

APPLICATION NO.	P12/V2143/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15 October 2012
PARISH	ST HELEN WITHOUT
WARD MEMBER(S)	Jane Hanna
APPLICANT	Mr Graham Sloper
SITE	23 Rookery Close Shippon Abingdon OX13 6LZ
PROPOSAL	Two storey side, single storey rear extension (re-submission of P12/V1812/HH)
AMENDMENTS	None
GRID REFERENCE	447876/198242
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

1.1 This application seeks planning permission for a two storey side extension, a single storey rear extension and a new attached garage to the side. The site lies within the Oxford Green Belt. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because St Helen Without Parish Council objects.

2.0 PROPOSAL

2.1 The property, a detached dwelling, is situated in a built-up residential area on a broadly rectangular plot. The proposal is to erect a two storey side extension and new attached garage on the north elevation and a single storey rear extension on the west elevation.

2.2 A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 St Helen Without Parish Council has raised objections to the proposal. A copy of their comments is **attached** at appendix 3.

3.2 County Engineer - no objections.

3.3 Neighbour objections - Three letters of objection have been received. The objections can be summarised as follows:

- Loss of light to the side bathroom, cloakroom and rear sun room of no. 24 Rookery Close and their
- The extension will be built very close to the boundary line of no. 24 Rookery Close
- Lack of car parking
- Inappropriately large development within the Green Belt
- Large projection of the single storey rear extension

4.0 RELEVANT PLANNING HISTORY

4.1 [P12/V1812/HH](#) - Other Outcome (28/09/2012)
Proposed two storey side and single storey rear extension

4.2 [P85/V0388](#) - Other Outcome (17/09/1985)
Erection of an open canopy.

4.3 [P80/V0401](#) - Refused (13/10/1980)

Two storey extension to provide extension to lounge and dining room, construction of new kitchen and carport with bedroom and bathroom over.

4.4 [P79/V0382](#) - Approved (25/07/1979)

Erection of two storey extension at side of house to provide additional living accommodation.

5.0 **POLICY & GUIDANCE**

5.1 *Vale of White Horse Local Plan*

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.

5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

5.3 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.

5.4 Policy GS3 seeks to preserve the openness of the Oxford Green Belt. Proposed extensions to dwellings must not exceed volume limitations to ensure they remain proportionate to the size of the original dwelling.

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposed two storey side extension will create a new bathroom and utility room at ground floor level and enlarge the existing bedroom with en-suite at first floor. The property will still have three bedrooms. The extension measures 6.7 metres deep and 3.8 metres wide and will be built up to the side boundary with no. 24 Rookery Close. The proposed attached garage to the side will measure 3.7 metres by 3.2 metres and will not be large enough to accommodate a car. It will be located in the same position as the existing garage running along the neighbour's side elevation. The proposed single storey rear extension will project 4.0 metres from the rear wall and will enlarge the existing lounge and dining room area.

6.2 The main issues in determining this application are the size of the extensions in relation to Green Belt policy, the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate parking on the site. The previous application was withdrawn as the proposal breached the 40 degree rule and the extension was considered to be too bulky and was not subordinate to the main dwelling.

6.3 The two storey side extension will be built on the up to the boundary with the neighbouring property (no.24). That property has existing side windows, but they serve non-habitable rooms – a cloakroom at ground floor and a bathroom at first floor. The two storey element does not encroach beyond a 40 degree line taken from the edge of the neighbour's nearest first floor window of a habitable room, and it is not considered that the proposed two storey extension will have a harmful impact on the amenities of no.24. Although built up to the boundary, the extension will have a lower ridge height than the main dwelling so that it appears subordinate to the main house. No first floor side windows are proposed. The materials to be used will match those of the existing dwelling. It is Considered, therefore, that the proposal will not have a harmful impact on the amenities of neighbours or the visual amenity of the area.

- 6.4 The proposed single storey rear extension will project 4.0 metres from the rear wall which complies with the advice for single storey rear extensions on detached houses in the council's Residential Design Guide. The extension will be modest in height, measuring 3.5 metres to the ridge and 2.5 metres to the eaves, with the roof sloping away from the neighbouring properties. It is not considered, therefore, that the amenities of the neighbouring properties would be harmed.
- 6.5 The property is located within the Oxford Green Belt where extensions to dwelling are limited to a certain volume increase dependent on the floor space of the existing dwelling. This property is entitled to a 40% increase in volume. The proposal represents an increase of 34.3% and therefore complies with policy GS3.
- 6.6 The County engineer has raised no objection on highway grounds. Car parking for two vehicles will remain available on the existing driveway, which is considered adequate for a three bedroom dwelling in this location.

7.0 **CONCLUSION**

- 7.1 The proposal meets the requirements of policies DC1, DC5, DC9 and GS3 of the adopted local plan. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on the residential amenity of neighbours, parking provision and the Green Belt.

8.0 **RECOMMENDATION**

Planning permission is granted subject to the following conditions:

- 1 : TL1 - Time limit
- 2 : Planning condition listing the approved drawings
- 3 : RE1 - Matching materials

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