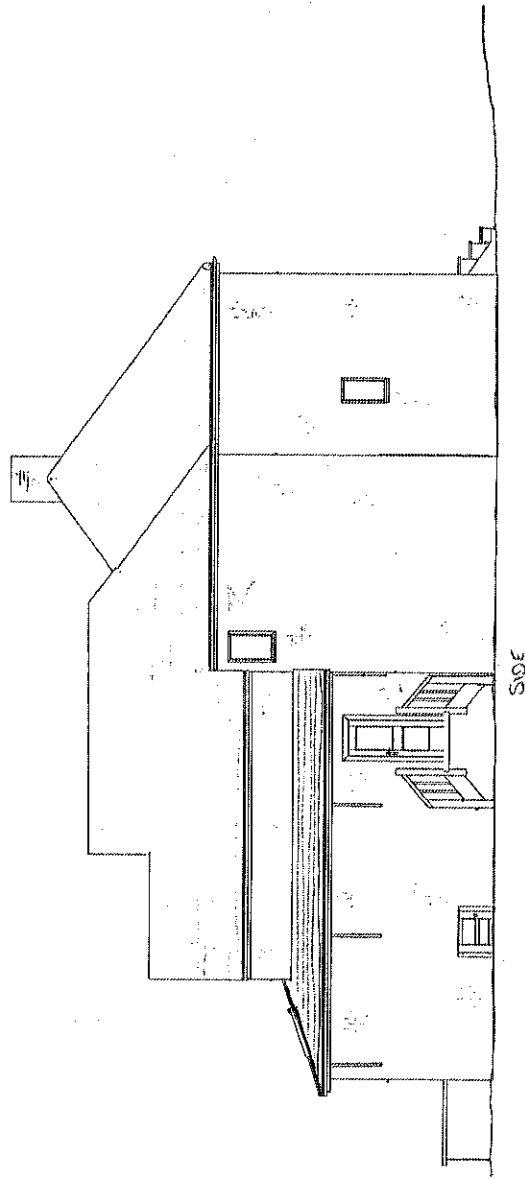
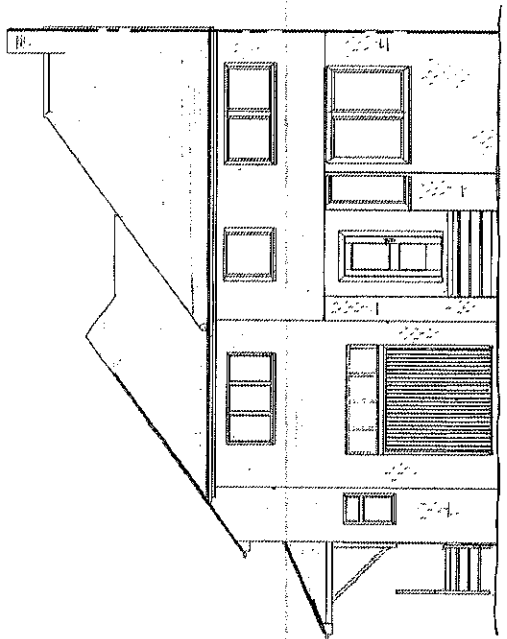


21 Bagley Close,
 Kennington,
 OX1 5LS

OS MasterMap 1250/2500/10000 scale
 16 January 2014, ID: BW1-00288118
www.blackwellmapping.co.uk
 1:1250 scale print at A4, Centre: 452019 E, 202430 N
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 TEL: 01865 333 877
maps.oxford@blackwell.co.uk



Apex Construction

3 St Swifburys road

Owner:

