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<b>APPLICATION NO.</b>	<a href="#">P14/V2578/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	11.11.2014
<b>PARISH</b>	NORTH HINKSEY
<b>WARD MEMBER(S)</b>	Eric Batts; Debby Hallett
<b>APPLICANT</b>	Mr P. Burrows
<b>SITE</b>	64 North Hinksey Lane, North Hinksey, OX2 0YL
<b>PROPOSAL</b>	A box dormer and new gable end to form loft room. Single storey side extension with double storey portiom to extend existing first floor bathroom. Demolish the existing garage.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449216/205729
<b>OFFICER</b>	Hanna Zembrzycka-Kisiel

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## SUMMARY

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

The proposal is for a single storey rear extension, single storey side extension with a first floor element constructed above. The proposal also includes demolition of the existing garage, internal alterations and a roof conversion.

The main issues are:

- The impact of the proposal on the character and appearance of the area
- The impact on neighbours including privacy, drainage and construction
- Parking and highway safety implications
- The potential use of the property as a house in multiple occupation;

The recommendation is for approval subject to conditions.

## 1.0 INTRODUCTION

1.1 64 North Hinksey Lane is a semi-detached property located on a long, rectangular plot; in an established residential area in the parish of North Hinksey. The property faces North Hinksey Lane to the north-east from where vehicular access is also obtained. The dwelling benefits from a long rear garden. A copy of the site plan is **attached** at appendix 1.

## 2.0 PROPOSAL

2.1 The proposal is for a single storey rear extension and a single storey side extension with a first floor element constructed above. The proposal also includes demolition of the existing garage, internal alterations and a roof conversion. A copy of the application plans is **attached** at appendix 2.

### 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

#### 3.1 North Hinksey Parish Council – Recommends refusal. The grounds for refusal are:

- Overdevelopment of the site
- An unsympathetic development in relation to neighbouring buildings
- No provision of drainage from the higher site at 64 North Hinksey Lane onto ;and at 66 North Hinksey Lane
- The need to dig deeper foundations for the two storey building could have a serious effect on the property at No.66 North Hinksey Lane as the local ground is wet clay
- No provision of retaining walls between 64 and 66 North Hinksey Lane;
- Inadequate parking spaces for the proposed number of rooms
- On the submitted plans, proposed number of rooms with shared kitchen and bathroom facilities it was believed the property would become a house in multiple occupation.

#### 3.2 Neighbours: Six letters of objection to the proposal have been received. The grounds for objections are:

- Overdevelopment of the site;
- No provision of drainage;
- Deeper foundation could have a serious effect on the property at No.66 North Hinksey Lane;
- No provision of retaining walls between 64 and 66 North Hinksey Lane;
- Inadequate off-street parking provision for the enlarged dwelling;
- The enlarged property would become a house in multiple occupation;
- The visual impact on the character of the locality in terms of the proposed design,
- Harmful impact of the proposed chimney flue;
- Loss of light and privacy;
- Potential overlooking.

#### 3.3 Thames Water: No objections

#### 3.4 Highways Officer: No objections

### 4.0 RELEVANT PLANNING HISTORY

#### 4.1 No relevant history

### 5.0 POLICY & GUIDANCE

#### **National Planning Policy Framework**

#### 5.1 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.

**Vale of White Horse Local Plan 2011 (adopted July 2006)**

- 5.3 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 **Supplementary Planning Document:**

Residential Design Guide (adopted December 2009)

6.0 **PLANNING CONSIDERATIONS**

**DESIGN - Policy DC1**

6.1 Proposed single storey rear extension

The proposed single storey rear extension on the south-west elevation of the property will measure 4.2 metres in length and 6.8 metres in width. The maximum height, measured from the highest point of ground level, will measure 3.3 metres and will have a flat roof which will incorporate two flat roof lights. The proposed single storey rear extension will provide a new living room.

