

APPLICATION NO.	P14/V2785/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	9.12.2014
PARISH	Abingdon
WARD MEMBER(S)	Jim Halliday Jeanette Halliday
APPLICANT	Ms Joanne Coleman
SITE	5 Sutton Close, Abingdon, OX14 1ER
PROPOSAL	The erection of a two storey extension at the side and single storey extension at the rear of the existing property.
AMENDMENTS	None
GRID REFERENCE	449690 / 197415
OFFICER	Katie Cook

SUMMARY

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

The proposal is for a two storey side extension, a single storey rear extension, and a front porch extension.

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 for approval.

1.0 INTRODUCTION

1.1 The property, a semi-detached dwelling, is located towards the centre of Abingdon within an established residential area. Vehicular access to the site is obtained from Sutton Close, which adjoins the north-east boundary of the site. A copy of the site plan is **attached** at appendix 1.

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

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a two storey side extension on the south / south-east elevation of the property, which involves extending out over an existing single storey side projection, together with the erection of a two storey element beyond this which incorporates two front dormer windows, the erection of a single storey rear extension on the west / south-west elevation which extends

across the full width of the original house, and the erection of a front porch extension on the east / north-east elevation. A copy of the application plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Abingdon Town Council** raises no objection.

3.2 **The Forestry Officer** raises no objection stating “If the work is undertaken in accordance with plan 14893.4 and the trees are protected as specified within the notation on the plan, there will not be an adverse impact on the trees shown as being retained”.

3.3 **County Archaeologist** raises no objections.

3.4 **Thames Water** raises no objection on sewerage or water infrastructure capacity, and have provided wording for informative relating to surface water drainage and public sewers.

3.5 **Neighbours** One letter of concern has been received raising the following points;

- The extension incorporates a new staircase. With two en-suites and a utility room, could it be turned into a separate dwelling at a later date?
- A separate dwelling could lead to an increase in vehicle usage and additional load on the utilities infrastructure.
- The proposed porch will detract from the original intent of the building's design.
- The proposed porch will reduce sunlight to the porch of no.6.

3.6 One letter of objection has been received, which makes the following points;

- The extension is excessively large and inappropriate for the area.
- The proposed extension will more than double the length of the house at first floor level, which will be different in character from the semi-detached housing which typifies the estate.
- The development will remove sunlight from the ground floor and conservatory of no.4.
- The development appears to be for a self-contained annex, which could lend itself to a separate dwelling being created.
- The design also appears to be suitable for letting purposes.
- The proposal will increase traffic in the street.
- The proposal will set a precedent for similar development.

4.0 RELEVANT PLANNING HISTORY

4.1 There is no relevant planning history relating to the site.

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework

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 Practice 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.

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

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.

5.4 **Draft Vale of White Horse Local Plan 2031 part 1 policies**

37 - Design and local distinctiveness

The draft local plan part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

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 parking within the site for the extended dwelling.

Impact on visual amenity

6.2 Proposed two storey extensions

Various properties within the vicinity of the site display extensions over the original single storey side projections, maintaining the eaves and ridge heights of the dwelling. The proposed two storey extension to no.5 projects into a relatively large expanse of side garden, located at the end of Sutton Close, and therefore whilst this element is larger than other two storey extensions along the road, its position is such that it is not considered that it would appear visually intrusive in the street scene or harmful to the visual amenity of the area.

6.3 Proposed single storey extension & front porch

Viewed within the context of the existing property, the proposed single storey rear extension and front porch will not appear out of place within the street scene. It is proposed to use matching materials in the construction of the extensions, which is acceptable.

6.4 Impact on adjacent trees

Adjacent to the site are Lime and Sycamore trees, which contribute positively to the overall character of the area. In order to ensure these are protected during the work, it is considered reasonable to condition that the tree protection measures shown on the submitted plans are implemented and retained during the construction period.

Impact on neighbours

6.5 Given the position and orientation of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the development in terms of overshadowing, dominance or overlooking.

6.6 Impact on no.6 Sutton Close

No.6 has had a single storey rear extension erected, with the proposed single storey extension at no.5 not projecting beyond this. The proposed porch adjoins an existing porch at no.6. Whilst the proposal may limit some light reaching this porch, as it is not a habitable room any impact is not considered harmful.

6.7 Impact on no.4 Sutton Close

The proposed two storey extension is situated over 30 metres away from no.4 to the north-east. This distance is such that it is not considered harmful overshadowing or overlooking of this property would be caused.

6.8 Impact on no.6 Withington Court

The position of the proposed extension relative to no.6 Withington Court is such that the amenities of this dwelling will not be harmed.

Impact on highway safety

6.9 Car parking

It is not considered that the proposal, which increases the number of bedrooms in the property from three to five, will have an adverse impact on highway safety. An area for off-street parking, which can accommodate at least three cars, is shown. This is considered adequate for the property given its location towards the centre of Abingdon. In order to ensure it is provided and maintained it is considered reasonable and necessary to condition it.

6.10 Ancillary accommodation

The proposed development is to be utilised as ancillary accommodation to the main house. It is considered reasonable to condition that it only be used as ancillary accommodation on the basis that the creation of a separate residential unit may lead to additional on-street parking pressures which would need to be fully assessed.

7.0 **CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking being provided. 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. The proposal is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

To grant planning permission, subject to the following conditions:

1. **TL1 - Time limit - Full permission.**
2. **Planning condition listing the approved drawings.**
3. **RE1 - Matching materials.**
4. **The car parking area shown on approved drawing number 14893.2 shall be retained and kept permanently free of any obstruction to such use.**
5. **The work shall be undertaken in accordance with the tree protection plan shown on approved drawing number 14893.4.**

- 6. The additional residential accommodation hereby permitted shall be occupied only as ancillary accommodation to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.**

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