21 Badley Close, Kemington, Oxford

Project: Proposed rear single storey extension and side two storey

Proposed amendments

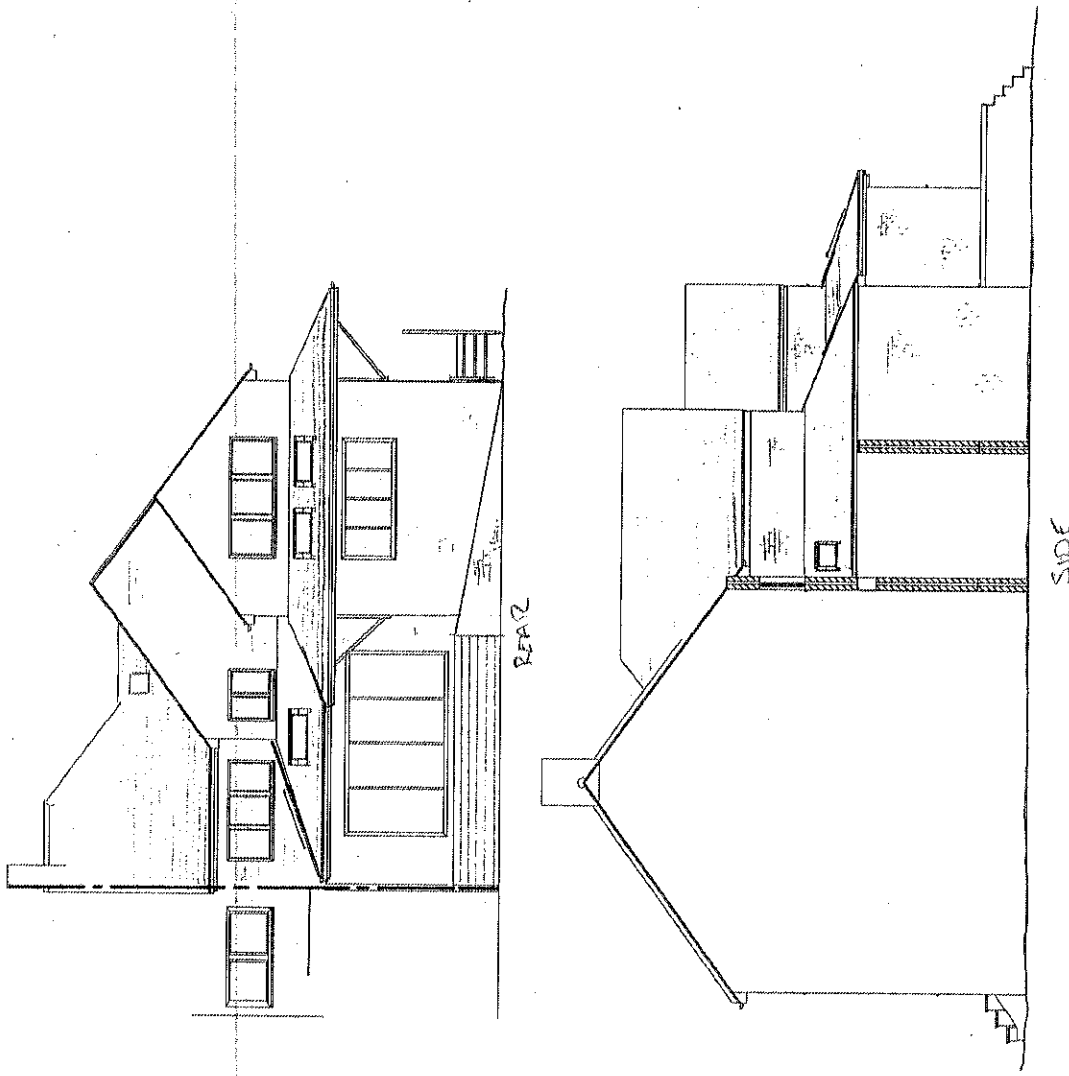
Component: Section

Note:

Plan-No: 10

Scale: 1 : 100

Date: 22/05/2014



Apex Construction

3 St Withuns road

Owner:

21 Bagley Close, Kennington, Oxford

Project:

Proposed rear single storey extension and side two storey

Component:

Proposed amendments

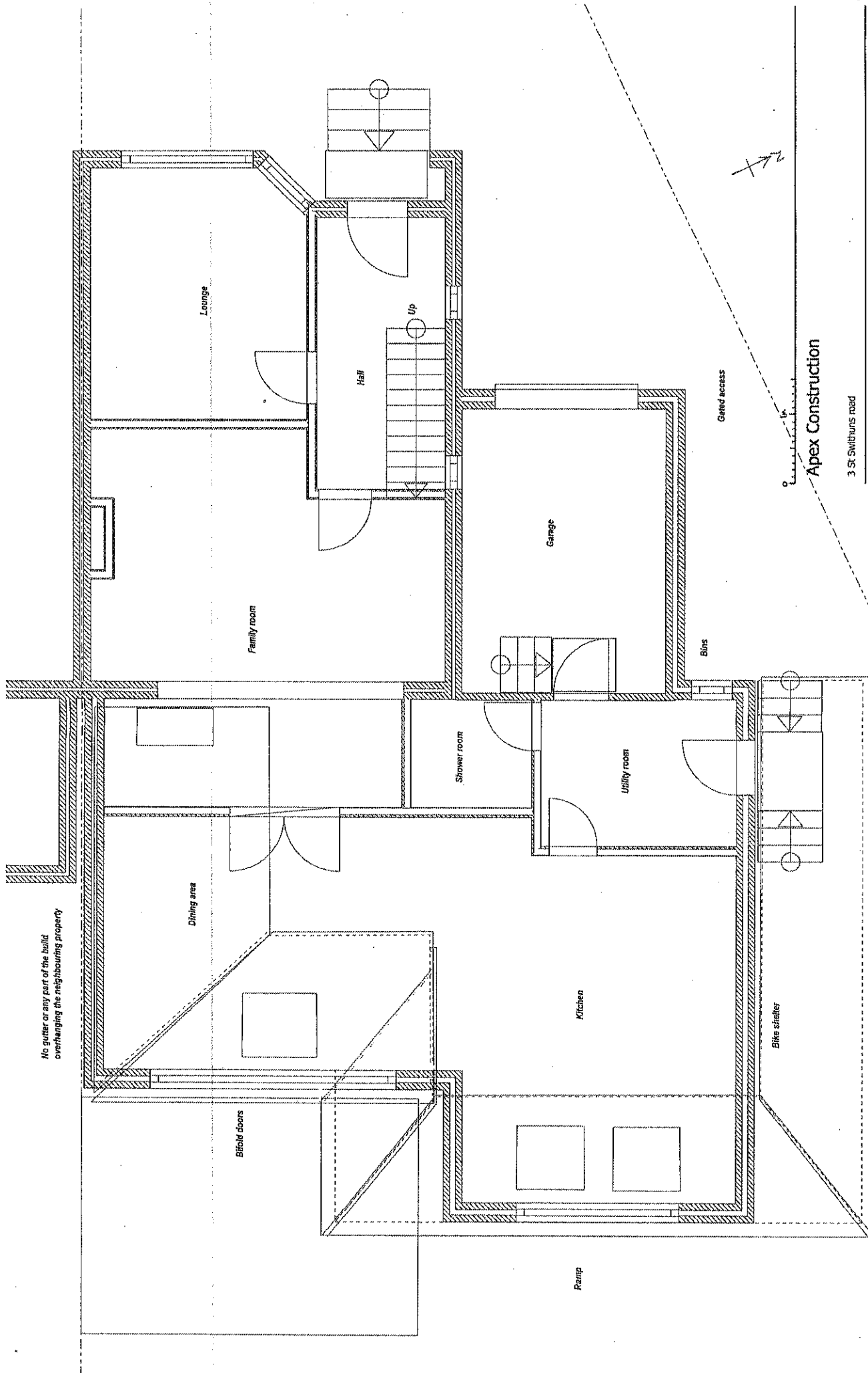
Note:

