
APPLICATION NO.	P15/V0261/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	9.2.2015
PARISH	ABINGDON
WARD MEMBER(S)	Katie Finch Helen Pighills
APPLICANT	Mr & Mrs Cameron & Teresa Simms
SITE	9 Tatham Road Abingdon, OX14 1QB
PROPOSAL	Front and rear single storey extensions
AMENDMENTS	None
GRID REFERENCE	449940/198112
OFFICER	Katie Cook

SUMMARY

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

The proposal is for single storey front and rear extensions.

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 detached dwelling, is located towards the centre of Abingdon within an established residential area. Vehicular access is obtained from Tatham Road, which adjoins the north-east boundary of the site. Abingdon Northcourt Conservation Area is located on the opposite side of Tatham Road. The site is located within Flood Zones 2 and 3. A copy of the site plan is **attached** at appendix 1.

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

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a single storey rear extension on the south-west elevation of the property and a single storey front extension on the north-east elevation. As part of the development it is also proposed to render part of the existing property. A copy of the application plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Abingdon on Thames Town Council	No objection
Drainage Engineer	Originally raised a holding objection on

	<p>the grounds that an appropriate Flood Risk Assessment, given the site's location in Flood Zones 2 and 3, had not been provided.</p> <p>Further to the submission of a Flood Risk Assessment raises no objection.</p>
Thames Water Development Control	<p>Raises no objection in relation to sewerage and water infrastructure capacity and has provided wording for informatives relating to sewers and surface water drainage.</p>

4.0 RELEVANT PLANNING HISTORY

4.1 There is no relevant planning history.

5.0 POLICY & GUIDANCE

5.1 **National Planning Policy Framework (2012).**

5.2 **Planning Practice Guidance (2014).**

5.3 **Vale of White Horse Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse Local Plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses

5.4 **Emerging 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 above) within the existing Local Plan.

Policy No.	Policy Title
Core Policy 37	Design and local distinctiveness
Core Policy 42	Flood risk

5.5 **Supplementary Planning Guidance**

- Design Guide – March 2015

The following sections of the Design Guide are particularly relevant to this application:-

- *Responding to Local Character (DG103)*
- *Consider your neighbours (DG104)*
- *Scale, form and massing (DG105)*
- *Design considerations (DG106)*

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.
- Whether there is adequate off-street parking within the site.
- Other considerations.

Impact on visual amenity

6.2 The proposed extensions, which are single storey, will be viewed within the context of the existing property and will not appear out of place within the street scene. There are a variety of materials used externally on the dwellings along Tatham Road, and there is no objection to the use of white render on either the proposed extensions or parts of the existing dwelling.

6.3 The proposed development will not harm the visual amenity of the area.

Impact on neighbours

6.4 Given the position and orientation of neighbouring properties, the amenities of these dwellings will not be harmed in terms of overshadowing, dominance or overlooking.

Parking

6.5 The proposed development will not impact the existing off-street parking provision on the site, which is adequate for the property.

Other considerations

6.6 In order to mitigate flood risk it is proposed to use a “Water Exclusion Strategy” to minimise water entry into the dwelling. Such a strategy puts an emphasis on minimising water entry whilst maintaining structural integrity, and on using materials and construction techniques to facilitate drying and cleaning, which is acceptable.

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**

8.1 **Planning permission be granted subject to the following conditions:**

1. **Time limit - full permission.**
2. **Planning condition listing the approved drawings.**
3. **Materials in accordance with application.**

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