

APPLICATION NO.	P15/V2089/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	1.9.2015
PARISH	KENNINGTON
WARD MEMBER(S)	Edward Blagrove Bob Johnston
APPLICANT	Mr Ali Amzed
SITE	60 The Avenue Kennington Oxford, OX1 5PP
PROPOSAL	Erection of extension at the rear and front. New roof with bedrooms in the attic.
AMENDMENTS	None
GRID REFERENCE	452280 / 201849
OFFICER	Josh Webley-Smith

SUMMARY

The application is referred to committee as Kennington Parish Council have objected to the application.

The application seeks planning permission for a single storey extension to the front and rear, a first floor within the dwelling increasing the height to form a chalet bungalow and the insertion of dormer windows.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is considered acceptable.
- Whether there is adequate off-street parking within the site, which is considered there is.

The application is recommended for approval

1.0 INTRODUCTION

1.1 60 The Avenue, a detached bungalow, is located within a built up residential area of Kennington village. The general character of the area within this part of Kennington is single dwellings on linear plots with relatively deep gardens. A location plan is **attached** at Appendix 1

1.2 The application comes to committee as Kennington Parish Council object to the application.

2.0 PROPOSAL

2.1 The application seeks householder planning permission for the erection of a single storey extension to the front and rear of the dwelling. Also part of the application is the proposal to build into the roof space creating a chalet bungalow. The application plans are **attached** at Appendix 2

2.2 The proposed single storey front extension measures 8.6 metres in width, 1.8 metres in depth, 2.8 metres to the eaves and an overall height of 6.8 metres.

2.3 The proposed single storey rear extension measures 9.0 metres in depth, 8.6 metres in width, 2.8 metres to the eaves and an overall height of 6.8 metres.

2.4 The proposed raising of the upper floor includes a 0.8 metre increase in the height of the roof to its ridge. The application includes a 0.4 metre increase to the height of the eaves, this increase is considered acceptable.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Vale - Highways Liaison Officer (Oxfordshire County Council) - No objections subject to conditions.

Kennington Parish Council – Objection – The parish council object on the grounds of over development of the site.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V0933/FUL](#) - Withdrawn (30/06/2015)

Demolition of existing garage and outbuilding. Erection of an attached single storey dwelling to the rear of no 60 The Avenue and addition of new dormer windows to the existing dwelling.

4.2 [P15/V0345/PEM](#) – Pre-Application response (20/03/2015)

Demolition of a garage and outbuilding. Extension at the rear. Change of use from a single family dwelling to two dwellings.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011 policies;**

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

5.2 ***National Planning Policy Framework 2012 and National Planning Practice Guidance 2014***

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight. The NPPG provides supplementary guidance to the NPPF.

5.3 ***Supplementary Planning Document:***

Design Guide (adopted March 2015)

The following sections of the design guide are particularly relevant to this application:-

- Responding to Local Character (DG103)
- Consider your neighbours (DG104)
- Scale, form and massing (DG105)
- Design Considerations (DG106)

5.4 **Draft Vale of White Horse Local Plan 2031, Part 1 Core Policies;**

37 – Design and local distinctiveness

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

5.5 **Neighbourhood Plans**

Kennington does not currently have a neighbourhood plan.

5.6 **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.

5.7 **Relevant Legislation**

- Human Rights Act 1998
 - 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.
- Equality Act 2010
 - In determining this planning application the council has regard to its equalities obligations including its obligation under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in determining this application are the impact on visual amenity of the area, the impact on the amenities of neighbouring properties and parking.

6.2 Impact on visual amenity

The proposed alterations will be viewed within the context of the existing property and will not appear out of place within the street scene or harm the visual amenity of the area given the varied context. Concerns were raised regarding the over development of the site as a consequence of this application. It is considered that whilst the proposal would increase the size of the dwelling both in height and footprint, the resulting development would fit comfortably within the plot with adequate remaining garden space and parking. There is a mix of property styles in the locality with a two storey school building to the north and two storey houses to the east in addition to several similar chalet bungalows in St Swithans Road to the south. It is not considered therefore that the proposal would result in over development or appear dominant and out of place in the street scene. It is considered the proposal complies with Local Plan Policy DC1.

6.3 Impact on neighbours

Given the positioning of 60 The Avenue in comparison to its neighbours it is considered the neighbouring properties amenities would not be harmed in terms of overshadowing, overlooking or dominance. The proposal is due north of no 62 The Avenue and 2 St Swithans Road whose gardens adjoin the site and the distance from the rear of these properties is in excess of the design guide minimum distance of 12 metres. There are no side facing first floor windows other than two roof lights however these would be placed 1.7m above floor level therefore would not overlook the gardens of these neighbouring properties. No concerns have been raised from neighbouring properties regarding this proposal. It is considered the proposal complies with Local Plan Policy DC9.

6.4 There are three dormer windows in the proposed northern elevation at first floor level overlooking the school, however they face towards the front forecourt and an area which is open to public view from the street currently.

6.5 Impact on highways safety

The application includes the provision of a new vehicular access onto the adjacent service road and the closure of the existing access onto The Avenue. This is considered acceptable and the County Engineer has raised no objections.

6.6

The alterations proposed within this application will result in two additional bedrooms to the property. The proposal includes a large gravelled parking area to the front of the property capable of accommodating several cars. In addition the property is on a regular bus route into Oxford. It is considered the proposal complies with Local Plan Policy DC5.

7.0 **CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties. 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. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

8.1 **It is recommended that planning permission is granted subject to the following conditions:**

1 Time limit - full application

2 Approved plans

3 Materials in accordance with application details

4 New vehicular access – details to be submitted and approved.

5 Close existing access – full details to be submitted and approved.

6 Vision splay details to be submitted.

7 Turning area and car parking details to be submitted

8 No surface water drainage to highway

9 Rooflights on South elevation to be no lower than 1.7m above floor level.

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