Section

Plan-No. 11

Scale: 1:100

Date: 22/05/2014



No gutter or any part of the build overhanging the neighbouring property

Dining area

Bifold doors

Lounge

Family room

Hall

Shower room

Garage

Kitchen

Utility room

Bike shelter

Bin

Gated access

Ramp



Apex Construction

3 St Swithuns road

Owner:

21 Bagley Close, Kennington, Oxford

Project: Proposed rear single storey extension and side two storey

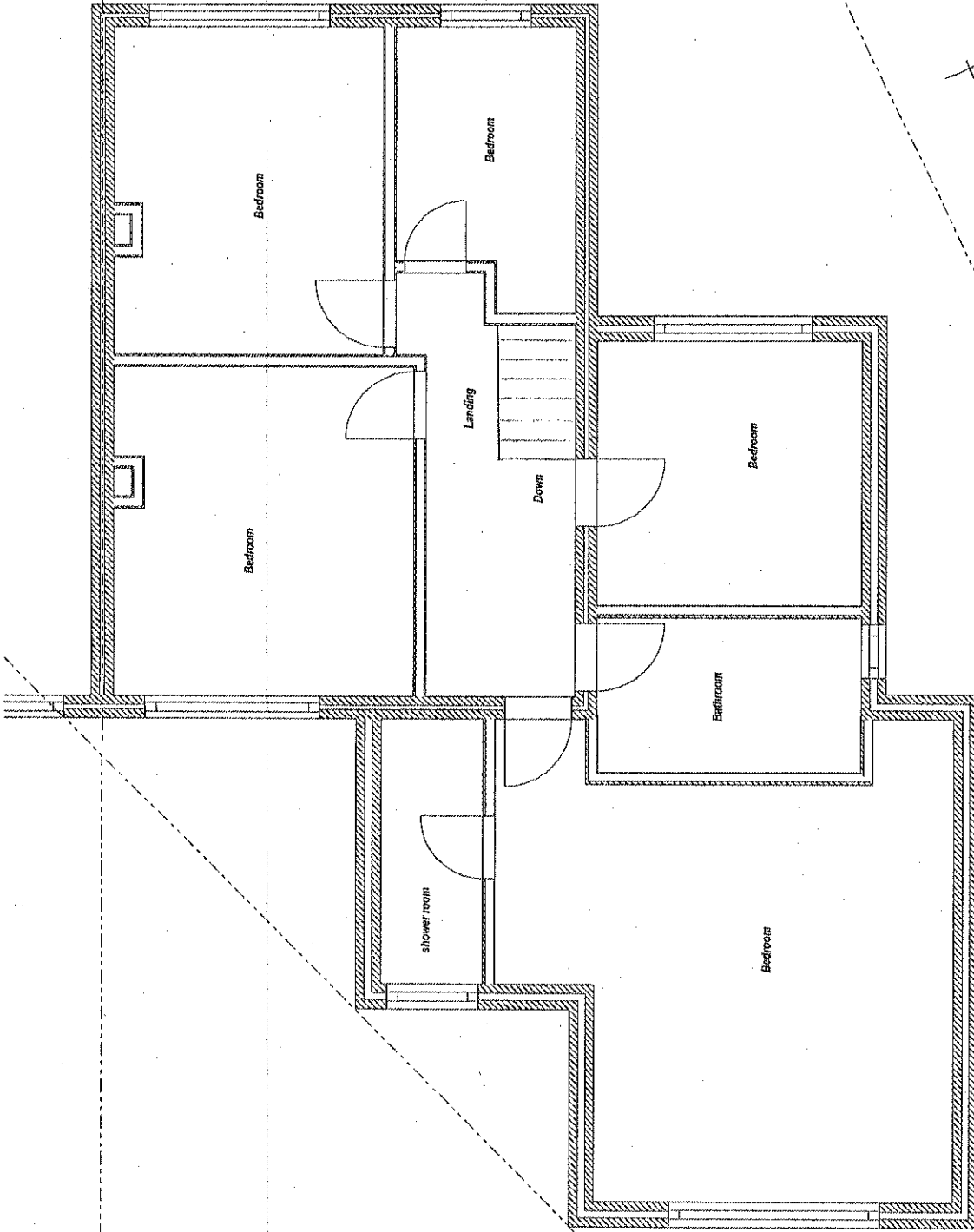
Proposed amendments

Component: Ground floor

Plan-No.: 7

Scale: 1 : 50

Date: 22/05/2014



0 1 2 3 4 5 6 7 8 9 10 M

Apex Construction

3 St. Swithuns road

Owner:

21 Bagley Close, Kennington, Oxford

Project: Proposed rear single storey extension and side two storey Proposed amendments

Component: 1. Upper floor

Note: Plan No.: 8 Scale: 1:50 Date: 22/05/2014

Appeal Decision

Site visit made on 15 September 2014

by **S Poole BA(Hons) DipArch MPhil MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 September 2014

Appeal Ref: APP/V3120/D/14/2222578

21 Bagley Close, Kennington, Oxford OX1 5LS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Megan Morys & Mr Wakefield Carter against the decision of Vale of White Horse District Council.
 - The application Ref P14/V0533/HH was refused by notice dated 19 June 2014.
 - The development proposed is the erection of a single storey rear extension and a two storey side extension.
-

Application for Costs

1. An application for costs has been made by Ms Megan Morys & Mr Wakefield Carter against Vale of White Horse District Council. This is the subject of a separate decision.

