

APPLICATION NO.	P15/V1721/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	31.7.2015
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Keble Homes Ltd.
SITE	The House, All Saints Lane, Sutton Courtenay, OX14 4AG
PROPOSAL	Proposed first floor extension
AMENDMENTS	None
OFFICER	Hanna Zembrzycka-Kisiel

SUMMARY

- The application is referred to planning committee due to an objection from Sutton Courtenay Parish Council.
- The application seeks planning permission for the construction of a first floor extension to the existing house. The proposed structure will provide an additional 48m² internal floor area and will maintain the existing building footprint.
- The application is recommended for approval as the proposed development would not harm the visual amenity and character of the area, the amenities of neighbouring properties and highways safety. The proposal therefore complies with the provisions of the relevant policies of the development plan, the provisions of the National Planning Policy Framework, National Planning Practice Guidance and Design Guide.

1.0 INTRODUCTION

- 1.1 This application relates to a single detached property located in a large plot on All Saints Lane towards the northern edge of the village. The existing dwelling is mainly two storey with its maximum height not exceeding 6.0 metres. It is of a contemporary design with a flat sedum green roof and containing 5 bedrooms. A single storey element projecting to the side of the dwelling contains an indoor swimming pool and a garden room. A detached garage and large turning area are placed to the front (north-west) of the existing property.
- 1.2 The site is visually well contained from public vantage points and the rear gardens of the neighbouring properties extend to over 40.0 metres, therefore the proposed extension is some distance away from these houses.
- 1.3 The application site is accessed from All Saints Lane, to the west. To the south and east of the application site is a man-made reservoir. The application site is located within the Lowland Vale, a local landscape designation. A location plan is **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the construction of a first floor extension to the existing house. The proposed first floor extension will be no higher than the existing two storey elements of the property, which at present measures 6.0 metres at its maximum. The proposed structure will provide an additional 48m² internal floor area and will maintain the existing building footprint. The amended application plans are

attached at Appendix 2.

2.2 The amended internal layout plans have been submitted, illustrating a gym on the ground floor, and a home office on the first floor.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the responses received to the scheme. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Sutton Courtenay Parish Council	Object: -“The total footprint is out of character”; - potential commercial use”
Neighbour Object (7) letters have been received to the initial plans and (4) letters have been received to the amended proposal	Grounds for objection: - potential commercial use; - the proposal would cause loss of light and loss of privacy, due to overlooking; - the proposal will increase the noise; - the proposal is overbearing; - vehicular access shall not be gained from Appleford Road;

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V0244/NM](#) - Approved (03/03/2014)

Non material amendment to planning permission P12/V2642/FUL for an additional first floor structure required to accommodate a spiral staircase.

[P13/V2104/DIS](#) - Approved (24/12/2013)

Discharge of conditions 3, 4, 6 and 8 relating to application P12/V2642/FUL

[P12/V2642/FUL](#) - Approved (07/02/2013)

Removal of existing outbuilding and erection of a family dwelling on land to the rear of an existing bungalow.

[P12/V0703](#) - Other Outcome (18/04/2012)

Request for discharge of Condition 7 of Planning Permission P11/V1889.

[P11/V1889](#) - Approved (09/11/2011)

Erection of 1no. two storey four bedroom dwelling and double garage on land to the rear of an existing bungalow.

[P11/V1108](#) - Refused (28/07/2011) - Refused on appeal (19/01/2012)

Removal of existing outbuilding and erection of 2no dwellings (Land to the rear of Lakeside)

[P11/V1180/EX](#) - Approved (14/07/2011)

Application to extend the time limit of planning permission SUT/5168/10 (allowed on appeal ref. APP/V3120/A/08/2074888/WF) for erection of a new three bedroom chalet style house and single garage on land at the rear of Lakeside, All Saints Lane, Sutton Courtenay, Oxon

[P08/V1886](#) - Other Outcome (27/01/2009)

Erection of building for use as secure maintenance and equipment store and as base for angling club. Infill of northwest corner of lake to form car park

[P07/V1119](#) - Refused (25/10/2007) - Approved on appeal (22/09/2008)

Erection of a new three bedroom chalet style house and single garage on land at the rear of Lakeside, All Saints Lane, Sutton Courtenay, Oxon

[P07/V0267/O](#) - Refused (27/09/2007) - Refused on appeal (16/07/2008)

Erection of four dwellings to enable the restoration of fishing lake and associated off-site highways workings.

[P04/V1395](#) - Refused (21/10/2004) - Refused on appeal (13/06/2005)

Erection of a bungalow and garage. Demolition of garage, green house and compost container.

[P03/V1864/O](#) - Other Outcome (10/02/2004)

Erection of a dwelling.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse District Council 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.

