

APPLICATION NO.	P15/V0266/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	10.2.2015
PARISH	STEVENTON
WARD MEMBER(S)	Matthew Barber
APPLICANT	Mrs H DUNSDON
SITE	2 Vicarage Road, Steventon, Abingdon, OX13 6SL
PROPOSAL	Alterations and extensions to create first floor to bungalow. (amended by drawing numbers 02/2B, 02/6B, 02/3B, 02/4B, 02/1B received 7.04.15; design of front dormers changed and rear balcony screening added)
AMENDMENTS	7 April 2015
GRID REFERENCE	446451/191590
OFFICER	Abbie Gjoka

SUMMARY

The application is referred to committee as Steventon Parish Council objects.

The proposal is for an extension to the existing roof to create first floor accommodation, including a new rear dormer window, three front dormer windows and rear balcony.

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 bungalow, is located within the village of Steventon within an established residential area. Vehicular access to the site is obtained from the existing front access directly off Vicarage Road. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Steventon Parish Council objects.

2.0 PROPOSAL

2.1 The application seeks planning permission to raise the roof of the existing bungalow by 1.5 metres to create first floor accommodation. A flat roof dormer window and new balcony area is proposed on the northern rear elevation. It is proposed to construct three pitched roof dormer windows on the southern front elevation of the property. A copy of the application plans is **attached** at appendix 2.

2.2 The plans originally submitted proposed a flat roof front dormer window. Amended plans have been received changing the design of the dormer from a flat box dormer to

three pitched roof dormers and the addition of screening to the rear balcony. A 14 day re-consultation was carried out. No comments were received as a result of the re-consultation.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Steventon Parish Council objects to the application for the following reason;

“1. This is a substantial increase in size and is not sympathetic with the area. Other properties are all bungalows. It is adjacent to the conservation area and will have a visual impact.

3.2 Highways Officer- Raises no objections

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 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

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)*
 - Loft conversions and roof extensions (DG111)

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.

6.2 Impact on visual amenity

The proposed extension to the roof will raise the ridge height from 5.0 metres to 6.5 metres in height. The eaves height will be raised from 2.2 metres to approximately 2.5 metres, therefore maintaining the low form of a bungalow. The three pitched roof dormer windows proposed on the front southern elevation will sit comfortably within the extended roof and will not result in disproportionate additions.

6.3 The proposed flat roof rear dormer window will run the full width of the dwelling and will be of a similar design and appearance to the neighbour's existing rear dormer window. The rear dormer window could be constructed under permitted development and will not be visible from the road. The proposed rear balcony will link into the proposed dormer window and will be created above an existing single storey rear projection.

6.4 There are existing two storey dwellings at either end of the road with the remaining dwellings being mostly bungalows with a mix and variety of front gable projections and porch additions. It is considered that the proposal would not appear visually intrusive in the street scene or harmful to the visual amenity of the area.

6.5 The conservation area boundary runs along the far side of the neighbouring property and therefore is not immediately adjacent to the application site. It is therefore considered that the proposal would have no harmful impact on the setting of the conservation area.

6.6 Impact on neighbours

Given the position relevant to the side boundaries and orientation of neighbouring properties, the amenities of these dwellings will not be harmed in terms of overshadowing or over dominance.

6.7 The neighbouring properties to the side of the proposal have no existing windows that will be impacted by the proposal. To prevent any harmful over-looking into the neighbour's rear garden amenity space, the sides of the proposed balcony on the rear elevation will be screened with an obscure screen measuring no less than 1.7 metres in height.

6.8 A condition has been recommended to request full details of the screening. It is not considered that the amenities of the neighbouring dwellings would be harmed by the development in terms of overshadowing, dominance or overlooking.

6.9 Parking

The number of bedrooms will increase from three to four. The proposed development will not impact the existing off-street parking provision for the site, which is adequate for the property.

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.**
4. **Prior to the commencement of the development, detailed particulars of an obscured screen to be positioned on the western and eastern elevations of the new balcony shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be a minimum of 1.7 metres high from the floor level of the balcony in order to prevent overlooking. The approved screen shall be installed prior to the first occupation or use of the new development, and notwithstanding the provisions of part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the screen shall be maintained and retained.**

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