

<b>APPLICATION NO.</b>	<a href="#">P14/V0055/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	8.1.2014
<b>PARISH</b>	RADLEY
<b>WARD MEMBER(S)</b>	Bob Johnston
<b>APPLICANT</b>	Mr Colin Castling
<b>SITE</b>	89 Foxborough Road Radley Oxon, OX14 3AE
<b>PROPOSAL</b>	Proposed extension to rear and conversion of loft space to form 3-bed dwelling (resubmission).
<b>AMENDMENTS</b>	22.01.2014
<b>GRID REFERENCE</b>	452510/198940
<b>OFFICER</b>	Abbie Gjoka

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1.0 **INTRODUCTION**

- 1.1 89 Foxborough Road is a detached bungalow set back from the main road within a built up residential area. A copy of the site plan is **attached** at appendix 1
- 1.2 The application comes to committee because Radley Parish Council has raised objections to the proposal.

2.0 **PROPOSAL**

- 2.1 This application seeks full planning permission to change the front and rear hipped roof of the bungalow to gables, raising the roof by 0.8 metres and creating first floor accommodation and the erection of a rear extension linking into the main roof of the house. A copy of the plans is **attached** at appendix 2.
- 2.2 Amended plans were received on 22 January 2014 which have corrected the garden boundary to no .87 Foxborough Road.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Highways Liaison Officer (Oxfordshire County Council) – Has raised no objections to the proposal and has confirmed that adequate car parking space for at least two vehicles will be available on the front driveway which is considered acceptable for a three bedroom property in this location.
- 3.2 Radley Parish Council- Have objected to the proposal, a copy of their full comments are **attached** at appendix 3.
- 3.3 Neighbour objections- Seven letters of objections have been received from the neighbouring properties. The objections are summarised as follows:
- The proposal will result in an over-development of the plot
  - The proposal is out of character with the area and surroundings
  - Loss of light and privacy to the neighbouring properties to the side and rear
  - Concerns that the proposal is raising the roof of the bungalow which has previously been restricted on other properties
  - Loss of light to the neighbour's existing solar panels
  - Over-looking from the new side rooflights and rear first floor window
  - Creation of damp and mould to the neighbouring property
  - Drainage concerns

- 3.4 One letter of support has been received from a local resident stating that the proposal is an attractive development which will be a credit to the area.

#### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P13/V2129/HH](#) - Withdrawn (27/11/2013)

Erection of two storey extension to rear, raising of roof and conversion of loft space to form a 4 bedroom property with separate lounge, kitchen, diner, utility room, WC and study.

#### 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 front and rear hip to gable extension will allow additional space in the newly created first floor area. The eaves will remain at 2.4 metres in height with the roof sloping away from the neighbouring properties to the side. The roof will be raised from 5.4 metres to 6.2 metres with an increase of 0.8 metres in height. It is also proposed to construct a new rear extension linking the new roof into the main roof of the house. New first floor windows are proposed in both the front and rear gables along with five new rooflights in the south west side elevation and six rooflights in the north east side elevation. Two new ground floor windows and a new door and porch canopy are proposed in the south west side elevation with changes to the two front bay windows.
- 6.3 In relation to visual impact on the character and appearance of the area, the bungalow forms a small row of six dwellings consisting of a mix and variety of extensions and roof alterations. The hipped front roof profiles have been maintained on the other properties. However, various other properties further along the road have carried out hip to gable

roof alterations. The height increase is relatively modest at 0.8 metres and the eaves line will remain the same. This combined with the mix and variety of existing properties further along the road would therefore not result in harmful impact on the character and appearance of the area. Concerns have been raised in relation to other properties in the area previously being restricted to a height increase. Each planning application is considered on its own merit and assessed on a case by case basis. It is proposed to render the existing dwelling and the proposed extension. Other properties in the vicinity of the area are rendered and the materials are therefore considered acceptable.

- 6.4 In terms of potential neighbour impact to the property located to the south west side (no.87 Foxborough road), objections have been raised in relation to the proposed hip to gable roof enlargement causing a loss of light to the existing ground floor side bedroom windows. As the proposed extension is due north of no.87 with the sun mostly located behind the property, set approximately 3.0 metres away from the side elevation and also staggered further back, it is not considered that the changes to the roof and the 0.8 increase in height would result in a harmful loss of light to no.87 Foxborough Road that could justify refusal. The proposed first floor window in the new front gable will look directly towards the main road and will not result in any harmful over-looking. Two new ground floor side windows, a new door and a porch canopy are proposed in the south west side elevation. Concerns have been raised that these would result in harmful over-looking into no 87 existing ground floor side windows. It is not considered an unusual relationship to have ground floor side windows facing each other. Consideration also needs to be given to the fact that the windows, door and porch canopy could all be constructed under permitted development.
- 6.5 Objections have been raised in relation to the depth and size of the proposed rear extension and concerns that the extension will cause a harmful loss of light, over dominance and over-looking. The proposed rear extension will project 8.7 metres on the south western side which does exceed the 6.0 metre recommended depth within the Council's Residential Design Guide. However, the extension will be set approximately 2.1 metres off of the neighbouring side boundary with no.87, the eaves remaining at 2.4 metres and the main roof sloping away from the boundary. Taking this into account along with the orientation of the properties, it is not considered that the proposal would result in a harmful loss of light or over-dominance. The proposed side roof lights on the south western elevation include two at lower level which will provide light into the ground floor area, therefore not resulting in any harmful over-looking. The remaining roof lights will be located at least 1.7 metres above the finished floor level of the rooms, a condition has been imposed to confirm this stance. The proposed first floor rear gable window will look directly down the rear garden with some angled views into neighbour's rear gardens, however the views will be angled views and consideration needs to be given to the fact that the new window could be constructed under permitted development.
- 6.6 On the north eastern side the extension will be set approximately 0.5 metres from the neighbouring side boundary with no.91. Concerns have been raised that the extension would result in a harmful loss of light to the neighbour's existing side windows. The existing ground floor side window is already impacted by the existing bungalow. The neighbouring property has also recently extended to the rear which means that they will remain staggered further down the rear garden with the patio and garden space clear of the proposed extension. Therefore due to the staggered nature of the properties, the low eaves and the existing relationship, it is not considered that the proposal would have a harmful impact on the amenities of no.91 Foxborough road.
- 6.7 It is not considered that the proposal would have a harmful impact on the amenities of no.2 new road as they are located approximately 9.5 metres away from the proposal.

Further concerns have been raised with regards to the proposal causing a loss of light to the solar panels of no.93 Foxborough Road. The proposal is located approximately 15 metres away from the property and it is not considered the proposal would have a harmful impact in terms of loss of light to no.93.

6.8 The concerns raised in relation to potential mould and damp to neighbouring properties along with drainage concerns will be dealt with as a separate matter by building regulations. The property is not located within a flood zone.

6.9 Adequate car parking space for at least two vehicles will be available on the front driveway 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 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 subject to the following conditions:**

1 : Approved plans

2 : Materials in Accordance with application

3 : Time limit - Full Application

4 : Rooflight sill height-The rooflights on the north east elevation(s) of the new extension serving bedroom 1, the ensuite, bedroom 2 and the bathroom shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the rooms in which they are fitted and shall be retained as such.

5: Rooflight sill height- The rooflights on the south west elevation(s) of the new extension serving bedroom 1 shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the room in which they are fitted and shall be retained as such.

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