
APPLICATION NO.	P15/V2711/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	13.11.2015
PARISH	SHRIVENHAM
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr & Mrs Drew
SITE	11 Stainswick Lane, Shrivenham, SN6 8DU
PROPOSAL	Demolition of existing garage and erection of two storey side extension and detached garage.
AMENDMENTS	None
GRID REFERENCE	424047/188826
OFFICER	Katie Cook

SUMMARY

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

The proposal is for the erection of a two storey side extension on the north elevation of the property, and the erection of a detached garage to the north-west of the main house adjacent to the north and west boundaries of the site.

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 centre of Shrivenham. Other residential properties are located to the north, south and east of the site, with vehicular access obtained from Stainswick Lane to the west. The north boundary of the site adjoins Shrivenham Conservation Area. A copy of the site plan is **attached** at appendix 1.

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

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a two storey side extension on the north elevation of the property, and a detached garage to the north-west of the main house.

2.2 The proposed extension, which is contemporary in design with a flat roof, measures approximately 9.6 metres deep by 5.3 metres wide and is 5.7 metres high. The proposed detached garage measures 6.45 metres long by 4.5 metres wide, with an eaves height of 2.1 metres and a ridge height of 3.7 metres. A copy of the application plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Below is a summary of the comments received in relation to the proposal. A full copy of all the comments received can be viewed online at www.whitehorsedc.gov.uk.

3.2	Shrivenham Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> • Out of keeping with the existing, similarly designed dwellings along that stretch of Stainswick Lane. • Due to the location of the dwelling abutting the boundary of the conservation area the design is inappropriate.
	County Archaeologist	No objection.
	Thames Water Development Control	No objection with regard to sewerage or water infrastructure capacity. Wording for informatives relating to public sewers and surface water drainage provided.

4.0 RELEVANT PLANNING HISTORY

4.1 [P11/V0869](#) - Approved (08/06/2011)
Proposed single storey rear 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
HE1	Preservation and Enhancement: Implications for Development

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
Core Policy 39	The historic environment

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 – garages and carports (DG47)*
 - *Responding to Local Character (DG103)*
 - *Consider your neighbours (DG104)*
 - *Scale, form and massing (DG105)*
 - *Design considerations (DG106)*

- Side extensions (DG109)

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

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.

Shrivenham Neighbourhood Plan – Plan for which the neighbourhood area is yet to be designated, therefore currently afforded very limited weight.

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

6.2 **Impact on visual amenity**

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 that takes into account local distinctiveness and character.

6.3 Policy HE1 of the local plan refers to development within or affecting the setting of conservation areas, outlining that such development will be permitted where it preserves or enhances the character and appearance of the area.

Proposed extension

6.4 As outlined within the design guide, there are generally two design approaches which can be considered when extending a property. The first involves designing an extension that matches or complements the existing building. The second involves considering the proportion, materials, architectural features and window sizes of the existing building and designing a contemporary extension by taking cues from these.

6.5 The proposed extension is contemporary in nature, offering a contrasting design to the main property by incorporating a flat roof, with references to the existing dwelling taken from the asymmetrical windows, first floor cladding and ground floor render.

6.6 The proposal, which is subordinate to the main dwelling with a lower overall height, is set back from the front of the property. The zinc clad 'link' part of the development which attaches the extension to the dwelling provides a break from the main building creating an obvious differential between the main house and the extension. The use of

zinc cladding in the 'link' element of the extension, timber cladding at first floor level and off-white render on the ground floor will not be detrimental to the visual amenity of the area. In order to ensure the materials are of a high quality it is considered reasonable and necessary to condition that details be provided for approval.

- 6.7 Stainswick Lane is characterised by a variety of dwellings. The three dwellings immediately to the south of the application site (numbers 15, 17 and 19 Stainswick Lane respectively) on the east side of the road are of a similar design to no.11, however the proposed extension given its size and position will not compromise the character of the immediate area and adds to the variety of design styles in the locale.
- 6.8 The north boundary of the site adjoins Shrivenham Conservation Area. Viewed within the context of the main house, and given the variety of dwellings in the vicinity, the proposed extension will preserve the character and appearance of the adjacent conservation area and could not reasonably or justifiably be refused on the basis of harm to it.

Proposed garage

- 6.9 The proposed garage, whilst forward of the main house, is single storey and will be partially screened by existing hedging. Viewed within the context of the site the garage will not compromise the visual amenity of the area or the character and appearance of the adjacent conservation area.

Impact on neighbours

- 6.10 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.
- 6.11 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.
- 6.12 The proposed first floor rear windows in the east elevation of the extension are situated approximately 9 metres away from the rear boundary of the site with 9A Stainswick Lane, and will not cause harmful overlooking of this dwelling's front garden and parking area.

Impact on highway and parking

- 6.13 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.
- 6.14 The proposal increases the number of bedrooms in the property from three to four. Including the parking space within the new garage, three off-street parking spaces are being provided. This level of parking is appropriate for the extended property and in order to ensure it is provided and maintained it is considered reasonable and necessary to condition it.
- 6.15 The proposal will not alter the existing access arrangements to the site and will not compromise highway safety.

7.0 CONCLUSION

- 7.1 The proposal will not harm the visual amenity of the area, with the character and appearance of the adjacent conservation area preserved, and will not harm the

amenities of neighbouring properties. Adequate parking for the extended property is proposed. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5, DC9 and HE1 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

It is recommended that Planning Permission be granted subject to the following conditions:

- 1. Time limit – full permission.**
- 2. Planning condition listing the approved drawings.**
- 3. Materials – details to be submitted.**
- 4. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 15/STAI.1/P-03 rev.B shall be constructed and surfaced. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.**

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