Decision

2. The appeal is dismissed.

Main Issues

3. The main issues in this case are the effects of the proposal on: (i) the character and appearance of the host property and the surrounding area; and (ii) the living conditions of occupiers of 19 Bagley Close, with particular regard to natural light and outlook.

Reasons

Character and appearance

4. The appeal property is a 2-storey semi-detached house with a garage to the side. It forms part of a group of 5 pairs of houses laid out in a crescent form at the end of a residential street which comprises further semi-detached houses. The pairs of properties have a simple form and hipped roofs and are essentially identical in design. The gaps between semi-detached pairs, which are predominately occupied by garages set back behind the main frontages, contribute to the planned and uniform appearance of the street scene. The gaps and the simple and uniform appearance of the properties and street scene are matters to which I attach significant weight.
 5. The proposal would include a 2-storey side addition which would occupy a large proportion of the gap between the existing flank wall of the house and the
-

boundary shared with 19 Bagley Close. In my judgement, due to its height, bulk and siting this addition would be disproportionate in scale to the host property and would have an unacceptable effect on the relatively uniform appearance of the street scene. In addition, the complex arrangement of gables and projecting roofs at the rear and side of the proposal would not reflect, and therefore have an unacceptable effect on, the simple form and appearance of the host property and the pair of which it forms part.

6. Whilst I note that there are examples of 2-storey side extensions in the area, none are directly comparable to the proposal before me. The additions at 17 and 32 Bagley Close are smaller than the appeal proposal and the former is at the end of a group and does not therefore infill a gap between semi-detached pairs. Likewise, the large addition to the side of No. 133 is at the end of a street.
7. Reference has also been made to a recent planning permission granted for a 2-storey side and rear extension at 22 Meadow View Road, full details of which are not before me. Unlike the appeal proposal, this scheme would be located on the inside of a shallow bend in a street rather than in a formally laid out crescent. As each case must be considered on its individual merits having regard to its specific context, I attach limited weight to the examples of existing and recently approved side extensions referred to by the appellant.
8. For the reasons set out above the proposal would have an unacceptable effect on the character and appearance of the host property and the surrounding area. It therefore fails to comply with Policy DC1 of the White Horse Local Plan 2011 (LP) which seeks high quality design that makes a positive contribution to the character of the locality and takes into account local distinctiveness. It is also contrary to the aims of the Vale of White Horse Residential Design Guide (2009) which recognises that gaps between dwellings can make an important contribution to the character of an area.

Living conditions

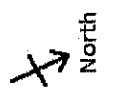
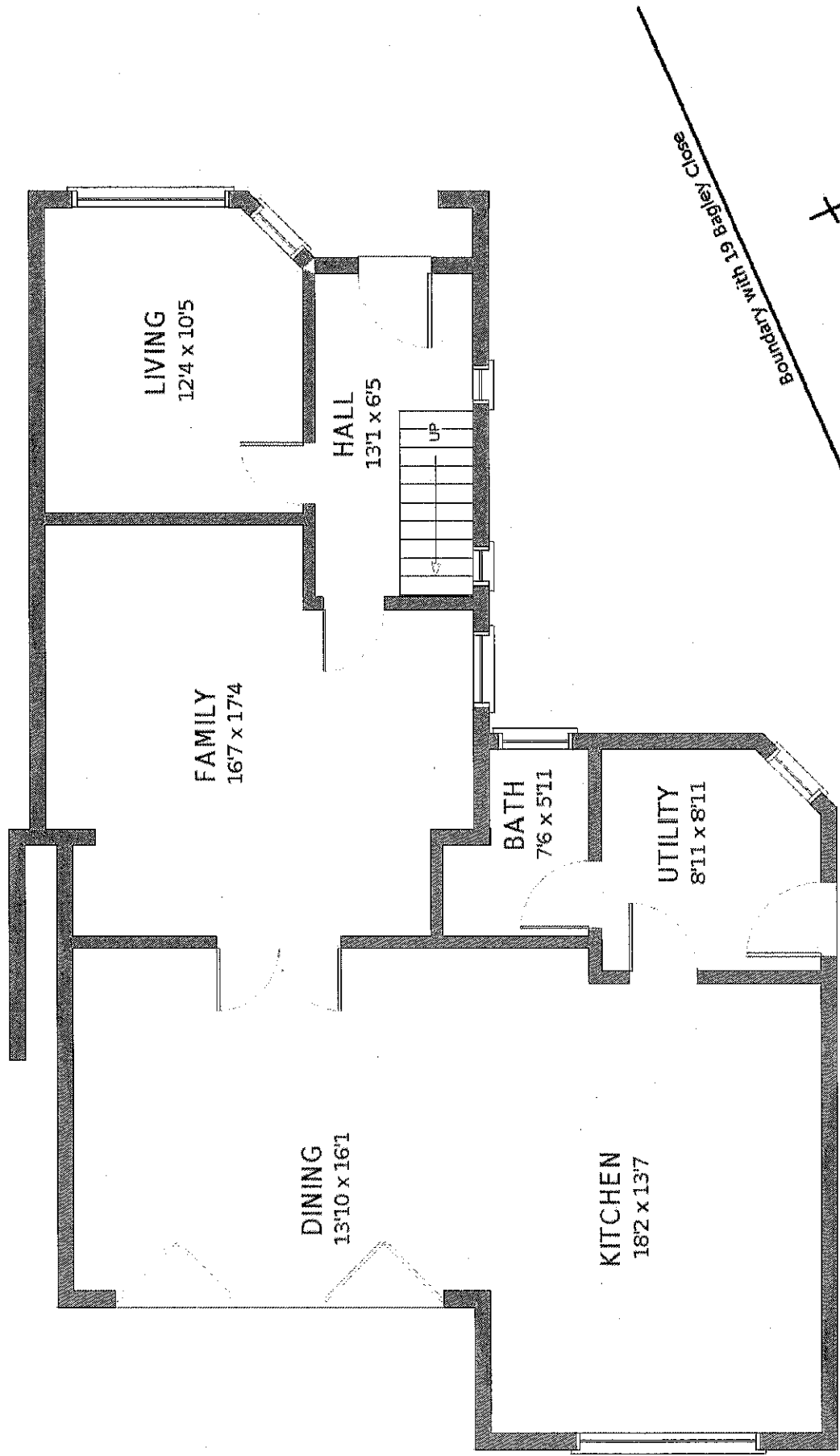
9. The proposal would result in a significant increase in the height and bulk of development within close vicinity of the flank elevation of No. 19, which contains a window at ground floor level. This window provides the sole source of natural light to, and outlook from, a kitchen. Due to its height, bulk and siting the proposal would severely reduce natural light to, and outlook from, this room which would have an unacceptable effect on the living conditions of the occupiers of this property.
10. For these reasons the proposal fails to comply with LP Policy DC9 which states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties.

