

APPLICATION NO.	P13/V0118/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18January 2013
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Jane Lister
SITE	6 Abingdon Road Sutton Courtenay
PROPOSAL	Proposed extension - amended design from application P12/V2043/HH
AMENDMENTS	None
GRID REFERENCE	450913/194664
OFFICER	Laura Hudson

1.0 **INTRODUCTION**

- 1.1 This application relates to 6 Abingdon Road, Sutton Courtenay, which forms the end of a terrace of five properties located at the north of the village. The dwelling sits in a collection of isolated dwellings remote from the main part of the village.
- 1.2 There is a vehicular access located to the south of the existing dwelling which serves a communal parking area to the rear shared by the whole terrace.
- 1.3 The property is located in flood zones 2 and 3, and the Lowland Vale.
- 1.4 The application comes to committee as Sutton Courtenay Parish Council objects.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for a two storey side extension on the south elevation of the existing property.
- 2.2 The extension projects four metres to the side, but is set back from the front of the existing dwelling and forward of the rear wall, with a ridge 1.3 m lower than the existing house.
- 2.3 The proposal would provide an additional living area on the ground floor and an additional bedroom on the first floor. The resulting property would have three bedrooms. The dwelling has two parking spaces
- 2.4 Extracts from the application drawings are **attached** at appendix 1.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Sutton Courtenay Parish Council objects. Their full comments are **attached** at appendix 2.
- 3.2 County Highways Engineer – No objections.
- 3.3 Environment Agency – Advises that, given the small-scale nature of the development, refer to standing advice. This advises certain measures should be included in the design including that the floor levels should be no lower than the existing dwelling and flood proofing measures are incorporated into the design.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V2043/HH](#) - Refused (20/11/2012)
Erection of a two storey extension
- 4.2 [P12/V0648/ZZZ](#) Application withdrawn as unacceptable (14/06/2012)
Demolition of existing garages and residential, to be reconstructed above flood level.
- 4.3 [P12/V0646/ZZZ](#) - Erection of an end of terrace house. Application withdrawn as proposal unacceptable (14/06/2012)
- 4.4 [P10/V1270](#) - Refused (21/01/2011)
Erection of an end of terrace house
- 4.5 [P10/V1266](#) - Refused (21/01/2011)
Demolition of existing garages/residential unit and reconstruction of residential unit

5.0 **POLICY & GUIDANCE**

- 5.1 *Vale of White Horse Local Plan 2011 (Saved policies)*

Policy DC1 requires new development to be of a high quality design stating that the layout, scale, mass, height, and its relationship to adjoining buildings should not have a harmful impact on the character of the locality.

Policy DC5 refers to access and parking considerations.

Policy DC9 refers to the impact of development on the amenities of neighbouring properties.

Policy NE9 refers to development in the Lowland Vale as defined on the local plan proposals map. Development in this area will not be permitted if it has an adverse impact on the landscape particularly the long open views.

- 5.2 *Adopted Residential Design Guide (December 2009)*

Section 4.6 of the adopted residential design guide refers to residential extensions stating that they should be in keeping with the scale, proportions and character of the existing dwelling and should be designed to be subordinate to the original dwelling with a lower ridge line.

- 5.3 *National Planning Policy Framework (NPPF)*

Paragraph 64 of the NPPF encourages good design.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to consider in determining this application are; i) the design of the proposed extension and its relationship to the existing dwelling and the wider area; ii) the location of the site within flood zones 2 and 3; iii) impact on neighbouring properties; and iv) parking and access considerations.
- 6.2 There have been a number of previous applications relating to this part of the property for new dwellings and larger extensions. The site is isolated from the rest of the village and is not considered a sustainable location for permitting additional new dwellings.

However, extending the existing property is considered acceptable in principle subject to the design of the proposal. A more recent extension proposed to the side of the property was refused due to its scale and design and the fact that it had the same appearance as a previously refused dwelling on the site.

- 6.3 The current proposal is more modest in scale, set back from the front and rear walls of the existing dwelling and has a lower ridge line. The extension is subordinate to the main house, as required by advice in the adopted residential design guide and is therefore considered acceptable in terms of its design and scale.
- 6.4 The parish council has requested that a condition be imposed to ensure that the extension cannot be converted to a separate dwelling given the site's history. However, given the modest scale of the additional accommodation and the fact that planning permission would be required to separate it from the main house, it is not considered that such a condition would be reasonable or necessary.
- 6.5 The site is located within flood zones 2 and 3 which are those at the highest risk of flooding. Given the small scale nature of the proposal, the Environment Agency now requires applications to accord with standing advice including that the floor levels should be no lower than existing and that flood proofing measures are incorporated into the design. The applicant has confirmed that this is the case given that the house itself has never flooded. In addition, the Environment Agency has not previously objected to a proposed extension or new dwelling on this site.
- 6.6 The proposed extension would be located on the far side of the dwelling away from the main terrace, therefore there would be no harmful impact on the amenity of neighbouring properties.
- 6.7 The property has two parking spaces to the rear which is acceptable for a three bedroom property. The access and parking arrangements would not be altered by the proposal.

7.0 CONCLUSION

- 7.1 The proposed extension is subordinate to the main house and appropriate in design and scale. There would be no additional flood risk given the proposed levels and flood proofing measures, no harmful impact on neighbouring properties, and parking and access remain the same. The proposal, therefore, complies with the adopted local plan, the residential design guide and the NPPF.

8.0 RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

1: TL1 – Time limit

2: Approved plans

3: RE1 – Matching materials

4: Slab Levels

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