

<b>APPLICATION NO.</b>	<a href="#">P14/V2825/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	18.12.2014
<b>PARISH</b>	KINGSTON BAGPUIZE
<b>WARD MEMBER(S)</b>	Melinda Tilley
<b>APPLICANT</b>	Mr M Cecchini
<b>SITE</b>	2 Rimes Close, Kingston Bagpuize, Abingdon, OX13 5AL
<b>PROPOSAL</b>	Extend ground floor w.c. to front of property. Construct new mono pitch roof at front and alter front entrance doorway. Two storey side and rear extensions to provide additional living space. To create lounge/kitchen area on the ground floor. Demolish the existing garage to side elevation. To create a new garage on the ground floor and provide a new en-suite bedroom on the 1st Floor. Remodel internal layout.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	440570/198242
<b>OFFICER</b>	Piotr Kulik

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## SUMMARY

This application is referred to committee as both the Kingston Bagpuize with Southmoor Parish Council and a neighbour objects to the proposal.

The proposal is for two storey side extension on the south elevation, a single storey rear extension on the east elevation, and a single storey front extension on the west elevation of the dwelling.

The main issues are:

- The impact on the character and appearance of the area
- The impact on the neighbouring property, both visually and by overlooking the neighbour's garden
- The construction of the proposed two storey rear extension that was added to the amended plans

The recommendation is for delegated approval subject to conditions

## 1.0 INTRODUCTION

- 1.1 No. 2 Rimes Close is a detached dwelling located in a cul-de-sac within a residential area of Kingston Bagpuize. The dwelling sits within a garden, with neighbouring residential properties sited to the north, and south of the site boundaries. A location plan is **attached** at appendix 1.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for the extension of the ground floor w.c. to the front of property and to construct a two storey side extension, a single storey rear extension, and a new mono pitch roof at front. The existing garage to the side would be demolished and a replacement integral garage included as part of the proposed works. The internal layout would be remodelled.
- 2.2 The proposal has been amended on grounds of its scale and design. Initially the proposed two storey side extension did not meet the requirements for two-storey side extensions in the council's adopted design guide as the first floor element of the proposal was not set back and the side wall was close to the boundary. This was insufficient to avoid the threat of 'terracing'. To meet the design guide recommendations the proposed side extension has been set away from the boundary by approximately one metre, the first floor element of the side extension has been set back by approximately 0.4 metre from the principal elevation. In addition the ridge level has been set down by 0.2 metre. The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **County Archaeologist (VWHDC)** - No objections
- 3.2 **Thames Water Development Control** - No objections
- 3.3 **Highways Liaison Officer (Oxfordshire County Council)** - No objections
- 3.4 **Kingston Bagpuize with Southmoor Parish Council** – Object  
'The Parish Council objects to the amended plans as the proposed two storey rear extension 4m beyond the building line will unduly impact on the neighbouring property (3 Rimes Close).both visually and by overlooking the neighbour's garden'  
Neighbour Object (1)
- 3.5 **Neighbours**: One letter of objection has been received. The grounds for objection are:
- Amended plans show a two storey extension alongside no.3 Rimes Close
  - The rear section of the modified two storey extension will be closer to no.3 Rimes Close boundary (1m instead of 1.8 m)
  - The new two storey extension to the rear will extend 3m beyond the rear aspect of no.3
  - A significant loss of light
  - The amended rear extension not in character with the other properties
  - The rear garden overshadowing

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P72/V0348](#) - Approved (29/02/1972)  
Detached house and double garage. (Phase 2) Land north of Rimes Farm.
- [P71/V0067/O](#) - Approved (10/08/1971)  
Residential development - 8 detached houses and double garages (Area of site approx. 2.14 acres). Land North of Rimes Farm.
- [P62/V0012](#) - Approved (28/05/1962)  
6 Dwellings - Rimes Farm.

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 Draft Vale of White Horse Local Plan 2031 Part 1**

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 below) within the existing local plan.

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

DC1- 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.

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

DC9- 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.

**5.5 Supplementary Planning Document:**

Residential Design Guide (SPD adopted March 2015)

**6.0 PLANNING CONSIDERATIONS**

**6.1 Amendments.** Amended plans have been submitted to show the proposed side extension set back from the front elevation (0.42 metre) with a lower ridge height than the main building (0.2 metre). Those changes will create a break and make the extension appear as a more subordinate addition to the property. The amended plans also added to the side elevation a two storey rear projecting gable. The gap between a neighbouring property and the applicant's dwelling increased to approximately one metre after amending the original plans. Those changes meet the recommendations in the adopted design guide (2015) for the front extensions.

**6.2 Design.** The two storey side extension will provide additional living space. The proposal for the side extension with the gable roof includes demolition of the existing garage to the side elevation. The side extension will measure approximately 3.5 metres in width and 13.4 metres in length where the eaves will measure 5.6 metres and the highest point of the roof will be at 7.56 metres. It is proposed to create a new garage on the ground floor and provide a new en-suite bedroom on the first floor. The single storey rear extension with a flat roof will measure approximately 14 metres long and 4.2 metres wide from the existing dwelling rear elevation with the roof height of 3.3 metres. The proposed entrance door alternation with a lean-to roof will be of 7 metres wide, 1.2 metre of the principal front elevation with the eaves at 3.0 metres and the ridge at 3.7 metres. The whole construction works will remodel the internal layout. Matching materials are proposed to be used throughout in order to be in keeping with those of the existing property. It is not considered that the proposed development would appear obtrusive, and officers consider the proposed extensions would appear as subservient additions to the existing property. It is not considered that proposed works would cause harm to the character and appearance of the surrounding area.

6.3 **Neighbour Impact.** In the amended plans the proposed two storey extension has been set back and set down. It will project further to the rear which has led to objections from the neighbour at no.3 Rimes Close to the south. With regards to the nearest windows to habitable rooms in the neighbour, the proposed extension will not breach the council's adopted 40-degree line. Also the extension will lie to the north of the neighbour, so there will be no overshadowing. There will be two small first floor windows in the rear elevation, serving an en-suite. There will be no first floor side facing windows, so there will be no harm from overlooking. Overall, therefore, it is not considered that there will be harm the amenities of any of the neighbouring properties

6.4 **Access.** The number of bedrooms will increase by one (five in total). The garage is to be retained and existing hard standing to the front of the dwelling provides space for two to three cars. Therefore the development is considered to be acceptable in terms of access and parking provision

#### 7.0 **CONCLUSION**

7.1 The proposal will not harm the visual amenity of the area, the amenities of neighbouring properties 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). The proposal is also considered to comply with the provisions of the National Planning Policy Framework and the council's design guide (adopted December 2009).

#### 8.0 **RECOMMENDATION**

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

**1 : Approved plans.**

**2 : RE1 - Matching materials (full).**

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

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