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| APPLICATION NO. | P13/V1372/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 18.6.2013 |
| PARISH | NORTH HINKSEY |
| WARD MEMBER(S) | Eric Batts Debby Hallett |
| APPLICANT | Dr K Babaahmady |
| SITE | 82 Arthray Road Botley Oxford Oxfordshire, OX2 9AB |
| PROPOSAL | Alteration to ground floor extension to the kitchen. |
| AMENDMENTS | None |
| GRID REFERENCE | 448417/205880 |
| OFFICER | Abbie Gjoka |

1.0 INTRODUCTION

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

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 North Hinksey Parish Council – Have raised the following objections:
“Councillors were concerned by the lack of on-site parking as the hard standing was going to be removed. It was also suggested that the proposed side window on the ground floor extension has frosted glass, in line with frosted glass in the current conservatory.”
- 3.2 Cllr D Hallett- Has raised concerns that the demolition of the existing detached garage will result in a loss of on-site car parking.

4.0 RELEVANT PLANNING HISTORY

- 4.1 There is no planning history for the 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 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 rear extension will replace an existing rear conservatory. It will project a distance of 6.7 metres beyond the rear wall of the house. The first 3.0 metres of the extension on the northern side will be built up to the neighbouring boundary and will then be set in 1.0 metre from the boundary for the remaining 3.7 metres of the projection. The neighbouring property located to the north side has an existing single storey rear extension projecting approximately 6.1 metres. The extension will be set 1.0 metre from the southern side boundary adjacent to which runs the neighbour's garage and rear garden area. A ground floor window is proposed in the south side elevation of the extension to serve the proposed kitchen area. The extension will have a pitched roof measuring 3.5 metres in height to the ridge and 2.5 metres to the eaves with the pitched roof sloping away from the neighbouring boundaries. It is proposed to construct the extension using materials to match the existing dwelling

6.3 The extension does conflict with the advice contained within the Council's Residential Design Guide which seeks to permit a projection of no more than 4.0 metres on a semi detached property. In this case the projection is considered acceptable due to the neighbouring property's existing rear extension, the single storey nature and roof design and the orientation of the properties.

6.4 The proposed ground floor kitchen window will be set 1.0 metre from the neighbouring boundary and will be mostly screened by the existing side boundary fence. It is therefore not considered appropriate to require obscure glazing.

6.5 In relation to on-site car parking, the existing garage located down the side of the property has been demolished. The shared drive area serving the garage is extremely narrow and can be difficult to manoeuvre vehicles back and fourth. A condition has been imposed on the notice of permission requesting that space for two vehicles are laid out in accordance with a scheme which shall be first submitted and approved by the Local Planning Authority. Two car parking spaces to the front of the property would be acceptable for a three bedroom property in this location.

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**

To grant planning permission, subject to the following conditions

1 : Approved plans *

2 : HY8[I] - Car Parking Spaces (Det.not shown)Full)

3 : RE1 - Matching Materials (Full)

4 : TL1 - Time limit - Full Application (Full)

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

Author / Officer: Abbie Gjoka
Contact number: 01235 547676
Email address: abbie.gjoka@southandvale.gov.uk