amenities of neighbouring dwellings would be harmed in terms of overshadowing, dominance or overlooking. As a result, the proposal complies with policy DC9 of the adopted local plan.

6.3 **Impact on highway safety**

The proposal increases the size of the dwelling from three bedrooms to four bedrooms. There is an existing triple garage with parking in front serving the existing dwelling. This is considered adequate parking provision for the extended dwelling. As a result, it is considered that the proposal will not have an adverse impact on highway safety and so the proposal complies with policy DC5 of the adopted local plan.

7.0 **CONCLUSION**

7.1 The proposal is considered acceptable as it will not adversely impact upon neighbouring amenities, the character or appearance of the conservation area or highway safety. It is considered that the proposal complies with the relevant policies of the development plan in particular policies DC1, DC5, DC9 and HE1 of the adopted Local Plan.

8.0 **RECOMMENDATION**

8.1 **Planning permission subject to the following conditions:**

1 : TL1 - Time limit

2: Planning condition listing the approved drawings

3 : MC3 - Materials in accordance with application

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