

<b>APPLICATION NO.</b>	<a href="#">P14/V1242/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	30.5.2014
<b>PARISH</b>	UPTON
<b>WARD MEMBER(S)</b>	Janet Shelley
<b>APPLICANT</b>	Mr Mark Hoey
<b>SITE</b>	Downleigh Newmans Close Upton Didcot, OX11 9JA
<b>PROPOSAL</b>	Single storey garage extension. Raising front gable and conversion of loftspace. Two storey rear extension. (As amended by documentation received 14 July submitted by the applicant/agent)
<b>AMENDMENTS</b>	14 July 2014
<b>GRID REFERENCE</b>	451485/187091
<b>OFFICER</b>	Tobias Fett

---

## SUMMARY

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

The proposal, an amendment to a previously granted scheme, seeks to increase the proposed forward projection of the garage by approximately three metres.

The main issues are:

- The impact on the character and appearance of the area

The recommendation is for approval subject to conditions.

## 1.0 INTRODUCTION

- 1.1 Downleigh is a detached bungalow located within the main built up area in the village of Upton. The property is located in a small close towards the northern edge of the village, surrounded by similar detached properties.
- 1.2 This application is to be determined by the planning committee, as the officer recommendation is contrary to the parish council's representation.
- 1.3 A copy of the site location plan is **attached** at Appendix 1.

## 2.0 PROPOSAL

- 2.1 A previous application (P13/V2665/HH) was granted planning permission in January 2014 for extensions and alterations to the property which included a loft conversion across the property, a two storey rear extension, and a front extension to the integral garage.
- 2.2 This application seeks planning permission to increase the already permitted forward projection of the garage by a further three metres approximately, to create a car port with the same roof profile.
- 2.3 A copy of the application plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Upton Parish Council – Object, on basis of projection being forward of the dwelling’s “building line”.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P13/V2665/HH](#) - Approved (23/01/2014)

Single storey garage extension. Raising front gable and conversion of loftspace. Two storey rear extension.

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, March 2012

5.3 Planning Praactise Guidance, March 2014

5.4 Residential Design Guide (Adopted SPD, 2009)

6.0 **PLANNING CONSIDERATIONS**

6.1 The majority of the proposal remains as previously approved. However this application is seeking permission for a material change in the garage element of the scheme.

6.2 **Design.**

It is proposed to extend the approved garage element by a further three metres. This would make the proposed projection from the front wall of the dwelling a total of six metres. This raises the issue of the impact of the proposal on the street scene. The concept of the “building line” is no longer favoured. Instead individual applications for front extensions should be assessed on their individual merits. The proposed extension is relatively low. Currently the front of the application site is relatively open to views from the road. There are existing hedgerows to the front of neighbouring dwellings which serve to screen the site from wider views, particularly from the south. For these reasons, although it will be visible from the road in front of the dwelling, the proposed projection would be less visible from general views along the street.

6.3 Following officer concerns about the appearance of an enclosed projection of the proposed large scale, a revised plan was received to show a carport forward of the permitted single storey front extension, still with a gabled roof. This means it is a more open structure than the solid walls of the original proposal. The parish council maintains its objection to a forward projection beyond the existing front wall of the application dwelling and its neighbours. On balance, officers consider the new carport element is visually acceptable and not contrary to the policy DC1 of the adopted local plan.

6.4 **Neighbouring Uses.**

The proposal is not considered to have any adverse impact on neighbouring properties, especially as the forward projection is single storey and set off the boundary. The main impact will be on the neighbour to the north. The nearest part of this neighbour’s dwelling is the integral garage. It is considered that the proposal is too far from the neighbour’s nearest window to cause harm from dominance or from loss of outlook. Consequently the proposal is in accord with policy DC9 of the adopted local plan.

6.5 **Access.** Access to the site remains the same. The proposal increases the number of bedrooms within the property to five while keeping the integral garage as a parking area. There will still be enough space to the front of the property to accommodate sufficient parking spaces for the property. It is considered that this proposal is in line with policy DC5 of the adopted local plan.

7.0 **CONCLUSION**

7.1 On balance the development will not harm the visual amenity of the locality, the amenities of neighbours or highway safety. The proposal, 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 2011.

8.0 **RECOMMENDATION**

**Planning Permission**

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

**2 : Approved plans \***

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

**4 : RE11 - Garage Accommodation (Full)**

Author:	Tobi Fett
Contact number:	01491 823928
Email:	Tobias.Fett@southandvale.gov.uk