

ABG/15852/2 – D Paterson

Retrospective application for a first floor extension. 2 Kysbie Close, Abingdon

1.0 The Proposal

1.1 This is a retrospective application for a first floor extension above the existing garage to provide a fourth bedroom with en-suite facilities. A site location plan together with floor and elevation plans are in **Appendix 1**.

1.2 The application is brought to Committee because of objections received from Abingdon Town Council. A letter has also been received from the local Member, Councillor Janet Morgan, expressing concern over the proposal.

2.0 Planning History

2.1 In November 1999 an application was withdrawn for a two storey side and single storey rear extension, floor and elevation plans are at **Appendix 2**.

2.2 In October 2003 a first floor extension was deemed withdrawn following correspondence from the District Council.

2.3 Acting on the Building Control approval the applicant – unaware of the above correspondence with the previous owner's agent – built the extension assuming, erroneously, planning permission had been granted. In order to try to regularise matters, the applicants were invited, in January 2006, to apply for retrospective planning permission.

3.0 Planning Policies

3.1 Policies D1, D2 and D3 of the adopted Local Plan seek to ensure that new development has a high standard of design, does not cause harm to neighbours and is acceptable in terms of highway safety. Similar policies in the Second Deposit Draft Local Plan are DC1, DC9 and DC5.

4.0 Consultations

4.1 Abingdon Town Council objects for the following reason:

“Overshadowing. If the District Council are minded to approve this planning application some mitigated features should be introduced to stop the overshadowing and to offer some compensation to the neighbours.”

4.2 One letter of objection has been received from the owner of No 3 Kysbie Close, who is concerned over loss of light to a first floor bathroom window and the incongruous design resulting in a terracing effect.

4.3 The County Engineer raises no objection.

5.0 Officer Comments

5.1 Whilst it is regrettable, due to the unfortunate circumstances of this case, that this application is retrospective, there remains the need to consider the proposal on its merits.

5.2 Number 2 Kysbie Close is a modern, circa 1983 detached three bedroom house located in the centre of a row of three detached houses. The first floor flank extension is built directly above the existing garage; set 1m from the side boundary, it extends no further forward or to the rear or side of the existing footprint and the roof line and pitch match the existing. Many of the houses in the area have been similarly extended exhibiting a variety of design that complements the street scene. Officers, therefore, consider that the development does not have a harmful impact

on the street scene. The main issue, therefore, is considered to be the impact on the amenities of No 3 Kysbie Close.

5.3 No. 2 Kysbie Close is located due south 1 metre from the boundary and approximately in line with No. 3 Kysbie Close which is located on the boundary. A first floor window located on the flank elevation facing the development serves a bathroom. This configuration is repeated between 49 and 50 Kysbie Close. The first floor extension due to the existing relationship between No. 2 and No. 3 undoubtedly has an impact on the amenity of No. 3. However, due to a bathroom not being considered a main habitable room, in your Officer's opinion, the impact is not considered to have such a harmful effect as to justify refusal.

6.0 **Recommendation**

6.1 *Permission subject to the following condition:*

1. *RE14 Garage Accommodation*