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

NE9 - The Lowland Vale

5.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

Core Policy 37 Design and local distinctiveness

5.3 **Supplementary Planning Guidance**

- Design Guide – March 2015

5.4 **National Planning Policy Framework (NPPF) – March 2012**

5.5 **National Planning Practice Guidance 2014 (NPPG)**

5.6 **Neighbourhood Plan**

Sutton Courtenay does not have a neighbourhood plan currently

5.7 **Environmental Impact**

This proposal does not exceed 150 dwellings and the site area is under 5ha.

Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015

and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

5.8 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.9 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.10 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations are the following:

1. Design and layout
2. Residential amenity
3. Highway safety and parking
4. Other

6.2 Design and Layout

Policy DC1 and NE9 require that the development should be of a scale, layout and design that would not materially harm the form, structure or character of the existing building, settlement, and the character of the local landscape designation, the Lowland Vale. The design guide at DG51 seeks that new development should generally reflect the scale of existing property and the settlement.

6.3 The proposed development will be seen in context of the existing property and the surrounding area. The proposed first floor extension will be no higher than the existing two storey elements of the property, which at present measures 6.0 metres at its maximum. The proposed extension will increase the height of the eastern part of the existing building by approximately 2.8 metres. The design and materials of the proposed development will match the design and materials of the existing dwelling, and will provide an additional 48m² internal floor area. The existing building's footprint will be maintained. There are no first floor windows proposed to be inserted on the north elevation of the proposed first floor extension.

6.4 Given the scale, mass and design of the proposed development, it is not considered in the officers' opinion that the proposed first floor extension would appear as an unbalanced or overbearing addition to the existing house. Given the location of the application site and its visual containment, it is not considered the proposal would appear as a visual intrusion or would have a harmful impact upon the character of the area.

6.5 Therefore the proposal is considered to comply with the requirements of local plan policies DC and NE9, and the provisions of the NPPF, NPPG and the design guide.

6.6 **Residential Amenity**

Policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment.

6.7 The site is visually well contained from public vantage points and the rear gardens of the neighbouring properties extend to over 40.0 metres therefore the proposed dwelling is some distance away from these houses. There are mature trees and vegetation to the north of the application site.

6.8 Given the existing distances between the application site and the neighbouring properties located to the north (measuring approximately 40.0 metres) and the fact that there are no first floor windows proposed to the north elevation of the proposed extension, the Officers' are of the opinion that there will be no harmful impact upon the residential amenity of the neighbouring properties in terms of loss of privacy, loss of light and dominance.

6.9 As such the proposal is considered to comply with the requirements of local plan policy DC9, and the provisions of the NPPF, NPPG and Residential Design Guide.

6.10 **Highway safety**

Policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. Paragraph 32 of the NPPF states: "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*"

6.11 The proposal does not introduce any additional bedrooms. The existing access gained from All Saints Lane and off-street parking provision for the dwelling within the site will not be altered, therefore there will be no harmful impact upon highway safety as a result of the proposed development.

6.12 As such the proposal is considered to comply with the requirements of local plan policy DC5, and the provisions of the NPPF, NPPG and Residential Design Guide.

6.13 **Other Issues**

6.14 **Commercial use**

It has been raised in the received letters that the proposed first floor extension is to be used for business purposes.

6.15 This has been clarified by the agent and the applicant with a statement submitted with the amended plans. The statement submitted to the Local Planning Authority on 7 September 2015, reads as follows: "*The applicant has confirmed categorically that the site will NOT be used for business/commercial purposes and is therefore willing to accept planning conditions restricting the use of the structure.*"

6.16 The proposed gym on the ground floor and home office on the first floor, as shown on the submitted plans are considered to be ancillary to the existing dwelling, and would not require a "Change of Use". A condition restricting the use to purposes ancillary to the main dwelling only is recommended.

6.17 **Noise**

It is acknowledged that there will be some increase in the noise level, under construction, however this would be a temporary issue, and would not be sufficient to justify refusal. Given the existing distance and the fact that there are no first floor

windows proposed on the north elevation of the proposed first floor extension, it is not considered the proposal would have a harmful impact upon the residential amenities of the neighbouring properties in terms of noise.

7.0 CONCLUSION

7.1 The development will not harm highway safety, the visual amenity of the locality or the amenities of neighbours as well as will not harm the openness and the special character of the Lowland Vale. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and NE9 of the adopted Vale of White Horse Local Plan 2011, the council's Design Guide as well as with the National Planning Policy Framework.

8.0 RECOMMENDATION

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

- 1. Approved plans.**
- 2. Materials in accordance with application.**
- 3. Time limit.**
- 4. Ancillary accommodation.**

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