

APPLICATION NO.	P12/V2056/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	9 October 2012
PARISH	STEVENTON
WARD MEMBER(S)	Bill Jones Michael Murray
APPLICANT	Paul Sexton
SITE	12 Tatlings Road Steventon Abingdon OX13 6AT
PROPOSAL	Demolition of utility room, construction of new utility room, rear extension to lounge. Loft conversion.
AMENDMENTS	None
GRID REFERENCE	446522/192182
OFFICER	Katie Rooke

1.0 INTRODUCTION

1.1 This application comes to committee as the applicant is related to a member of staff.

1.2 The property, a detached bungalow, is located at the north-west side of Steventon on a corner plot. Other residential properties are located to the north, south and east of the site, with agricultural fields to the west. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

2.1 This application seeks planning permission to demolish the existing utility room and erect a new single storey extension on the south elevation of the property, a new rear extension on the west elevation which incorporates a new balcony at first floor level, and new dormer windows on the south and north roof slopes. A copy of the application plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Steventon Parish Council raises no objections to the application, but requests the following comment be taken into account:

“Consideration to be given to neighbours’ objections and concerns”.

3.2 County Engineer raises no objections.

3.3 One letter has been received from a neighbour which raises the following concerns:

- Concern over length of new utility room, which will cause overshadowing and loss of light to the side window of no.11 which serves a living room.
- It is not clear how far from the dividing boundary the utility room will be; the existing utility room is built up to the boundary causing a very narrow gap, with guttering overhanging.
- No objection to living room extension or loft conversion, but concerned that the balcony will cause overlooking and loss of privacy.

4.0 RELEVANT PLANNING HISTORY

4.1 [P84/V0766](#) - Approved (15/06/1984)

Removal of existing porch and erection of a larger porch.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

- 5.1 The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

Vale of White Horse Local Plan (adopted July 2006)

- 5.2 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
- 5.3 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.4 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact on visual amenity, the impact on the amenities of neighbouring properties, and whether there is adequate off-street car parking within the site for the extended dwelling.

Impact on visual amenity

- 6.2 The proposed extensions will be seen within the context of the existing dwelling and will not appear out of place within the street scene. Several other properties along Tatlings Road have similar dormer windows to those proposed, and it is not considered that the visual amenity of the area would be harmed.

Impact on neighbours

- 6.3 Given the position and orientation of neighbouring properties it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing or dominance. Whilst the proposed single storey side extension on the south elevation of the property will be visible from the north facing window in no.11, which is situated approximately one metre off the boundary, it is not considered that the impact on this window would warrant refusal of the application as it is north facing and is not the only window serving the room.
- 6.4 In respect to potential overlooking of neighbouring properties, the proposed balcony on the rear (west) elevation is enclosed on either side (north and south) by the roof of the property. Consequently, only angled views will be possible over adjoining gardens, which is considered acceptable. In order to prevent overlooking from the dormer window on the south elevation it is proposed to condition that the windows be obscure glazed and fixed shut apart from top hung opening vents. The proposed north facing dormer windows will not cause harmful overlooking given the distance to the boundary, which is over 15 metres.

Impact on highway safety

- 6.5 It is not considered that the proposal, which increases the number of bedrooms in property from five to six, will have an adverse impact on highway safety. There is adequate parking within the site for the extended dwelling.

7.0 **CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

8.1 **That planning permission be granted subject to the following conditions:**

1. **TL1 - Time limit - full application**
2. **Planning condition listing the approved drawings**
3. **MC3 – Materials in accordance with application**
4. **Notwithstanding any details shown on the approved drawings, the new first floor dormer windows in the south elevation shall be glazed with obscure glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter, the windows shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional first-floor windows shall be inserted in the south elevation of the dwelling without the prior grant of planning permission.**

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