

DRA/19663 - Mr C Kilburn & Mr A Bronckaerts

Two-storey rear extension and conversion of roof space to form two bedrooms and bathroom, plus internal alterations. 6 Crabtree Lane, Drayton

1.0 The Proposal

1.1 The application seeks planning permission for the erection of a two-storey rear extension, roof conversion and the insertion of dormer windows to the front and side elevations. The existing single storey rear extension is to be removed. The proposed rear extension on the south west elevation ground floor level measures 7.8 metres in width by 4 metres in length, with an eaves height of 2.3 metres. The ridge height of the ground floor section measures 3.7 metres. The new roof section over the proposed extension has a ridge height of 5.6 metres, which is the same height as the existing roof and creates a gable end on the south west elevation. The roof extension measures 5.7 metres in length from the existing ridge of the roof and 1.5 metres in length from the existing eaves of the roof. The ground floor extension then extends a further 2 metres in length. The application drawings and site plan are at **Appendix 1**.

1.2 The application comes to Committee due to an objection received from Drayton Parish Council.

2.0 Planning History

2.1 There is no relevant planning history.

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 proposal would not harm the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing; ii) the scale, massing and positioning of the proposal would not result in a dwelling of a design and appearance that would cause demonstrable harm to the character and appearance of its surroundings; iii) adequate garden space would 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 Drayton Parish Council objects to the application, stating: "Concern over side dormers overlooking neighbours – replace with velux. Concern that front and rear upstairs windows impinge on neighbour's privacy. Large conversion out of keeping with surrounding properties."

4.2 The County Engineer has no objections subject to parking and manoeuvring areas being retained in accordance with the plan submitted.

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 Given the position and size of the proposed extension, Officers consider the proposal would not have a detrimental impact on the character and appearance of the existing dwelling or on the area as a whole. Similarly, given the orientation of neighbouring properties any impact in respect of overlooking or overshadowing would be minimal.

5.3 The proposed dormer window on the east side elevation is to provide light to the first floor landing, and the proposed dormer window to the west side elevation is to provide light to the bathroom. As such, the side dormer windows do not serve to habitable rooms and, as such, can be conditioned to be obscured glass and top hung only. Therefore, it is not felt that these windows would cause significant harm to neighbouring properties in terms of overlooking (see condition 3 below).

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. *Prior to the first use or occupation of the development hereby permitted and at all times thereafter, the proposed dormer windows on the first floor east and west elevation shall be glazed with obscured glass only and shall be top-hung only. Thereafter and notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the first floor east and west elevations of the development hereby approved without the prior grant of planning permission.*