

## **1.0 The Proposal**

- 1.1 This is an application for a two storey side extension to provide a garage, utility room and enlarged kitchen on the ground floor, and a family bathroom and en-suite bathroom facility on the first floor. In addition, the existing rear single storey flat roof extension will have a replacement mono-pitched roof.
- 1.2 **Appendix 1** is a site location plan, and **Appendix 2** details the elevation and floor plans.
- 1.3 The plans have been amended from those originally submitted. The original plans are detailed in **Appendix 3**. The floor plans remain unchanged. The rooflights have been omitted from the south elevation.
- 1.4 The application is brought to Committee because of objections received from North Hinksey Parish Council.

## **2.0 Planning History**

- 2.1 In May 2006 a similar application was withdrawn due to concerns raised by both the Parish Council and Officers regarding the design and size of the proposed two storey extension. The withdrawn plans are provided at **Appendix 4**. The two storey extension detailed in the current proposal has been re-designed and reduced in size.
- 2.2 In August 1982 planning permission was granted for a rear two storey extension to provide an enlarged kitchen and dining room on the ground floor and a fourth bedroom on the first floor.

## **3.0 Planning Policies**

- 3.1 Policies DC1, DC5 and DC9 of the adopted Local plan require all new development to achieve a high standard of design, not cause harm to neighbours and be acceptable in terms of highway safety.

## **4.0 Consultations**

- 4.1 North Hinksey Parish Council objects. **Appendix 5** provides details.
- 4.2 3 letters of objection have been received, raising the following concerns:
- Design is out of keeping with the character and appearance of the area
  - Loss of view and amenity, particularly light. (NB-the loss of a private view is not a material planning consideration).
- 4.3 The County Engineer raises no objection, subject to conditions.

## **5.0 Officer Comments**

- 5.1 The main issues to consider in determining this application are:
- (i) whether the proposed development would have a harmful impact on the character and appearance of the area;

(ii) whether the proposal would have a harmful impact on the amenities of neighbouring properties.

- 5.2 No 40 Westminster Way is a circa 1940's semi-detached house situated in a row of similar properties adjacent to the southern by-pass at North Hinksey. Several other properties along Westminster Way have already been extended and altered. The proposed design respects the existing dwelling and the first floor element is set back 3.6 metres from the front elevation, which maintains an articulated character to the built form and prevents a terracing effect. It is not considered, therefore, that a refusal based on harm to the character and appearance of the area or the street scene could be justified.
- 5.3 The second issue is impact on neighbours. Concern has been expressed by neighbouring properties, particularly No 42 Westminster Way, located due south of the site. The objections are primarily on grounds of potential harm caused by overlooking and overshadowing from the first floor element of the proposal.
- 5.4 The depth of the proposed first floor extension is 6.7 metres, and it is located virtually on the boundary with No 42 Westminster Way. There is no doubt that there will be some impact on the kitchen window to the side of No 42. However, a further window to this room is located on the rear elevation, and Officers consider that the applicant's proposal to render the south flank wall and paint it white will mitigate any perceived loss of amenity. The proposal complies with the 40° rule and the amended plans have omitted the rooflight from the flank roof elevation. Given this context, it is considered that refusal in respect of overlooking and overshadowing could not, on balance, be justified.

## 6.0 **Recommendation**

6.1 *That permission be granted subject to the following conditions:*

- 1 *TL1 Time Limit - Full Application*
- 2 *RE1 Matching Materials*
- 3 *No additional windows to flank elevations.*
- 4 *RE14 Garage Accommodation*