Conclusion

11. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

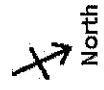
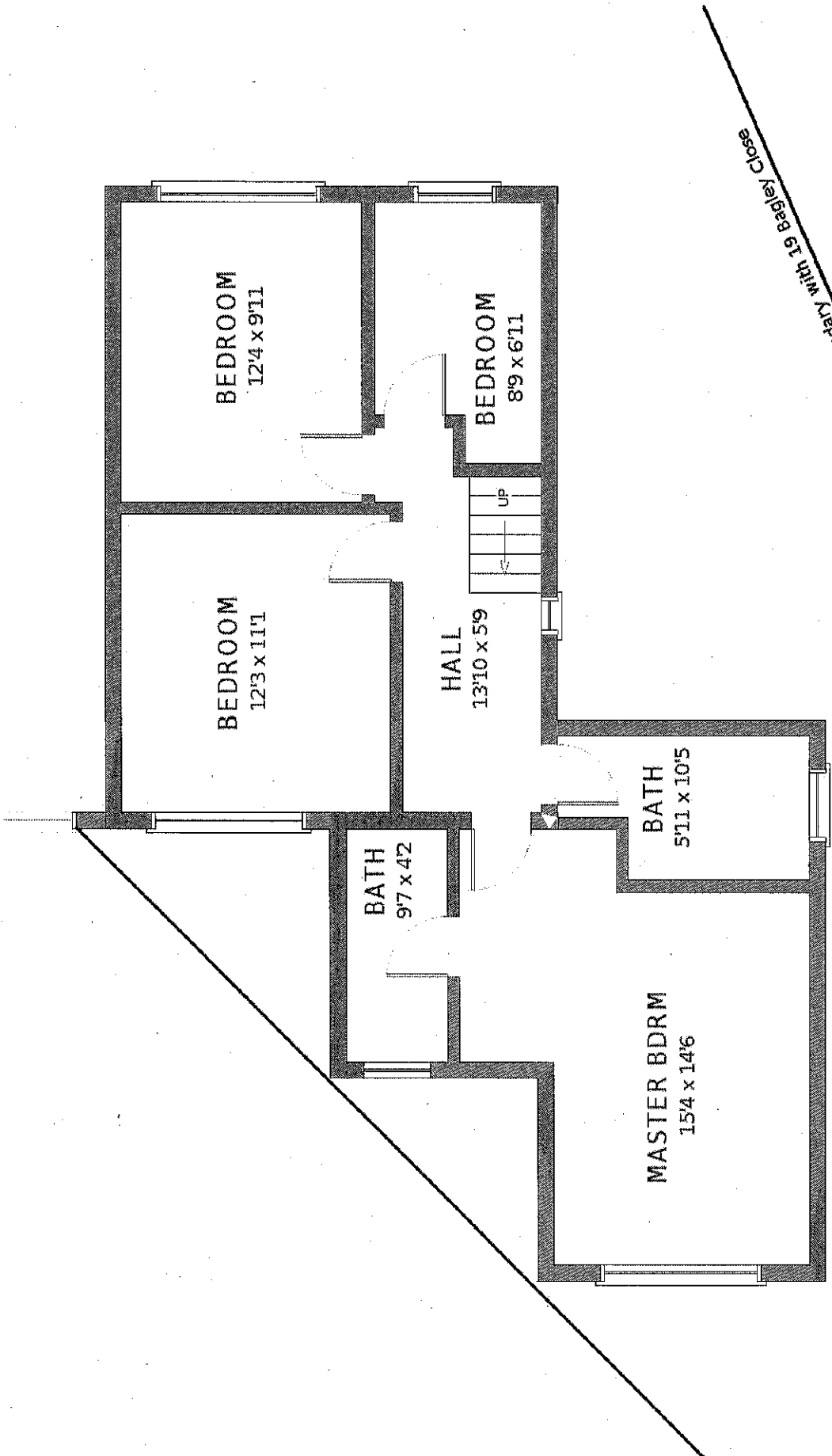
INSPECTOR



