

<b>APPLICATION NO.</b>	<a href="#">P13/V2057/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	25.9.2013
<b>PARISH</b>	ABINGDON
<b>WARD MEMBER(S)</b>	Marilyn Badcock Mike Badcock
<b>APPLICANT</b>	Mrs Lada Krasnosselskaia
<b>SITE</b>	17 Caldecott Chase Abingdon Oxfordshire, OX14 5GZ
<b>PROPOSAL</b>	Insertion of rooflights
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449086/196399
<b>OFFICER</b>	Abbie Gjoka

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## 1.0 INTRODUCTION

- 1.1 The site is located on a modern residential housing estate. The dwelling is a mid terrace property with car parking located to the front of the property. A copy of the site plan is **attached** at Appendix 1.
- 1.2 The application comes to committee because Abingdon Town Council objects.

## 2.0 PROPOSAL

- 2.1 This application seeks planning permission for a loft conversion to create a fourth bedroom and the insertion of five roof lights, three in the front elevation and two in the rear elevation. A copy of the plans is **attached** at Appendix 1.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Abingdon Town Council objects to the proposal stating:  
“It was noted that the proposal would lead to an additional bedroom and potentially more cars associated with the property and that the provision for car parking for additional vehicles resulting from the development was inadequate, causing nuisance and disruption to neighbouring properties. It is considered that the application would lead to an over-development of the site which is out of character with the surrounding area, in contravention of saved policy DC1 of the Vale of White Horse Local Plan 2001.”
- 3.2 Neighbour comments- One letter of objection has been received from the property located to the rear of the application site (no.152 Saxton Road). The following objections have been raised:
- The roof lights will result in harmful over looking
  - Concerns in relation to light pollution
  - Raising the roof of the property will cause harmful over shadowing
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## 4.0 RELEVANT PLANNING HISTORY

- 4.1 [P05/V0962](#) - Approved (26/09/2005)  
Erection of 86 dwellings and associated works. (Previously known as Kingfisher School and Caldecott Primary School)

**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 National Planning Policy Framework**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

**6.0 PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application is the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and the impact on off-street parking provision within the site.

6.2 The proposed roof lights in the front northern elevation will look out onto public open space and will not cause any harmful overlooking to neighbouring properties. In relation to visual impact, various other properties within the street have also inserted roof lights in the front elevation. It is not considered that the proposal would appear out of place within the street scene or harm the visual amenity of the area.

6.3 The proposed roof lights in the rear southern elevation will look down the rear garden. The Council's residential Design Guide seeks to ensure that there is a distance of at least 21 metres between back to back first floor windows serving habitable rooms. The roof lights will sit relatively high in the roof and there will be a distance of at least 21 metres between the new roof lights and the existing windows located in the rear elevation of no.152 Saxton Road. There are also two existing first floor bedroom windows in the rear elevation of the application property. It is therefore not considered that the roof lights will create any harmful overlooking into the windows of no.152 Saxton Road. There will be no increase in height to the existing roof and the concerns raised in relation to light pollution from the roof lights is not considered a reason to justify refusal of the application.

6.4 The proposal will create a fourth bedroom within the loft space. The number of bedrooms will increase from three to four. Two car parking spaces are available to the front of the property. This is considered acceptable for a four bedroom dwelling in this location.

**7.0 CONCLUSION**

7.1 The proposal meets the requirements of Policies DC1, DC9 and DC5 of the Vale of

White Horse Adopted Local Plan 2011. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of residential amenity, parking and highway safety. The development is also considered to comply with the provisions of the National Planning Policy Framework.

**8.0 RECOMMENDATION**

**Planning Permission**

1. TL1 - Time limit – full application (full)
2. List of approved plans.
3. 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.

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