

APPLICATION NO.	P13/V1153/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	28.5.2013
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Eric Batts Debby Hallett
APPLICANT	Mr Mark Golding
SITE	South Hayes Yarnells Hill Oxford Oxon, OX2 9BG
PROPOSAL	The erection of a single front extension, a two storey side extension, a two storey rear extension and internal alterations.
AMENDMENTS	04.07.2013
GRID REFERENCE	448900/205066
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

- 1.1 The property is a detached dwelling located on a broadly rectangular plot. The proposal is for the erection of a two storey side and rear extension and a single storey front extension. A copy of the site plan is **attached** at appendix 1
- 1.2 The application comes to committee because North Hinksey Parish Council objects.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of a two storey side and rear extension and a single storey front extension. A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 North Hinksey Parish Council have objected to the proposal. A copy of the comments are **attached** at appendix 3.
- 3.2 Cllr D Hallett has not objected to the proposal but has raised the following concerns:
- Concerns in relation to the loss of the tree on the boundary which could result in loss of privacy to the neighbouring property
 - The close distance the rear extension will be located to the neighbour's boundary
- 3.3 Neighbour objections- One letter has been received from the neighbouring property 'Wycliffe Lodge'. The concerns raised are in relation to the loss of the tree on the boundary. The loss of the tree and the proposed extension will leave a large gap resulting in over dominance.
- 3.4 Arboricultural officer- No objections raised

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P99/V0695](#) - Approved (02/08/1999)
Erection of a 5 bedroom detached house and conversion of existing barn to carport and

storage.

[P98/V0102/O](#) - Approved (19/11/1998)

Erection of Detached Dwelling and Garage. (Site Area approximately 0.4 Hectares).

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 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. The proposed extensions are in keeping with the style and proportions of the existing dwelling and will be subordinate whilst respecting the existing character of the property.

6.2 The proposed single storey front extension will create a new cloak room and will measure 1.9 metres deep by 2.4 metres wide. It will be set around 1.5 metres from the neighbouring side boundary and 8.0 metres from the side of the neighbour's house, There are no side windows proposed. The proposal also includes the erection of a two storey side extension to be located on the eastern side of the property. The extension will match the existing roof pitch and style and will be set lower than the existing ridge so that it appears subordinate to the main dwelling. A first floor side window is proposed to serve the proposed dressing room. This window will not cause any harmful over looking to the neighbouring properties as the closest neighbour to the side of the extension is located around 60 metres away. It is proposed to construct the extensions using materials to match those of the existing dwelling. It is not considered that the proposed front and side extensions will have a harmful impact on the amenities of the neighbouring properties or the character and appearance of the area.

6.3 The proposal also includes the erection of a single storey and two storey rear extension on the southern side of the property. The originally submitted plans showed a distance of 0.40 metres from the edge of the proposed single storey extension to the neighbour's side boundary. Amended plans have been received which have corrected the position of the boundary line which has resulted in there being a distance of 1.3 metres from the extension to the side boundary. The extension will be located around 8.0 metres from the side of the neighbour's property. The two storey rear element will be subordinate to the main house with a lower ridge height and will not encroach the 40 degree rule as outlined within the Council's Residential Design Guide. A rear balcony is proposed on the two storey extension. This will not be visible from the neighbour's side as the balcony will be screened by the proposed cat slide roof linking into the single storey aspect. Two high level roof lights are proposed on the side elevation. It is proposed to

construct the extension using materials to match the existing property.

- 6.4 The proposal will result in the loss of a Cotoneaster shrub on the western neighbouring side boundary. The Arboricultural Officer has raised no objections to its removal.
- 6.5 In term of neighbour impact, the extension will be set off of the side boundaries with a modest eaves height with the roof sloping away from the boundary. An adequate distance of 1.3 metres will be retained to the side which will allow side access to and from the property. The removal of the shrub will create a gap on the side boundary, but the proposal does not include any first floor side windows and will not result in any harmful over looking into the neighbouring property. The existing shrub is located in the rear garden of the property and the arboricultural officer does not feel it provides any public amenity value and therefore does not object to its removal. As the proposal will not cause any harmful over looking, it is not considered reasonable in this case to request any further boundary screening.
- 6.6 Due to the distance from the boundary, roof design and the orientation of the properties, the proposal is not considered to be harmful to the amenities of the neighbouring properties or to the character and appearance of the area.
- 6.7 The property benefits from a relatively large driveway to the front of the property. This area is adequate to accommodate at least three vehicles, which is considered sufficient in this location.

7.0 **CONCLUSION**

- 7.1 The proposal meets the requirements of policies DC1, DC5 and DC9 of the adopted Local Plan and the Residential Design Guide. 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**

To grant planning permission, subject to the following conditions:

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

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