

<b>APPLICATION NO.</b>	<a href="#">P13/V2238/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	10.10.2013
<b>PARISH</b>	ST HELEN WITHOUT
<b>WARD MEMBER(S)</b>	Elizabeth Miles Val Shaw
<b>APPLICANT</b>	Mr & Mrs Michael Ingham
<b>SITE</b>	75 Besselsleigh Road Wootton Abingdon, OX13 6DX
<b>PROPOSAL</b>	Erection of a single storey rear extension to create ancillary accommodation for a relative.
<b>AMENDMENTS</b>	3 December 2013
<b>GRID REFERENCE</b>	446975/201226
<b>OFFICER</b>	Abbie Gjoka

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## 1.0 INTRODUCTION

- 1.1 The site is set back from the main road on the edge of Wootton. The dwelling is a bungalow with car parking located to the front of the property situated on a broadly rectangular plot. A copy of the site plan is **attached** at Appendix 1.
- 1.2 The application comes to committee because St Helen Without Parish Council objects.

## 2.0 PROPOSAL

- 2.1 This application seeks planning permission for a single storey rear extension to create a new kitchen and bedroom along with new ancillary accommodation to be used by a relative. A copy of the plans is **attached** at Appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Highways Liaison Officer (Oxfordshire County Council) - No objections provided the extension remain ancillary to the main dwelling.
- 3.2 St Helen Without Parish Council- Have objected to the the proposal stating that the proposal is an 'over-development of the site.'
- 3.3 Neighbour comments- One letter has been received from the neighbouring side property no.73 Besselsleigh Road confirming that they have no objections to the proposal.

## 4.0 RELEVANT PLANNING HISTORY

- 4.1 There is no planning history for the property

## 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 Policy H20 Local plan policy H20 relates to the provision of accommodation for dependent relatives.

#### 5.5 **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 existing bungalow currently consists of two small bedrooms and living accommodation. The proposed extension will create larger living accommodation whilst also creating new ancillary accommodation for a relative. The extension to the main house will project 4.0 metres beyond the rear wall and will run the full width of the bungalow. The ancillary accommodation will then project an additional 13.8 metres beyond this stepping in to half the width of the original bungalow resulting in a projection of 17.8 metres. The roof of the extension will be set lower than the existing roof and will measure 4.5 metres in height to the ridge with the eaves matching the main house measuring 2.3 metres. The roof will slope away from the neighbouring side boundaries. Various roof lights are proposed in the side and rear elevations which will be located at high level within the roof. A small flat roof aspect will link the two pitched roof extensions together. It is proposed to construct the extensions using materials to match those of the existing dwelling.
- 6.3 The accommodation is needed to assist with the long term care of an elderly relative and will include a new bathroom, bedroom and lounge. An amended plan has been received which has omitted the proposed kitchen from the plans. The extension will be well integrated within the existing dwelling and due to the omission of the kitchen will still be reliant on the main house. A condition has been imposed to ensure the accommodation remains ancillary. The extension will have a total projection of 17.8 metres which does conflict with the advice contained within the Council's Residential Design Guide. However, the extension is relatively narrow which ensures that the roof is kept low, is set 1.0 metre off of the boundary and although not subordinate to the existing bungalow the personal circumstances and the need for the accommodation out-weigh the subordinate issue.
- 6.4 The extension will be set 1.0 metre off of the neighbouring boundary and approximately 4.0 metres from the side elevation of the neighbour's dwelling. The neighbouring property located to the south east is staggered beyond the existing application site and also has an existing single storey rear extension. Taking into account the modest eaves height and roof design, the orientation and the existing relationship, it is not considered

that the amenities of the neighbouring property would be harmed.

- 6.5 The extensions will increase the number of bedrooms from two to three. There is adequate car parking on the gravelled drive way to the front of the property for at least two cars which is considered acceptable for a three bedroom property in this location.

7.0 **CONCLUSION**

- 7.1 The proposal meets the requirements of Policies DC1, DC9, DC5 and H20 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**

**To grant planning permission subject to the following conditions:**

1. List of approved plans;
2. Time limit (full application);
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;
4. The additional residential accommodation hereby permitted shall be occupied only as accommodation ancillary and incidental to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.

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