6.2 Proposed single storey side extension with a first floor element constructed above

The proposed single storey side extension will project from the existing side (south-east) elevation by 1.2 metres and will measure 3.5 metres at its highest point. The proposed first floor element of the proposal, which is to be constructed above the ground floor extension, will also project 1.2 metres from the side elevation and will have a pitched roof. The ridge line of the proposed two storey side extension is to be placed 1.7 metres below the existing ridge line. The proposed first floor element will be set back from the principal elevation by approximately 4.5 metres. This design meets the requirements for two-storey side extensions in the council's adopted residential design guide (2009), and helps the proposed extension to appear as subservient addition to the existing property

6.3 Proposed roof alterations

It is also proposed to extend the existing hipped roof of the main house, to form a gable end wall in the face brick work to match the existing side (south-east) elevation of the property with a rear box dormer. The proposed roof alterations are considered to be acceptable in terms of scale and design.

6.4 Conclusion

The proposal will be seen within the context of the existing property and the surrounding area. It is not considered that the proposed works and alterations appear incongruous or obtrusive, and the proposed development will not cause harm to the character or appearance of the existing building or the surrounding area. It is not considered that the proposal is an overdevelopment of the site.

## **IMPACT ON NEIGHBOURS - Policy DC5**

### 6.5 Objections and concerns

Concerns have been raised that the proposal would have a harmful impact in terms of loss of light and loss of privacy. It also has been raised in the received letters that, due to a difference in levels, drainage may be affected and that the construction of the development may cause problems for neighbours.

### 6.6 Proposed single storey rear extension

The proposed extension will have a flat roof and will project no further than the existing rear extensions of the neighbouring property to the north-west No.62 North Hinksey Lane. Moreover there will be no windows on the north-west elevation, as such the officers are of an opinion that the proposal would not result in a harmful loss of light or loss of privacy. In addition the height of the proposed extension will not be higher than 3.3 metres above ground level, which is only 0.3 metres higher than the height, under which that proposal could be carried out as permitted development.

### 6.7 Proposed roof alterations

The alterations proposed to the roof, such as construction of a box dormer window on the rear (south-west) roof slope and extending the existing hipped roof to the main house to form a gable end, are permitted development, except for the proposed Juliette balcony, construction of which requires planning permission. It is proposed to insert a second floor window on the gable end, which is to be glazed with obscured glass to prevent any potential overlooking.

### 6.8 Proposed Juliette Balcony

A Juliette balcony consists of a French door opening at upper floor level that will be enclosed by railing, which is the only part projecting beyond the plane of the wall. It is not considered that the angled views obtainable to the rear gardens of the neighbouring properties would differ significantly from the view obtained from the upper floor window, which is proposed to be inserted next to the balcony. Therefore, it is not considered that this element of the proposal would compromise privacy to the detriment of the living conditions of the occupiers of the neighbouring properties.

### 6.9 Conclusion

Given the above, it is not considered in the Local Planning Authority's opinion that the proposed extensions and roof alterations would have a harmful impact on the neighbouring properties in terms of loss of light or loss of privacy. In addition the neighbouring properties have been extended and altered in a similar way.

## **IMPACT ON HIGHWAYS- Policy DC9**

### 7.0 Impact on highway safety and off-street parking provision

The existing property benefits from three bedrooms. As a part of the proposal the existing garage is to be demolished. However, given that the number of bedrooms remains unchanged, and that there is an existing hard-standing on the front driveway, it is not considered that the proposal would have a harmful impact on highway safety.

## **OTHER CONCERNS**

### 7.1 Drainage and Construction

With regard to drainage and construction these issues are addressed through building

regulations. The applicants will have to demonstrate that surface water drainage can be achieved in accordance with the relevant standards, and will have to demonstrate that appropriate foundations can be achieved. The Party Wall Act 1996 deals with potential neighbour issues regarding damage that may be caused during construction. As these matters are all dealt with through alternative legislation, they are not relevant to the planning application.

7.2 House in multiple occupation

With regard to the concerns raised in relation to the potential conversion of the property into a House in Multiple Occupation, the submitted plans indicate that the proposed living room and the enlarged kitchen are to be used as a shared living space. There are no other indicators that suggest the dwelling would be used for multiple occupants. It is not considered in the officers opinion that the dwelling would be converted into a House in Multiple Occupation.

8.0 **CONCLUSION**

8.1 The development will not harm the visual amenity of the locality, the amenities of neighbours and highway safety. As such the proposal, 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 and with the National Planning Policy Framework.

9.0 **RECOMMENDATION**

**To grant planning permission, subject to the following conditions:**

**1 : TL1 - Time limit - full application (full).**

**2 : Approved plans.**

**3 : MC3 - Materials in Accordance with application (full).**

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