1 Metre

LIVING AREA
1214 sq ft

21 Bagley Close, Kennington, Oxford
Plan 4: Ground Floor Proposed
Scale 1:50 at A3
Date: 26/10/2014



North

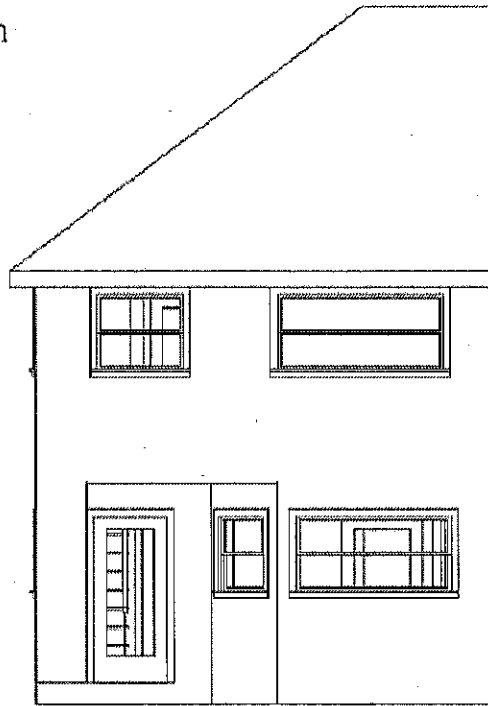


LIVING AREA
930 sq ft

Boundary with 19 Bagley Close

21 Bagley Close, Kennington, Oxford
 Plan 5. Upper Floor Proposed
 Scale 1:50 at A3
 Date: 26/10/2014

Existing Elevation



Proposed Elevation

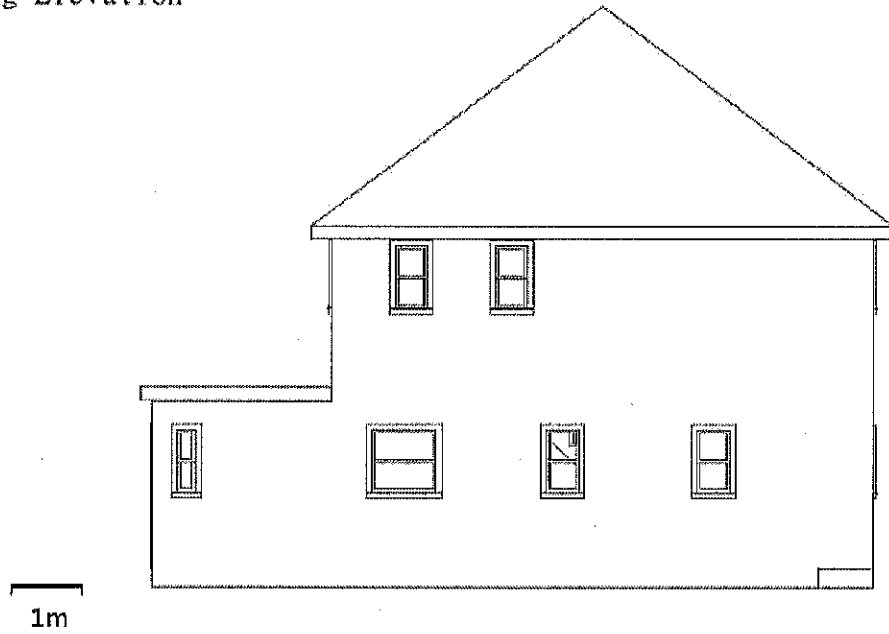


Bricks to colour match existing.

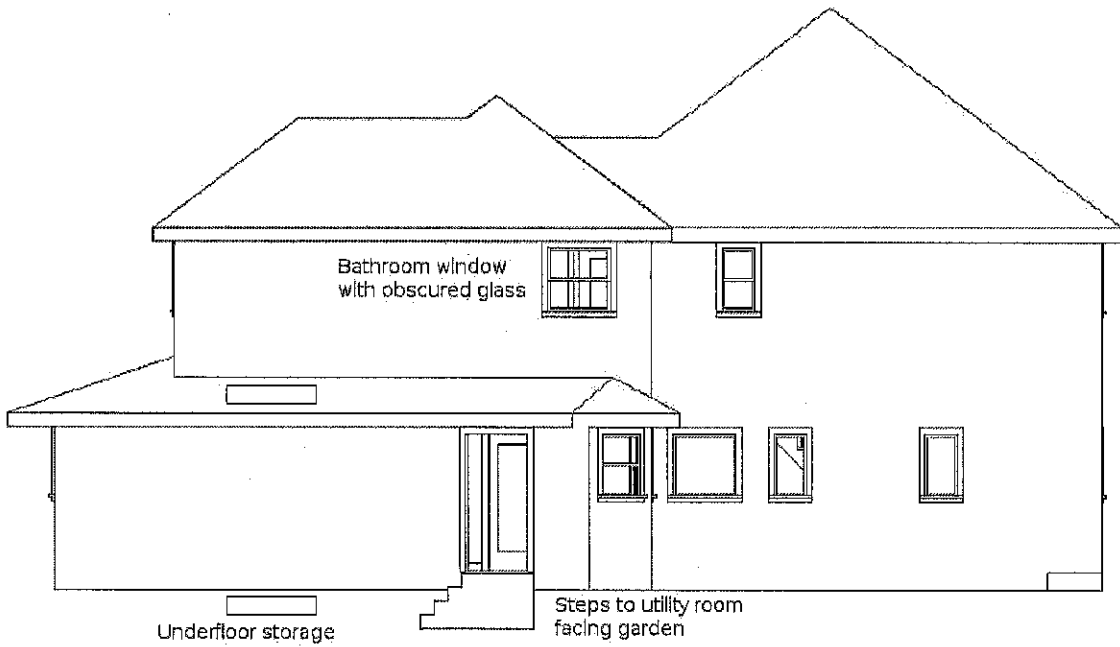
Existing windows to be replaced with white uPVC to match extension.

