

APPLICATION NO.	P13/V1057/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	13.5.2013
PARISH	RADLEY
WARD MEMBER(S)	Bob Johnston
APPLICANT	Mrs R Williams
SITE	35 Stonhouse Crescent Radley Abingdon Oxfordshire, OX14 3AF
PROPOSAL	Single storey rear extension
AMENDMENTS	None
GRID REFERENCE	452470/198772
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

1.1 This application seeks planning permission for the erection of a single storey rear extension. A copy of the site plan is **attached** at appendix 1.

1.2 The application has been amended from its original form in that a proposed rear box dormer has been removed. The application comes to committee because Radley Parish Council objects.

2.0 PROPOSAL

2.1 The property is a detached dwelling located on a residential housing estate on a broadly rectangular plot. The proposal is for the erection of a single storey rear extension. A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Highways Liaison Officer (Oxfordshire County Council) - No objections

3.2 Radley Parish Council- Have raised the following objection:
“The Council objects to the proposal. It is poorly designed and incongruous and would be over dominant. The second floor dormer windows are overlarge and would be visually intrusive. They would be clearly visible over the elderly persons' bungalows on Foxborough Road”.

3.3 Neighbours - No letters have been received

4.0 RELEVANT PLANNING HISTORY

4.1 There is no relevant planning history for this site

5.0 POLICY & GUIDANCE

5.1 *Vale of White Horse Local Plan 2011*

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 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The proposed single storey rear extension will project 6.0 from the original rear wall of the dwelling and will be located on the western elevation. The extension will be set 1.5 metres off of the northern side neighbouring boundary off which consists of the neighbour's rear garden area and 1.5 metres off of the southern side boundary of which runs the neighbour's rear garden. The extension will have a pitched roof which will slope away from the neighbouring boundaries. Four high level roof lights will be located in the side elevations of the extension. The materials to be used will match those of the existing dwelling.
- 6.2 The original plans submitted included a loft conversion with a flat roof rear dormer window. This constitutes permitted development and has therefore been omitted from the scheme.
- 6.3 The main issues in determining this application are 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. Other properties in the vicinity have built side, front and rear extensions. The proposed extension will be located on the rear elevation with only a small element projecting to the side, with the materials matching those of the existing dwelling. Consequently it is not considered that the proposal would appear out of place within the street scene or harmful to the visual amenity of the area.
- 6.4 In term of neighbour impact, the extension will be set off of the side boundaries with a modest eaves height measuring 2.3 metres with the roof sloping away from the boundary. The neighbours located to the south have an existing rear projection. Due to the modest height, distance from the boundary and roof design, the proposal is not considered to be harmful to the amenities of the neighbouring properties.

7.0 **CONCLUSION**

- 7.1 The proposal meets the requirements of policies DC1, DC5 and DC9 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 highway safety.

8.0 **RECOMMENDATION**

Planning Permission

- 1 : TL1 - Time limit - Full Application (Full)**
- 2 : RE1 - Matching Materials (Full)**
- 3 : Approved plans**

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