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| APPLICATION NO. | P14/V1193/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 2.6.2014 |
| PARISH | ABINGDON |
| WARD MEMBER(S) | |
| APPLICANT | Mr & Mrs Francois Caron |
| SITE | 26 Winterborne Road Abingdon Oxfordshire, OX14 1AJ |
| PROPOSAL | Proposed first floor rear dormer extension. |
| AMENDMENTS | None |
| GRID REFERENCE | 448720/197079 |
| OFFICER | Mark Doodes |

Summary of key issues;

- Design and character impact
- Town Council Objection

1.0 INTRODUCTION

1.1 The application site is a larger semi detached two storey brick faced unit on a relatively modest plot. The property has, like other homes on eh street, undergone some modification over time, such as a rear extension at ground floor and a other minor works.

1.2 The street includes a range of styles reflective of the eras of construction from 1960s terraced units to 1950s semis and some late Victorian examples. All units in the area have modest front gardens, which are now largely used for parking. The site is has no special planning designation.

1.3 The application is before committee due to an objection from Abingdon Town Council.

1.4 Location plans are available **attached** in Appendix 1.

2.0 PROPOSAL

2.1 The applicant seeks a first floor rear extension to build above an existing rear extension. The extension is proposed to be a dormer style full width rear extension, presumably to avoid multiple gables to the rear which would prove awkward in design terms, more bulky and costly.

2.2 Materials are proposed to be wire cut bricks to match, plain clays tiles and red cedar cladding. The site is not located in a conservation area or listed building.

2.3 Plans are available **attached** in Appendix 2. The new volume enclosed as a roof extension is 47.5 cubic metres, hence the need for a planning application, as PD rights extend to 40 cubic metres.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Abingdon Town Council – Objection – Character and amenity of neighbours, contrary to policy DC9. A copy of the response is **attached** in Appendix 3.

Neighbour Object (1) – overlooking and amenity impact.

Neighbour No Strong Views (1) – questioned a missing ground floor window from an elevation. The agent has submitted revised drawings.

4.0 RELEVANT PLANNING HISTORY

4.1 [P78/V0993](#) – Approved (28/06/1982)

Erection of extension to form new front porch, garage with two bedrooms over and new rear porch. 26 Winterborne Road, Abingdon. BR No. 1591/78

[P81/V1009](#) – Approved (16/09/1981)

Dormer extensions to bedrooms at rear. 26 Winterborne Road, Abingdon, Oxon.

[P77/V1067](#) – Approved (24/02/1978)

Rear extension to lounge. Car port at side of house. 26 Winterborne Road, Abingdon, Oxon. BR No. 327/77

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

2009 Residential Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The sole issue with this application is that of design and neighbouring impact as no new bedrooms appear to be created.

6.2 Addressing the neighbouring amenity issues firstly, the works are considered to be acceptable to officers for the following reasons;

a) The works are solely to the rear of the property, where the greatest scope for development is traditionally located.

b) No new rear projection is present in the proposals. The works are solely located within the existing (albeit not original) building footprint. Therefore the scope and degree for overlooking that is over and above what exists at present is very limited.

The concerns of some neighbours are understood but not considered to be a cogent or compelling reason for refusal noting also that PD rights are intact.

The application is considered to comply with policy DC9 of the local plan.

6.3 Design – Dormer rear extensions of this scale are rarely an attractive improvement in the architectural character of the host building. This application is no different in this regard, however there are some mitigating and aggravating factors that members should consider. The hammer head junction that is close to the property affords good views to the rear of the home. Although by no means a key or defining vista for the area or town, the works proposed will be more readily visible from a public area meaning that a dormer window will also feature in this view. However this factor is also diluted by the non distinct and uniformity of the 1960's housing in the area around the vantage point in question. This has the effect of setting such a dormer in the context of other architecture. To this end, officers are satisfied that the dormer causes no material

erosion to the character of the area and will merge into its surroundings readily. The application is considered to comply with policy DC1 of the local plan.

- 6.4 PD Fallback – of note is that the proposals are only marginally over the permitted development fall back position which requires development to be up to 40m³. Officers consider that a dormer style extension under PD would have an almost identical impact in visual terms. This has been a factor in reaching the conclusions in section 7.
- 6.5 No new bedrooms are proposed and no new parking is therefore required. The proposals are therefore considered to be in accordance with policy DC5 of the local plan.
- 6.6 The materials proposed would not, if this were a new dwelling, be considered acceptable, however given the existing property, they are considered acceptable for this application.

7.0 **CONCLUSION**

- 7.1 The works have raised some concern and some objection locally, however noting the character of the area, the street and fact that works are to the rear, and the PD position, officers have reached a clear view that the works are acceptable against Abingdon Town Council objection.
- 7.2 Planning permission is recommended to be granted subject to conditions.

8.0 **RECOMMENDATION**

Planning Permission

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans *

3 : Matching materials (dormers)

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