21 Bagley Close, Kennington, Oxford
Elevations 1 amended. Front.
Scale 1:100 at A4
Date: 29/12/2014

Existing Elevation

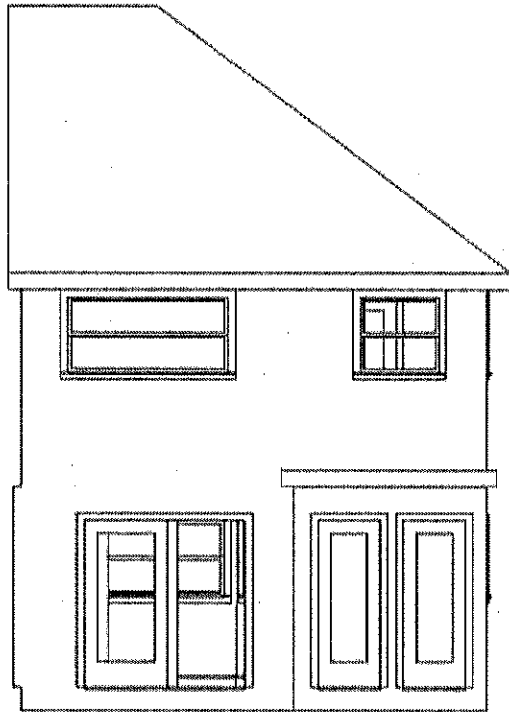


Proposed Elevation



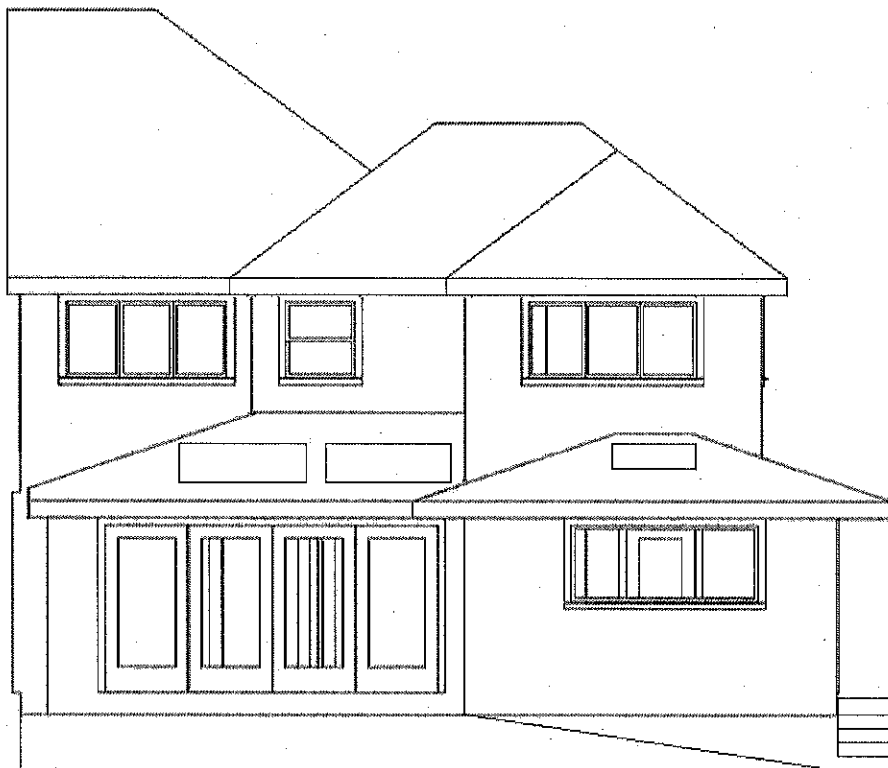
21 Bagley Close, Kennington, Oxford
Elevations 2 amended. Detached Side.
Scale 1:100 at A4
Date: 29/12/2014

