

<b>APPLICATION NO.</b>	<a href="#">P15/V0925/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	12.5.2015
<b>PARISH</b>	BLEWBURY
<b>WARD MEMBER(S)</b>	Janet Shelley Reg Waite
<b>APPLICANT</b>	Mr Ken Belcher
<b>SITE</b>	Royston Bessels Way Blewbury, OX11 9NJ
<b>PROPOSAL</b>	Addition of first floor to bungalow and ground floor extension to kitchen. (Amended by drawing numbers 2E, 3E and 4E, received 21 September 2015; roof design altered, single storey side extension increased in length, and dormer windows included in front and rear elevations).
<b>AMENDMENTS</b>	21.9.2015
<b>GRID REFERENCE</b>	453685/186238
<b>OFFICER</b>	Katie Cook

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## SUMMARY

The application is referred to committee as the parish council object.

The proposal is for the erection of a first floor extension, an in-fill rear / side extension, and a single storey side extension.

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 are considered acceptable.
- Whether there is adequate off-street parking within the site, which it is considered there is.

The recommendation is for approval.

## 1.0 INTRODUCTION

1.1 The site is located towards the north-east side of Blewbury within the North Wessex Downs Area of Outstanding Beauty. Other residential properties are located to the north, south and west of the site, with vehicular access obtained from Bessels Way to the east. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as Blewbury Parish Council objects.

## 2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a first floor extension, an in-fill rear / side extension and a single storey side extension on the north elevation. The extended dwelling will measure 13.6 metres long by 8.1 metres wide at first floor level, with an eaves height of 4 metres and a maximum ridge height of 6.9 metres. The single storey side extension measures 2.2 metres wide by 12.6 metres long, with an eaves height of 2.6 metres and ridge height of 3.9 metres. A copy of the application

plans are **attached** at appendix 2.

- 2.2 The application has been amended further to its original submission, with the roof design altered, the single storey side extension increased in length, and dormer windows included in the front and rear (east and west) elevations. Re-consultations have been undertaken, and the application is being considered on this amended basis.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Below is a summary of the responses received both to the original plans and the amendments. A full copy of all the comments made can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

3.2

First consultation	
Blewbury Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The development over-dominates the bungalows on either side.</li> <li>• It is not in keeping with the general appearance of the area.</li> </ul>
Neighbours – comment	<p>One letter from a neighbour commenting on the timing of the work.</p>
Neighbours - objection	<p>One letter from a neighbouring raising the following objections:</p> <ul style="list-style-type: none"> <li>• Size of extension is out of keeping with the majority of properties.</li> <li>• There appears to be a plumbing business being run from the property, and the expansion of the property is at least in part to sustain or expand the business.</li> <li>• This appears to have an impact in terms of vehicles currently parked at or outside the property</li> </ul>

3.3

Second consultation	
Blewbury Parish Council	<p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The proposed house is over-dominant and out of scale with surrounding properties.</li> <li>• Neighbouring homes are overlooked.</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P97/V0719](#) - Approved (01/07/1997)  
Erection of a single storey lounge extension.

5.0 **POLICY & GUIDANCE**

**5.1 Vale of White Horse District Council Local Plan 2011**

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses
NE6	The North Wessex Downs Area of Outstanding Natural Beauty

**5.2 Emerging Local Plan 2031 – Part 1**

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.

Policy No.	Policy Title
Core Policy 37	Design and local distinctiveness

**5.3 Supplementary Planning Guidance**

- Design Guide – March 2015  
The following sections of the Design Guide are particularly relevant to this application:-
  - *On-plot parking – driveways (DG48)*
  - *Privacy (DG64)*
  - *Responding to Local Character (DG103)*
  - *Consider your neighbours (DG104)*
  - *Scale, form and massing (DG105)*
  - *Design considerations (DG106)*

**5.4 National Planning Policy Framework (NPPF) – March 2012**

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.

**5.5 Planning Practice Guidance 2014**

**5.6 Neighbourhood Plan**

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.

Blewbury Neighbourhood Plan – Plan currently at pre-submission stage, with the area approved in December 2013. Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

5.7 **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.

