

APPLICATION NO.	P12/V2153/HH & P12/V2154/LB
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	29 October 2012
PARISH	ABINGDON
WARD MEMBER(S)	Marilyn Badcock Mike Badcock
APPLICANT	Mr Ben Atkinson
SITE	14 Ock Street Abingdon OX14 5BZ
PROPOSAL	Erection of a single storey rear extension
AMENDMENTS	None
GRID REFERENCE	449554/197034
OFFICER	Abbie Gjoka

1.0 **INTRODUCTION**

- 1.1 These applications seek planning permission and listed building consent for the erection of a single storey rear extension. A copy of the site plan is **attached** at appendix 1.
- 1.2 The application comes to committee because Abingdon Town Council objects.

2.0 **PROPOSAL**

- 2.1 The property, a grade II listed terraced dwelling, is situated on a rectangular plot within the Abingdon town centre conservation area. The proposal is to erect a single storey rear extension to create a garden room.
- 2.2 A copy of the plans is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Abingdon Town Council has objected stating: "The proposed materials for the roof, being of tin, were out of character with the surrounding area, in contravention of policy DC1 (design) of the Vale of White Horse Local Plan 2011".
- 3.2 County Archaeologist - No objections subject to conditions.
- 3.3 One letter of objection has been received from the neighbouring property (no.16 Ock Street). The objections can be summarised as follows:
- Loss of light to ground floor kitchen window
 - Loss of outlook from kitchen window
- 3.4 Conservation officer - No objections subject to conditions.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P83/V1902](#) - Refused (07/11/1983) - Allowed on appeal (18/04/1984)
Erection of a greenhouse and extension to existing garage.

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 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.
- 5.3 Policy HE5 refers to works involving alterations, additions or extensions to listed buildings, and seeks to ensure that any works are sympathetic to the building's special architectural or historic interest.
- 5.4 Policy HE1 relates to development within or affecting the setting of a conservation area, and seeks to ensure that development preserves or enhances the established character and appearance of the area.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The proposed single storey rear extension will project 3.5 metres beyond the original rear wall of the house. The extension will be built up to both side boundaries, and it will have a shallow pitched roof which will slope away from the side boundaries. The extension measures only 2.0 metres in height on the boundary with no. 16 Ock Street, increasing to 2.9 metres in height further away from the boundary. This is to minimise any potential impact on that neighbour's existing ground floor kitchen window. Due to the modest height and size of the extension and its orientation (i.e. to the east of no. 16 Ock Street), it is not considered that the proposal will have a harmful impact on that adjoining property. The extension will be set around 1.5 metres away from the neighbouring property located to the east (no.12 Ock street) and there are no windows proposed in the side elevation. It is, therefore, considered the proposal will not harm the amenities of the neighbouring properties in terms of overshadowing or overlooking.
- 6.2 The extension will be constructed from a timber frame and, due to the shallowness of the roof pitch, a zinc profile roof. This is considered to be acceptable and not at all harmful to the character or fabric of the listed building. A condition is recommended requiring the submission of samples of all external materials to be used. It is not considered, therefore, that the proposal would harm the historic fabric or character of the building or the character or appearance of the conservation area.

7.0 **CONCLUSION**

- 7.1 The proposal meets the requirements of policies DC1, DC9, HE5 and HE1 of the adopted local plan. The design is acceptable and will not harm the character of the listed building or the conservation area, and the proposal is acceptable in terms of its impact on the residential amenity of neighbours.

8.0 **RECOMMENDATION**

- 8.1 **Planning permission is granted subject to the following conditions:**

1. **TL1 - Time limit**
2. **Planning condition listing the approved drawings**
3. **CN9 - Submission of joinery details**
4. **CN14 - Archaeological watching brief**
5. **Archaeology watching brief completion**
6. **MC2 - Materials (samples)**

- 8.2 **Listed building consent is granted subject to the following conditions:**

1. **TL4 – Time limit**
2. **Planning condition listing the approved drawings**
3. **CN9 - Submission of joinery details**
4. **MC2 - Materials (samples)**

Vale of White Horse District Council – Committee Report – 09 January 2013

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