

APPLICATION NO.	P13/V1451/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	19.7.2013
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts John Woodford
APPLICANT	Mr & Mrs J Blackford
SITE	7 Oxford Road Farmoor, OX2 9NN
PROPOSAL	Single storey rear extension
AMENDMENTS	None
GRID REFERENCE	444721/207177
OFFICER	Abbie Gjoka

1.0 INTRODUCTION

- 1.1 The property is a detached chalet bungalow set back from the main road running through Farmoor. The property is located on a broadly rectangular plot within the Oxford Green Belt. A copy of the site plan is **attached** at appendix 1.
- 1.2 The application comes to committee because the applicant is a related to a member of staff.

2.0 PROPOSAL

- 2.1 The proposal is for the erection of a single storey rear extension to create a new porch and garden room. A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Cumnor Parish Council – have not objected to the proposal but have raised concerns that the 3.0 metre high side wall on the neighbouring boundary is unneighbourly.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P89/V1805- Extension to side to provide garage, utility and kitchen with bedrooms over. (Approved 1989)

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.

- 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.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The proposed single storey rear extension will project 5.8 metres beyond the rear wall of the dwelling. The proposed extension will project off of an existing single storey rear extension resulting in a total projection of 8.0 metres. This does conflict with the advice contained in the council's Residential Design Guide which says single storey rear extensions can normally project up to six metres on detached properties. The extension will be built on the south western boundary and 11 metres off the south eastern boundary. It will have a flat roof measuring 3.1 metres in height matching the eaves of the existing dwelling. The extension will be constructed using a light colour facing brick.
- 6.2 The neighbouring boundary consists of a hedge and the neighbour's rear garden which measures 36 metres in length. The neighbours also have an existing detached outbuilding which will run alongside the proposed rear extension. The proposed flat roof element will continue the flat roof of the existing rear extension and although there may be a small reduction of light to the back of the neighbour's house in the morning, it is not considered sufficient to warrant refusal of the application. The council also take into consideration to relaxed permitted development regulations, where a single storey rear extension may be constructed under permitted development.
- 6.3 Consequently it is not considered that the proposal would harm the visual amenity of the area. In addition, given the orientation and that it is a single storey extension, it is not considered that the amenities of the neighbouring dwellings on either side of the site would be harmed in terms of overshadowing, over dominance or overlooking.
- 6.4 The extension will not increase the number of bedrooms and therefore there will be no changes to existing car parking arrangements.
- 6.5 The property lies within the Oxford Green Belt and based on its existing floor area as of October 1995, it benefits from a 40% increase in volume. The proposal represents an increase of 12% and therefore complies with Policy GS3 of the Local Plan.

7.0 **CONCLUSION**

- 7.1 The proposed rear extension meets the requirements of policies DC1, DC9, DC5 and GS3 of the local plan. The design is acceptable and will not harm the character of the area, and the extension is acceptable in terms of its impact on residential amenity, parking and highway safety.

8.0 **RECOMMENDATION**

That planning permission be granted subject to the following conditions:

1 : Approved plans- That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans.

2 : Materials- The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.

3 : Time limit - The development to which this permission relates shall be begun within a period of three years from the date of this permission.

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