

APPLICATION NO.	P13/V1736/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	7.8.2013
PARISH	KENNINGTON
WARD MEMBER(S)	Ron Mansfield Jerry Patterson
APPLICANT	Biggin Morrison Developments Ltd
SITE	155 The Avenue Kennington Oxford, OX1 5QZ
PROPOSAL	Variation of condition 2 of planning permission P12/V2555/FUL.
AMENDMENTS	None
GRID REFERENCE	452412/201457
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This application seeks permission for amendments to an approved scheme to redevelop the existing property with a block of flats.
- 1.2 The site is a plot that lies between the junctions with Playfield Road and Manor Grove in Kennington. Work is currently underway on site and at the time of writing the foundation works are being installed for the new building.
- 1.3 The application comes to committee because Kennington Parish Council objects to the proposed amendments.

2.0 PROPOSAL

- 2.1 The original scheme proposed to demolish the existing bungalow and replace it with a building containing seven one-bedroom flats that would have a relatively low eaves line and a ridge height of approximately 6.5 metres, similar to that of the chalet bungalows to either side.
- 2.2 The amendments now sought relate primarily to the rear projecting wing. The original scheme proposed internal clearance heights of 1230mm in the bathroom and kitchen areas with an external eaves height of 3.8 m. It is now proposed to raise the eaves to 4.5 m, together with adjustments to the internal floor height to enable a clearance height of 1800mm to be created. It is also proposed to add two dormer windows on the rear roof slope in lieu of roof lights. The amended scheme subject of this application is **attached** at appendix 1. The original application drawings are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Kennington Parish Council – Object. “The development would be un-neighbourly due to both the slope in the land and the dominating nature of the development, made even more domineering due to the proposed raising of the eaves. The proposed installation of dormer windows in place of the originally proposed velux windows will give rise to a greater potential for neighbours being overlooked in the rear gradens.”
- 3.2 No other comments / representations have been received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P13/V1432/DIS](#) - Approved (31/07/2013)
Discharge conditions 8, 9, 10, 11 and 12 of planning permission P12/V2555/FUL.

[P12/V2555/FUL](#) - Approved (18/02/2013)

Demolition of bungalow and garage. Erection of 7 x 1 bedroom flats, 7 car-parking spaces, bin-store and covered store for 14 bicycles.

[P88/V0624](#) - Approved (18/01/1989)

Single storey extension to provide extra living accommodation.

[P82/V0394](#) - Approved (12/05/1982)

Single storey extension to provide kitchen larder and wc.

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

H11 - Development in the Larger Villages

5.2 National Planning Policy Framework

6.0 PLANNING CONSIDERATIONS

6.1 The development in its amended form is not considered to be harmful to the character of the locality. The building from the front remains as previously approved in terms of design and scale and will not have a harmful impact on the street scene.

6.2 Despite the parish council's concerns, the impact on neighbouring dwellings is considered to be acceptable. The increase in the eaves lines of the rear projection is not harmful to residential amenity especially as the projection remains set off the boundaries with neighbours. Similarly the provision of rear facing dormer windows, which look down the garden, is acceptable. They do not directly overlook neighbours to the sides and the distance to properties to the rear exceed 21m. Consequently the proposed changes are not detrimental to residential amenity.

7.0 CONCLUSION

7.1 The proposal is considered to be acceptable. It will not detract from the character of the area, and will not harm residential amenity. As such the proposal complies with the provisions of the development plan, including policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan.

8.0 RECOMMENDATION

8.1 Grant Planning Permission

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans

3 : MC3 – Materials in accordance with approved details / drawings

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