

APPLICATION NO.	P14/V1269/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	3.6.2014
PARISH	EAST HENDRED
WARD MEMBER(S)	Bill Jones, Michael Murray
APPLICANT	Mrs V Callaghan
SITE	East View St Marys Road East Hendred Wantage, OX12 8LF
PROPOSAL	Two storey side extension and provision of dormer windows to front and rear.
AMENDMENTS	Yes
GRID REFERENCE	446120/188468
OFFICER	Tobias Fett

SUMMARY

This application is referred to committee as East Hendred Parish Council objects to the proposal.

The proposal has had an amended design submitted, which addressed all design and conservation issues raised by the conservation officer.

The remaining issues are:

- The impact on access and parking provision
- Privacy and design issues raised by neighbours

The recommendation is for delegated approval subject to conditions.

1.0 INTRODUCTION

- 1.1 East View is a semi-detached cottage in the village of East Hendred and its conservation area.
- 1.2 This application is to be determined by the Planning Committee, as the officer recommendation is contrary to the Parish Councils representation.
- 1.3 A copy of the site plan is **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of a two storey side extension to the north elevation of the dwelling and the provision of two dormer windows to the front (east elevation) and rear (west) elevation of the dwelling.
- 2.2 The plans have been amended from those originally submitted to address concerns of the conservation officer. The extension has been set back from the front of the existing house further and the dormers recessed.
- 2.3 A copy of the application plans is **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 East Hendred Parish Council – Object, on grounds of access and parking. Their full

comments are **attached** at Appendix 3.

County Archaeologist (VWHDC) - No objection

Conservation Officer Vale - No objection, all issues addressed by revised plans

Highways Liaison Officer (Oxfordshire County Council) - No objection

2 letters have been received from neighbouring properties raising the following:

- Object, on terms of design & conservation and privacy
- privacy concerns, request to alter side window & door

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P93/V1011](#) - Approved (18/03/1993)

Two storey side extension cloakroom, utility room and dining room with two bedrooms above. Erection of a double garage.

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

HE1 - Preservation and Enhancement: Implications for Development

5.2 NPPF

NPPG

5.3 Vale Residential Design Guide

6.0 **PLANNING CONSIDERATIONS**

6.1 **Design & Conservation.** It is proposed to create a two storey side extension to the north elevation of the dwelling including two dormers on both the rear and front elevation. Revised plans have addressed conservation and design issues raised by the conservation officer. The increased set back of 300 mm and set down of the ridge clearly mark the proposed development as subservient. The proposed window to the front elevation matches the existing windows. The proposed small dormers have been set back from the eaves line. The design is sympathetic with the character of the cottage. The rear dormers have been further scaled back to decrease the visual impact. Furthermore representations have been received about the rear dormers, which have been reduced in size and are considered acceptable and not materially affecting the conservation area. The proposed materials for the development are to match the existing, and details will be requested to ensure the appropriateness.

Revised plans have been received to address design and conservation concerns by the council's conservation officer. The alterations are considered sympathetic to the cottage and are not considered to harm the conservation area and therefore this proposal is considered acceptable in regards to policy DC1 of the adopted Vale of White Horse Local Plan 2011.

6.2 **Neighbours.** The application site is part of a row of small scale cottages. The other attached dwelling has been altered previously. Representations have been received in regards of the proposal overlooking Presbytery Gardens and a playing field by the proposed rear dormers as well as some privacy issues caused by the proposed ground floor side window and door. The proposed small scale dormers are by nature very restrictive in terms of for overlooking as they primarily serve to provide natural light. The

playing fields are acceptable to be looked upon as they are public realm. The impact is considered acceptable, as further gardens are of a sufficient distance away. The ground floor window and door can be achieved under permitted development and are not considered to breach privacy or overlooking of any neighbouring uses. Therefore the proposal is considered to be acceptable in term of its impact on neighbouring uses and is compliant with policy DC9 of the adopted Vale of White Horse Local Plan 2011.

6.3 **Access.** The proposal does not include any changes to access and parking provision. The parish council has objected to this application partly on grounds of insufficient parking. However the highways authority has not objected, as the application site has currently no parking nor the immediate access road but it is considered that the slight intensification on the site “would be comfortably absorbed by the transport network”. Therefore the proposal is considered acceptable and in accordance with policy DC5 of the adopted Vale of White Horse Local Plan 2011.

7.0 **CONCLUSION**

7.1 The development will not harm the visual amenity of the locality, the setting of the conservation area, the amenities of neighbours or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and HE1 of the adopted Vale of White Horse Local Plan 2011.

8.0 **RECOMMENDATION**

Planning Permission subject to conditions:

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

2 : Approved plans *

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

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