

APPLICATION NO.	P14/V0752/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	8.4.2014
PARISH	SHRIVENHAM
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr & Mrs S Carter
SITE	14 Vicarage Lane Shrivenham, SN6 8DT
PROPOSAL	Erection of a first floor rear extension.
AMENDMENTS	None
GRID REFERENCE	424298/188875
OFFICER	Tristan Hazel

SUMMARY

This application comes to committee because Shrivenham Parish Council objects.

The main issues are:-

- The impact of the proposed extension on the character and appearance of the area
- The impact on neighbours
- Access and parking issues

The recommendation is to grant planning permission.

1.0 INTRODUCTION

- 1.1 No. 14 Vicarage Lane is a detached dwelling built in the 1970's. It is located within a residential area of Shrivenham and has neighbouring dwellings to the side elevations (east & west). The property has had a number of alterations in the past, including; a single storey front extension in 1981, and a single storey rear and first floor side extension in 1990.

2.0 PROPOSAL

- 2.1 The application seeks permission for the erection of a first floor rear extension above the existing ground floor rear extension. The extension will provide an additional bedroom and an enlarged bathroom. A small ground floor extension is also proposed adjacent to the existing ground floor extension. This will be used as a utility room. A number of other internal alterations are also proposed.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Shrivenham Parish Council – Object - Size of extension will impact on neighbouring property, causing loss of light and over dominance as the neighbour is partially sighted (No. 12 Vicarage Lane)

No. 16 Vicarage Lane – No Objection

No. 12 Vicarage Lane – No Objection

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P90/V0454](#) - Approved (14/11/1990)
ground and first floor extensions side and rear to provide new

bedrooms, kitchen and lounge. Change of use of garage to bedroom with en-suite shower room.

[P81/V0383](#) - Refused (30/03/1981)

First floor extension to provide additional accommodation.

[P80/V0309](#) - Approved (10/12/1980)

Conversion of part of garage to kitchen, WC and passage with garage/porch extension at front.

5.0 **POLICY & GUIDANCE**

5.1 Adopted Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

Residential Design Guide (SPD adopted 2009)

National Planning Policy Framework – March 2012

Planning Practise Guidance – March 2014

6.0 **PLANNING CONSIDERATIONS**

6.1 Design

The proposed first floor alteration extends three metres from the rear elevation. The height of the proposal matches that of the existing dwelling at approximately seven metres. Maintaining the existing ridge line of the roof allows for the extension to appear as a coherent addition, sympathetic to the existing dwelling. Although the addition is similar in terms of height, it is smaller in overall size and scale than the existing dwelling and, therefore, appears as a subordinate addition. Matching materials are proposed to be used throughout. Therefore, officers consider the proposal to be acceptable in terms of design.

6.2 Access

Access to the dwelling remains unchanged and any additional traffic implications generated by the proposal are deemed to be acceptable. One additional bedroom is proposed. The dwelling currently has a gravelled driveway which provides parking space for three vehicles. Three car parking spaces for a four-bedroom dwelling is in line with the council's adopted parking standards and, therefore, the impact on off-street parking is considered to be acceptable.

6.3 Neighbour Impact

The rear elevation of the dwelling, and that of the neighbouring dwellings, has a north-west facing orientation. Sunlight is largely focused on the side and front elevations throughout the day, not the rear. The council's residential design guide sets out guidance for two storey rear extensions: Two storey extensions should not encroach beyond a 40-degree line taken from the edge of the nearest first floor window of a habitable room of the neighbouring dwelling. In this instance, the two storey addition will extend no more than 10 degrees from the rear window of number 12 Vicarage Lane, and no more than 20 degrees from the rear window of number 16 Vicarage Lane. The windows on the side elevations of the roof are 'skylight' style windows and present an issue in terms of possible loss of privacy to the neighbouring dwellings due to their height. A condition will be imposed that these windows will have a cill height of 1.7m from finished floor level to prevent any loss of privacy to the neighbouring dwellings.

This is the standard height used to prevent overlooking.

6.4 Other issues

Members will be aware that the personal circumstances of the individuals living in neighbouring dwellings are not classed as material planning considerations. The fact that one of the neighbours is partially sighted can be given no weight in the assessment of the application.

7.0 **CONCLUSION**

7.1 Both neighbour and visual impact is considered to be acceptable. The proposal complies with policies DC1, DC5, and DC9 of the adopted Vale of White Horse Local Plan 2011.

8.0 **RECOMMENDATION**

To grant planning permission subject to the following conditions:

- 1 : TL1 - Time limit - Full Application (Full)**
- 2 : Approved plans ***
- 3 : MC3 - Materials in Accordance with App.(Full)**
- 4: Rooflights (height) ***

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