

GRO/19029 – Mr and Mrs A Wright**Two storey and single storey extensions with internal alterations, 12 Blenheim Gardens, Grove****1.0 The Proposal**

- 1.1 This application seeks permission for the erection of a two storey side extension above and to the front of the existing garage, and a small single storey rear extension to 12 Blenheim Gardens, Grove. The existing garage is proposed to be converted to extend the existing lounge and kitchen, and the first floor would provide a bathroom and bedroom resulting in a three bedroom property.
- 1.2 The proposal incorporates 2 parking spaces to the front of the property.
- 1.3 The plans have been amended from those originally submitted so that the side extension is now set in from the front of the property by 1 metre and the ridge height lower. This was required as the extension is located adjacent to the property's side boundary.
- 1.4 Extracts from the application plans are at **Appendix 1**.
- 1.5 This application comes to Committee as the Parish Council object to both the original and amended plans.

2.0 Planning History

- 2.1 The original development was permitted in 1983. There is no other planning history on this property.
- 2.2 An application at the adjacent property, No 13 Blenheim Gardens, was approved at the last Development Control Committee on 20th June 2005. This proposed a two storey extension above the garage to the front and single storey elements. The application drawings are at **Appendix 2**.

3.0 Planning Policy

- 3.1 Policy H18 of the adopted Vale of White Horse Local Plan refers to extensions to existing dwellings and sets out a list of criteria against which proposals are considered. These include the impact of the development on the character of the area, on the amenities of neighbouring properties, and whether there is sufficient car parking and turning space.
- 3.2 A similar policy in the Second Deposit Draft Local Plan is Policy H24.
- 3.3 Policies D1, D2 and D3 of the adopted Local Plan refer to the design of new development, impact on neighbouring properties, and access and parking provision.
- 3.4 Similar policies in the Second Deposit Draft Local Plan are DC1, DC5 and DC9.

4.0 Consultations

- 4.1 Grove Parish Council objected to the original plans stating; "We object to this application on the grounds of over-development. The extension would be on the property's boundary with No. 13. The property is located in a cul-de-sac, which effectively has no on-street parking and the loss of garage space could exacerbate parking problems."
- 4.2 They also object to the current revised plans stating; "Our previous comments still pertain. We believe these proposals to be over-development of the site. The extension would be on the property's boundary with No. 13."

- 4.3 The County Engineer does not object providing 2 parking spaces can be accommodated within the site.
- 4.4 One letter of comment was received from the immediate neighbour No.13, in relation to the original plans raising the following concerns:
- Concerned that the footings on the extension will be on the boundary.
 - The extension will cut out light to their kitchen window.
- 4.5 No letters have been received in relation to the amended plans.
- 5.0 Officer Comments
- 5.1 The determining issues in relation this proposal are considered to be; i) The design of the proposed extension and its impact on the character of the area; ii) Impact of the proposal on the amenities of the immediate neighbouring property; and iii) Whether there is sufficient parking space.
- 5.2 Officers initially had concern over the proposed two storey side extension, adjacent to the boundary and flush with the front wall of the existing dwelling. It was considered that this would have resulted in a very dominant form of development and a terracing effect so close to the neighbouring dwelling. By setting the proposal back from the front of the dwelling by a metre, the extension now appears subordinate to the main property and less imposing in the street scene.
- 5.3 In relation to the impact on the neighbouring property (No 13) who expressed concern over loss of light to their kitchen, the proposal does not extend forward of their existing front wall where the main kitchen window is currently located (this property has had a recent approval for a single storey front extension which has yet to be implemented). There is a side door to the kitchen which faces the proposed extension, however this is obscure glazed and not the main source of light to this room.
- 5.4 The single storey rear extension will have no impact on neighbouring properties.
- 5.5 The County Engineer has no objections subject to the provision of 2 off street parking spaces. These can easily be accommodated within the site.
- 6.0 Recommendation
- 6.1 *It is recommended that planning permission be granted subject to the following conditions:*
1. *TL1 - Time Limit*
 2. *RE1 – Matching Materials*
 3. *HY26 – Plan of Car Parking Provision*
 4. *Prior to the first occupation of the extension, the car parking area shall be constructed, drained, level and marked out in accordance with the specification of the Oxfordshire County Council for such works. Thereafter, the area should be kept permanently free from obstruction to such use.*
 5. *MC20 – Amended Plans*