

APPLICATION NO.	P15/V2078/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	1.9.2015
PARISH	RADLEY
WARD MEMBER(S)	Edward Blagrove Bob Johnston
APPLICANT	Mr Phil Swan
SITE	2 Norfolk Cottages, Radley, Abingdon OX14 3BH
PROPOSAL	Proposed single and two storey extension
AMENDMENTS	None
OFFICER	Chloe Staddon

SUMMARY

The application is referred to planning committee due to an objection from Radley Parish Council.

The application seeks planning permission for the construction of a single and two storey rear extension. The main issues are:

- The design of the proposal, which is considered to be acceptable
- The impact on neighbours, particularly no.8 Norfolk Close to the east – in light of the distance between the proposed extension and the neighbouring dwelling the proposal is considered to be acceptable
- Highway safety
- The application is recommended for approval

1.0 INTRODUCTION

1.1 This application relates to a semi-detached house located on a plot in Norfolk Close, Radley. The other half of the semi-detached houses is no.1 Norfolk Cottages. The house is mainly two storeys high with its maximum height not exceeding 7.9 metres. It is constructed of artificial stone with a pitched tiled roof and contains two bedrooms. A single storey element projecting to the rear contains a utility/WC area.

1.2 Norfolk Close also contains detached brick and tile houses of more recent age than Norfolk Cottages. To the east is no.8 Norfolk Close, which is set forward of no.2 Norfolk Cottages. The site is relatively well contained by mature planting. A location plan is **attached** at Appendix 1.

2.0 PROPOSAL

2.1 The application seeks planning permission for the construction of a ground and first floor rear extension to the existing house. The proposed ground floor extension will have a sloped roof reaching a maximum height of 3.5 metres. The proposed first floor extension will be no higher than the existing two storey elements of the property, which at present measures 7.9 metres at its maximum. The plans are **attached** at appendix 2.

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.

Radley Parish Council	Object: <ul style="list-style-type: none"> - Loss of light into living areas of 8 Norfolk Close - Require an arboricultural method statement to be provided
Forestry Team (Vale of White Horse)	No objection subject to conditions: <ul style="list-style-type: none"> - The proposed extension will not adversely affect the roots of the tree - Prior to the commencement of any site works or operations relating to the development hereby permitted, an arboricultural method statement, which must include a Tree Protection Plan, to ensure the satisfactory protection of trees immediately adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority and then implemented on site
Neighbour Object (1)	Grounds for object: Concerns regarding foliage (addressed by implementation of condition) <ul style="list-style-type: none"> - Concerns over visual impact of the proposal
Highways Liaison Officer	No objection: <ul style="list-style-type: none"> - The proposal does not present 'severe harm' to any connecting highways

4.0 RELEVANT PLANNING HISTORY

4.1 [P86/V1603/O](#) - Approved (16/10/1986)

Demolition of existing cottage and erection of 3 dwellings together with new access (site area approx. 0.2 hectares). (Norfolk Cottage, Thrupp Lane, Radley)

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

The development plan for this area comprises the adopted Vale of White Horse local plan 2011.

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

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 Practise Guidance 2014 (NPPG)

5.6 Radley Neighbourhood Plan – June 2015

5.7 **Other Relevant Legislation**

- 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
- Localism Act (including New Homes Bonus)

5.8 **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.

5.9 **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 in determining this application are as follows:

1. Design and layout
2. Residential amenity
3. Highway safety and parking
4. Tree and hedge issues

6.2 **Design and Layout**

Policy DC1 requires that the development should be of 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. The adopted design guide, principle DG51 seeks that the new development should reflect the scale of the existing property and settlement.

6.3 The proposed development will be visible within the context of the existing property and the surrounding area. The proposed ground floor extension will project to the rear of the plot by three metres. The eaves height will reach 2.5 metres whilst the overall height will be a maximum of 3.5 metres. The eaves height of the proposed first floor rear extension will measure five metres with an overall pitched roof height of 7.7 metres. The design and materials of the proposed development will match those of the existing dwelling. The proposal includes windows to the north elevation of the dwelling on both the ground and first floor. The proposal also includes a Juliet balcony on the first floor extension. The windows and Juliet balcony all face towards the rear of the house down the length of the garden.

6.4 Given the scale, mass and design of the proposed development, it is not considered that the proposed ground and first floor extension would appear as an unbalanced or disproportionate addition to the existing house. Given the location of the application site and its relatively strong visual containment, it is not considered that 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 the local plan policy DC1, 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 Concerns regarding loss of light have been raised by Radley Parish Council with regard to the dwelling at no.8 Norfolk Close. The occupant is also concerned about the impact of the proposal. The house and the proposed extension at no.2 Norfolk Cottages are situated to the south-west of no.8 Norfolk Close. Whilst it is acknowledged that the proposal will reduce sunlight into the garden of no.8 at certain times of the year due to its orientation, the distance of the proposal first floor extension from no.8 Norfolk Close (approximately six metres) means that the relative loss of light will not be sufficient to amount to harm. The rear garden to no.8 lies south of the house and will continue to receive significant amounts of sunlight. An additional internal window located at 8 Norfolk Close will ensure that light into the property is not compromised. In view of the distance and relationship, officers also consider there will be no harm from dominance or overlooking.
- 6.8 As such the proposal is considered to comply with the requirements of the local plan policy DC9, and the provisions of the NPPF, NPPG and Residential Design Guide.
- 6.9 **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".
- 6.10 The proposal will introduce one additional bedroom. However it is not considered it will adversely impact highway safety. The existing access is gained from a private road off Norfolk Close and off-street parking for the dwelling within the site will not be altered.
- 6.11 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.
- 6.12 **Protection of trees and hedges**
Objections received from Radley Parish Council and a neighbour express concern regarding damage to tree roots through compaction and/or severance. These concerns have been addressed through the addition of a condition.
- 7.0 **CONCLUSION**
- 7.1 The development will not harm highway safety, the visual amenity of the locality or the amenities of neighbours. 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 2011, the council's design guide as well as with the National Planning Policy Framework.
- 8.0 **RECOMMENDATION**
To grant planning permission, subject to the following conditions:
- 1 : Time limit - full application.**
 - 2 : Approved plans.**
 - 3 : Materials in accordance with application.**
 - 4 : Protection of trees and hedges.**

Contact Officer: Chloe Staddon
Email: chloe.staddon@southandvale.gov.uk
Contact No: 01235 540546