

APPLICATION NO.	P12/V2177/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15 October 2012
PARISH	SHRIVENHAM
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Miss Paula Read
SITE	12 Hazells Lane Shrivenham Swindon, SN6 8DS
PROPOSAL	Proposed demolition of single storey rear extension and replacement with proposed single storey extension
AMENDMENTS	None
GRID REFERENCE	424186/188892
OFFICER	Holly Bates

1.0 **INTRODUCTION**

1.1 12 Hazells Lane is a terraced dwelling located within a row of four cottages fronting an access lane leading from Hazell's Lane to the east.

1.2 The site plan is **attached** at appendix 1.

1.3 The application comes to committee as Shrivenham Parish Council objects.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for a new single storey rear extension on the north elevation of the dwelling, in place of an existing single storey rear extension which is to be demolished.

2.2 The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Shrivenham Parish Council** – Objects. "Recommend refusal. Too large. Out of character with neighbouring properties. Concerns were also expressed about the height of the proposed extension."

3.2 No neighbour representations have been received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P03/V1397](#) - Approved (21/10/2003)
Loft conversion with rear dormer window.

4.2 [P77/V0519](#) - Approved (04/03/1977)
Erection of a single garage.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design

DC5 - Access

DC9 - The impact of development on neighbouring uses

5.2 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact of the proposed extension on the visual amenity of the area and the impact on the amenities of neighbouring properties.
- 6.2 The existing single storey rear extension projects 5.5m from the rear elevation of the dwelling. It has an eaves height of 2.5m from ground level and a mono-pitch roof sloping to the west rising to a height of 3.7m. This is to be demolished as part of the proposal. The rear garden of the site is at a higher ground level, with a small set of steps providing access alongside the existing extension.
- 6.3 The proposed single storey rear extension projects 5.6m from the rear elevation. It incorporates a flat roof section with a height of 2.8m and a mono-pitch section which slopes to the rear of the site that has a height of 3.6m. It is also proposed to move the access steps to the rear garden further into the site, to level off the ground next to the extension, and provide timber hardwood decking at the finished floor level.
- 6.4 The proposed extension is of a very similar scale to the existing extension, and appears subordinate to the main dwelling. It is of a contemporary design, but will be rendered to match the existing property and detailed with copper coloured standing seam metal sheeting on the roof and timber joinery. The proposed extension is considered to complement the scale, proportions and design of the existing dwelling and will not appear prominent or intrusive. As such, the proposal is not considered to harm the visual amenity or character of the locality.
- 6.5 The proposed extension is single storey and is no higher than the existing single storey extension which is to be demolished. The proposed extension has a slightly larger footprint in that it does in-fill a small section between the dwelling and the neighbouring property, no.10, but this element does not project beyond a rear extension on no.10. The site and its neighbours are quite closely related, but the other dwellings have also extended to the rear and the proposed extension will not have any further impact than the existing extension it is to replace. The proposed extension will not over-dominate, overshadow or overlook any of the neighbouring properties. As such, it is not considered that the proposal would harm the amenities of neighbouring dwellings.
- 6.6 Access and parking arrangements are not affected by the proposal.

7.0 **CONCLUSION**

- 7.1 The proposed extension will not harm the visual amenity of the area, the amenities of neighbours or highway safety. 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.

8.0 **RECOMMENDATION**

Planning permission is granted subject to the following conditions:

1 : TL1 - Time limit

2 : MC3 - Materials in accordance with application

3 : Planning condition listing the approved drawings

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