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| APPLICATION NO. | P13/V1306/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 8.7.2013 |
| PARISH | KINGSTON BAGPUIZE |
| WARD MEMBER(S) | Melinda Tilley |
| APPLICANT | Mr Craig Lewis |
| SITE | 45 Blandy Avenue Southmoor Abingdon, OX13 5DA |
| PROPOSAL | Proposed single storey front extension. |
| AMENDMENTS | None |
| GRID REFERENCE | 440286/198490 |
| OFFICER | Holly Bates |

1.0 INTRODUCTION

1.1 45 Blandy Avenue is a detached bungalow located within the main built up area of Southmoor. The dwelling fronts Blandy Avenue to the south, while other detached dwellings are located to the east and west of the site.

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

1.3 The application comes to committee as Kingston Bagpuize with Southmoor Parish Council objects

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a single storey front extension to the north elevation of the dwelling.

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

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Kingston Bagpuize With Southmoor Parish Council** – Object for the following reason: “The scale of the proposed front extension, by projecting well beyond the building line, would be unduly visually intrusive on the street scene.”

3.2 **Highways Liaison Officer (Oxfordshire County Council** – “The proposed front extension has no impact on the existing formal off-street parking provision for the property, and the garage is to be retained. I therefore have no objection to this application.

3.3 One **neighbour representation** has been received from no. 58 Blandy Avenue that raises concerns about the proposed extension having an impact on parking provision for the property.

4.0 RELEVANT PLANNING HISTORY

4.1 [P03/V1364](#) - Approved (23/09/2003)
Erection of a conservatory to rear.

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 Residential Design Guide (2009)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are: (i) the impact of the proposed single storey front extension on the visual amenity of the area; (ii) the impact on the amenities of neighbouring properties and (iii) the impact on off-street parking provision for the property.

6.2 **Impact on visual amenity**

The proposed extension projects 1.4 metres beyond the existing front elevation of the dwelling. It is 4.5m wide and follows the form of the existing projecting flat roof element on the front elevation to form a 0.9m front extension with a curved bay window. The proposed extension incorporates the inclusion of a pitched roof rising to a height of 3.5m, below the main ridge height of the dwelling. It is to be constructed from materials that match those of the existing property. The proposed extension is a subordinate addition that is in-keeping with the scale and design of the existing property. Blandy Avenue has a mixed residential character, with mainly bungalows located on the north side of the road and pairs of semi-detached dwellings on the south side of the road. The dwellings do not form linear building lines, with some set back slightly in their plots and others set further forward. As such a strong building line is not apparent. The proposal is for a modest extension to the front elevation and is not considered to appear unduly prominent or out of place within the street scene. As such the proposal is not considered to harm the visual amenity of the area.

6.3 **Impact on neighbour amenity**

The proposed extension complies with the advice contained within the Residential Design Guide which recommends a projection of no more than 1.4 metres for front extensions. The property is detached, and the extension is approximately 9m away from the neighbouring dwelling to the west and about 7m from the neighbouring dwelling to the east. As such, given the location and orientation of the neighbouring dwellings and the modest projection of the extension, it is not considered that the proposal would harm the amenities of any of the neighbouring properties.

6.4 **Impact on off-street parking**

Access to the site remains the same. Concern has been raised from a neighbouring property about a potential loss of parking as a result of the proposed extension. However, the proposed extension is confined to the eastern side of the front elevation which fronts onto a grassed amenity area, rather than the existing hard-standing used for parking to the western side of the front elevation. As such, there will be no loss of parking provision as a result of the proposal. The highways liaison officer has been consulted and has raised no objections to 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 and the Residential Design

8.0 **RECOMMENDATION**

Planning permission is granted subject to the following conditions:

1 : TL1 - Time limit

Vale of White Horse District Council – Committee Report – 21 August 2013

- 2 : RE1 - Matching Materials
- 3 : Approved plans

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