

<b>APPLICATION NO.</b>	<a href="#">P13/V2741/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	23.12.2013
<b>PARISH</b>	ABINGDON
<b>WARD MEMBER(S)</b>	Pat Lonergan Andrew Skinner
<b>APPLICANT</b>	<i>Name Withheld</i>
<b>SITE</b>	25 Duffield Close Abingdon Oxfordshire, OX14 2RS
<b>PROPOSAL</b>	Construction of a rear conservatory.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	450823/198524
<b>OFFICER</b>	Tobias Fett

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1.0 **INTRODUCTION**

1.1 25 Duffield Close is a link-detached property in a built up residential area of Abingdon. A copy of the site plan is **attached** at appendix 1

1.2 The application comes to committee because the applicant works for this Council.

2.0 **PROPOSAL**

2.1 This application seeks planning permission for the construction of a conservatory to the rear of the dwelling. A copy of the plans is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Abingdon Town Council - No objections

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P76/V1512/EX](#) - Approved (29/11/1976)

Renewal of outline application, for a residential development - 780 dwellings and garages, roads and shopping centre

[P76/V0156/O](#) - Approved (29/11/1976)

Outline consent for residential development with estate roads, shopping centre etc.

[P74/V7443/O](#) - Approved (20/02/1974)

Residential development of 780 dwellings and garages with ancillary roads and shopping centre

[P74/V0844/O](#) - Approved (20/02/1974)

Residential development - 780 dwellings and garages, roads and shopping centre. 21 St. Andrews Close, Abingdon.

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

## 5.2 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 are 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 It is proposed to erect a conservatory to the rear of the dwelling in the corner that has been created by the attached and set back garage. It will have a footprint measuring 4.8 metres by 5.3 metres. This application proposes a height of 3.5 metres to the ridge with the eaves measuring 2.4 metres. Materials proposed are to be matching the existing. The proposal is acceptable as it is subordinate to the main portion of the property, has no impact on the street scene and is keeping with the design and scale of the dwelling. As such it is not considered to cause harm to the visual amenity of the area.

6.3 It is not considered that the creation of the conservatory will cause any harm to the amenities of the neighbouring properties as the conservatory is well set back within existing building lines which shield the extension to views from the west and set off more than 5 metres from the boundary to the east of the dwelling. The proposal complies with the Vales Residential Design Guide.

6.4 There are no changes in parking requirements or provision with this application, therefore this proposal complies with DC5.

## 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

**That Planning Permission be granted.**

1 : Approved plans \*

2 : MC3 - Materials in Accordance with App.(Full)

3 : TL1 - Time limit - Full Application (Full)

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