

APPLICATION NO.	P14/V0554/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18.3.2014
PARISH	STEVENTON
WARD MEMBER(S)	Bill Jones Michael Murray
APPLICANT	Mr & Mrs P Sexton
SITE	12 Tatlings Road Steventon Abingdon, OX13 6AT
PROPOSAL	Single storey rear extension and loft conversion with box dormers (retrospective)
AMENDMENTS	10.4.2014
GRID REFERENCE	446523/192182
OFFICER	Katie Cook

SUMMARY

The application is referred to committee as the applicant is a member of staff.

The proposal is for a single storey rear extension and a loft conversion with box dormer windows. The work has already been undertaken.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is considered acceptable.
- Whether there is adequate off-street parking within the site, which it is considered there is.

The recommendation is to grant planning permission

1.0 INTRODUCTION

1.1 The property, a detached bungalow, is located at the north-west side of Steventon on a corner plot. Other residential properties are located to the north, south and east of the site, with agricultural fields to the west. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as the applicant is a member of staff.

2.0 PROPOSAL

2.1 This application seeks retrospective planning permission for the erection of a single storey rear extension on the west elevation of the property, which incorporates a balcony within the roof space at first floor level, and the erection of box dormer windows on the north, south, east and west elevations of the property. A copy of the application plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Steventon Parish Council raises no objections.

4.0 RELEVANT PLANNING HISTORY

4.1 [P12/V2056/HH](#) - Approved (14/01/2013)

Demolition of utility room, construction of new utility room, rear extension to lounge. Loft conversion

- 4.2 [P84/V0766](#) - Approved (15/06/1984)

Removal of existing porch and erection of a larger porch.

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework (March 2012)

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. 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.

5.2 Planning Practise Guidance (March 2014)

This document provides supplementary guidance to the NPPF.

5.3 Vale of White Horse Local Plan (adopted July 2006)

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.

- 5.4 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

- 5.5 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.

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 whether there is adequate off-street car parking within the site for the extended dwelling.

Impact on visual amenity

- 6.2 The principle of erecting a rear extension with an enclosed balcony and incorporating box dormers on the north and south elevations of the property has already been agreed with the granting of planning permission P12/V2056/HH. The proposed additional dormer windows which form part of this application will not appear out of place within the street scene or harm the visual amenity of the area.

- 6.3 It is also noted that very similarly proportioned and positioned dormer windows could be installed as permitted development, without the need to obtain planning permission. The overall volume of the dormer windows is only two cubic metres above the permissible cubic content increase of 50 cubic metres allowed as permitted development.

Impact on neighbours

- 6.4 Given the position and orientation of neighbouring properties it is not considered that the amenities of these dwellings are harmed by the development in terms of overshadowing, dominance or overlooking. The north facing dormer window which serves bedroom one is over 15 metres away from the north boundary of the site and will not cause harmful overlooking. The south facing dormer window contains a bathroom window and a bedroom window. The relative position of these windows in the neighbouring property to the south (no.11) is such that harmful overlooking will not be caused.

Impact on highway safety

6.5 It is not considered that the development, which increases the number of bedroom in the property from five to seven, will have an adverse impact on highway safety. There is adequate parking within the site for the extended dwelling.

7.0 CONCLUSION

7.1 The development does not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site. The development, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

8.1 **That planning permission be granted subject to the following conditions:**

- 1. Planning condition listing the approved drawings**
- 2. MC3 – Materials in accordance with application**

Author: Katie Cook
Contact number: 01235 540507
Email: katie.cook@southandvale.gov.uk