5.8 **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 issues in the determination of this application are;

- Impact on the visual amenity of the area
- Impact on neighbouring properties
- Impact on the highway and whether adequate car parking is available
- Other considerations

**Impact on visual amenity**

6.2 Policy DC1 of the local plan refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

6.3 Policy NE6 of the local plan refers to development within the North Wessex Downs Area of Outstanding Beauty (AONB) outlining that such development will only be permitted if the natural beauty of the landscape will be conserved or enhanced.

6.4 Bessels Way consists of a variety of dwellings which vary in terms of their size and style. The dwellings immediately to the north and south of the application site are bungalows, with chalet bungalows and two storey dwellings next to these properties.

6.5 The proposed extension will create a larger dwelling relative to the bungalows either side, however, the incorporation of a hipped roof reduces the mass of the building, and given the larger dwellings in the vicinity the development will not appear out of place within the street scene or detrimental to the visual amenity of the area.

**Impact on neighbours**

6.6 Policy DC9 of the local plan states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust or other emissions.

6.7 Given the position and orientation of neighbouring properties the amenities of these dwellings will not be harmed by the proposal in terms of overshadowing, dominance or overlooking.

6.8 The proposal will encroach beyond a 40 degree line taken from the rear of the neighbouring property to the north ('Hoofprints'). However the roof of the extended property slopes away from this neighbour, and given the overall scale of the development it could not reasonably or justifiably be refused on the grounds of harmful overshadowing or dominance.

6.9 Situated to the north of 'Downs View' the development will not overshadow or dominate this neighbouring property.

6.10 The proposal includes first floor windows in the north and south elevations which serve

bathrooms, a wardrobe and a staircase. In order to ensure these windows do not cause harmful overlooking of neighbouring properties it is considered reasonable and necessary to condition that those in the south elevation be obscure glazed, with those in the north elevation positioned a minimum of 1.7 metres above the floor level of the room in which they are fitted (as shown on the submitted plans).

- 6.11 Given boundary treatments between the application site and 'Hoofprints' to the north, it is proposed to condition that the ground floor window in the north elevation of the single storey extension be obscure glazed to prevent overlooking, together with removing permitted development rights for the insertion of new openings in this elevation.

#### **Parking**

- 6.12 Policy DC5 of the local plan seeks to ensure that a safe and convenient access can be provided to and from the highway network, and that adequate parking is provided.
- 6.13 Paragraph 32 of the NPPF advises that development should only be refused on transport grounds where the impact on the highway network is "severe".
- 6.14 The proposal increases the number of bedrooms in the property from two to five. The front garden of the property is currently laid with gravel and is of sufficient size to accommodate at least four cars. This level of parking is sufficient for the extended dwelling, and in order to ensure it is maintained it is considered reasonable and necessary to condition it.

#### **Other considerations**

- 6.15 The application is for household development and is assessed as such. Concern has been raised by a neighbour that a business is being run from the property. The running of a business from home does not necessarily require planning permission depending on the level of activity. Planning permission cannot be withheld on the basis that a business might be being run or may be run in the future from the property. If it transpires that a business, which is of a level beyond what could reasonably be described as ancillary to the use of the dwelling, were being run from the property this would need to be investigated by planning enforcement.

#### **7.0 CONCLUSION**

- 7.1 The proposal will not harm the visual amenity of the area or the amenities of neighbouring properties. Adequate parking is available within the site for the extended property. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and NE6 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 **Planning Permission be granted subject to the following conditions:**

- 1. TL1 – Time limit – Full permission**
- 2. Planning condition listing the approved drawings**
- 3. MC3 – Materials in accordance with application**
- 4. The first-floor windows on the north elevation of the new extension shall be installed with a sill height of not less than 1.7 metres above the finished floor level of the rooms in which they are fitted and shall be retained as**

such. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), the window sill heights shall not be lowered without the prior grant of planning permission.

5. Notwithstanding any details shown on the approved drawings, the new first-floor windows on the south elevation and the new ground floor window on the north elevation shall be glazed with obscured glass and shall be fixed shut, apart from a top-hung opening vent only. Thereafter, the windows shall remain obscure glazed with top-hung opening vents only. Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no additional windows shall be inserted in the north or south elevations of the dwelling without the prior grant of planning permission.
6. The existing parking area in front of the property, as shown on drawing number 4E shall be kept permanently free of any obstruction to such use.

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