

GRO/7326/4 – Mr A & Mrs L Kershaw

Proposed alterations & extensions to form family annex. 7 Brunel Crescent, Grove

1.0 **The Proposal**

1.1 This application seeks planning permission for the erection of a single-storey 'L' shaped extension that wraps around the north (side) elevation and the east (rear) elevation to provide accommodation for a dependant relative. Projecting 2.7 metres towards Brunel Crescent, the extension on the north elevation would be gabled and have a length of 9.3 metres, with an eaves height of 2.5 metres and a ridge height of 4.4 metres. The extension as viewed from the east (rear) elevation would be 11 metres wide, with a depth of 4 metres, stepping-in to a depth of 2.7 metres to join up with an existing single storey rear extension. The application drawings and site plans are at **Appendix 1**.

1.2 The agent acting on behalf of the applicant has clarified the following points in respect to the application;

- The annex will be occupied by Mrs Kershaw's parents.
- The hedge will be trimmed on the inside adjacent to the annex and its height and appearance when seen from the highway will not change.

1.3 The application comes to Committee due to an objection received from Grove Parish Council.

2.0 **Planning History**

2.1 Planning permission was granted in 1983 for a 'Single storey extension to provide study and living accommodation'.

2.2 Application GRO/7326/1 for 'Re-siting a 6' high boundary wall', was refused in 1986.

2.3 Planning permission was granted in 1988 for a 'First floor extension to provide bedroom with en-suite'. The following year planning permission was granted for the 'Erection of a single storey kitchen extension'.

3.0 **Planning Policies**

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as a whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.

3.2 Policies DC1 and DC9 of the adopted Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 **Consultations**

4.1 Grove Parish Council objects to the application, stating 'We object to the proposals as we believe the size of the extension would render the property out of keeping with the neighbouring properties and also that it would be over development of the site'.

4.1 The County Engineer raises no objection.

5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the street scene and the potential impact on neighbouring properties.

5.2 In respect to the impact on the street scene, given the current boundary treatment (a high coniferous hedge), the visual impact would be limited. Obviously consideration needs to be given to the impact should the hedge be removed at a later date, and in this event, your Officers consider that although the extension, particularly the northern elevation, would be prominent within the street scene, it would not have a harmful impact on the character and appearance of the area.

5.3 Given the position of neighbouring properties, any impact in respect of overlooking or overshadowing would be minimal.

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application*
2. *RE1 Matching Materials*
3. *RE16 Ancillary Self-contained Accommodation*