

**ABG/19083 – Mr & Mrs Lynch**

**Erection of a two storey flank extension encompassing the existing garage and a two storey rear extension.**

**3 Warwick Close, Abingdon.**

**1.0 The Proposal**

1.1 This is an application for a two storey flank extension, encompassing the existing garage to provide a new kitchen, utility room and garage on the ground floor and a bedroom with en-suite facilities on the first floor. The two storey rear extension provides a loggia on the ground floor and extends bedroom 4 on the first floor. **Appendix 1** details a location plan and the proposed floor and elevation plans.

1.2 The plans have been amended from those originally submitted. The original elevations are shown at **Appendix 2**. The floor plans remain unchanged. The amended plans show the position of No 1 Warwick Close and the window to the principal bedroom has been reduced in size.

1.3 This application comes to Committee due to objections being received from the Town Council and a local Member.

**2.0 Planning History**

2.1 None.

**3.0 Planning Policies**

3.1 Policies D1, D2 and D3 of the adopted Local Plan seek to ensure that new development has a high standard of design, does not cause harm to neighbours and is acceptable in terms of highway safety. Similar policies in the Second Deposit Draft Local Plan 2011 are DC1, DC5 and DC9.

**4.0 Consultations**

4.1 Abingdon Town Council object for the following reasons:

"Over development, over looking neighbours and out of keeping with the street scene".

4.2 Local residents: 3 letters of objection have been received raising the following concerns:

- i) impact on the street scene
- ii) impact on neighbours
- iii) precedent for future development

4.3 One local Member objects on the grounds of impact on the neighbours at No 1 Warwick Close.

4.4 County Engineer – no objection subject to conditions.

**5.0 Officer Comments**

5.1 The two main issues are considered to be the impact on the street scene and impact on neighbours.

5.2 No 3 Warwick Close lies north of Abingdon Town Centre in a cul-de-sac of 1970s detached houses built of brick with white cladding to the first floor elevations.

- 5.3 The "cat slide" design concept of the flank extension above the existing garage, incorporating a small dormer window to the front, mitigates the potential for any terracing effect given the proximity of the adjacent property (No 1). The two storey flank extension, therefore, would not be harmful in the street-scene or detract from the articulated layout of the original development.
- 5.4 In terms of impact on the neighbours, the original proposal provided a large window to the principal bedroom, which has now been reduced in size to reflect the design of the original windows.
- 5.5 The two storey element, above the existing garage, extends 1.3m beyond the rear elevation of the adjacent property. This complies with the 40° rule within the Council's House Extensions Design Guide and is considered, therefore, to be acceptable.
- 5.6 The rear two storey extension, due to its location and size (extending less than 1 metre), does not have a harmful impact on neighbours or result in a significant loss of garden space.
- 5.7 In your Officer's opinion the proposed extensions are not considered to result in a development which causes sufficient harm to either the amenity of neighbouring properties or the street scene to warrant refusal of the application. The proposal, therefore, is considered to be acceptable.

6.0 **Recommendation**

6.1 *Permission subject to the following conditions:*

1. *TL1 Time Limit - Full Application*
2. *RE1 Matching Materials*
3. *RE14 Garage Accommodation*
4. *HY24 Car Park Layout (Dwelling)*
5. *MC20 Amended Plans*