Existing Elevation



Proposed Elevation

1m

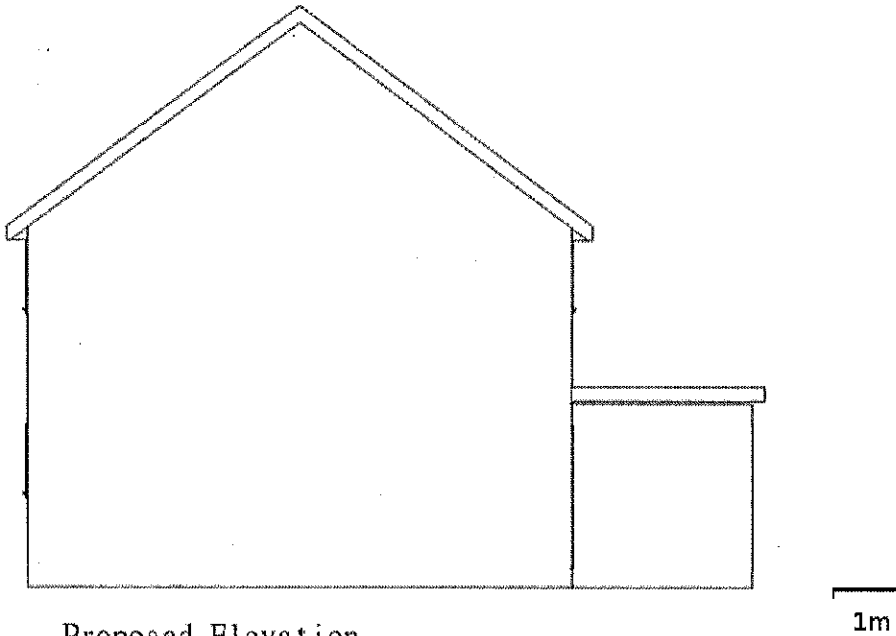


Gutter to avoid any overhang with number 23

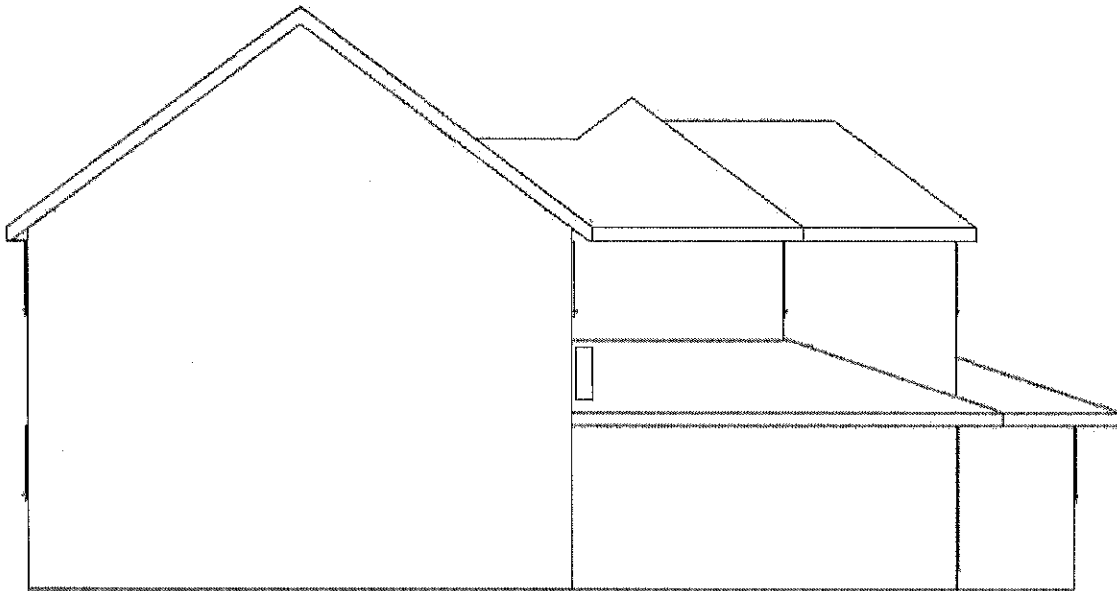
Disabled access to house via patio.

21 Bagley Close, Kennington, Oxford
Elevations 3 amended. Rear.
Scale 1:100 at A4
Date: 29/12/2014

Existing Elevation



Proposed Elevation



Narrow roof window close to house to avoid glare into rear bedroom of number 23.

21 Bagley Close, Kennington, Oxford
Elevations 4 amended. Attached Side.
Date: 29/12/2014

Planning

HEAD OF SERVICE : Adrian Duffield



**CONSULTATION WITH
KENNINGTON PARISH COUNCIL**

OFFICER: **Martin Deans**
CONTACT: **Mrs Jacqui Cleave**

**PLEASE RETURN TO VOWH NOT LATER
THAN 12 NOON ON 5 DECEMBER 2014**

Planning@whitehorsedc.gov.uk
Tel : 01235 540350
Textphone: 18001 01235 540350

Benson Lane Crowmarsh Gifford
Wallingford OX10 8ED

Application Reference: P14/V2505/HH (Householder)
Application Type (see definition over): Other
Proposal: Rear single and two storey extension
Address: 21 Bagley Close Kennington OX1 5LS

KENNINGTON PARISH COUNCIL:

FULLY SUPPORTS this application for the following reasons

has **NO OBJECTIONS** to this application

has **NO OBJECTIONS** to this application but wish the following comments to be taken into account :

OBJECTS to this application for the following reasons :

If you have a current Parish Plan does it support your view on this application?

If so, please give details of the relevant section below:

YES/NO
(Please circle)

.....

.....

Signed on behalf of Kennington Parish Council

.....

Date 5 December 2014

PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.



**Objection to P14/V2505/HH 21 Bagley Close, Kennington
Rear single and two storey extension**

Having considered the modest amendment made in this most recent application Kennington Parish Council would still object on the grounds of its size, scale, proportions and its elevated position with respect to its neighbour. It would still be visually intrusive and have a detrimental impact on the character and appearance of the street scene.

The Council recognises the deletion in the application but is still of the opinion that the increased size would lend itself to possible separation in the future.

Should planning be approved, Kennington Parish Council would ask a condition be placed on the property preventing future conversions into flats within this property and a condition be placed on the developers to ensure that all construction materials be stored on site, a plan be developed to manage what is likely to be a significant number of contractor vehicles in this already severely congested area and to re-instate any pavements, verges and/or kerb stones which are damaged during the works.