

APPLICATION NO.	P15/V2783/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	24.11.2015
PARISH	SPARSHOLT
WARD MEMBER(S)	Yvonne Constance
APPLICANT	Mr Rick Flemming
SITE	3 St Johns Watery Lane, Sparsholt, OX12 9PW
PROPOSAL	Proposed single storey and two storey extension.
AMENDMENTS	Yes
OFFICER	Sally Appleyard

SUMMARY

The application is referred to committee as Sparsholt Parish Council objects.

The application seeks planning permission for the construction of a single storey rear extension, a two storey side and rear extension, a front porch, and alterations to the roof over the main dwelling.

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 it is considered there is.
- The impact on the Sparsholt conservation area, which is considered acceptable.

The application is recommended for approval.

1.0 INTRODUCTION

1.1 The property is a semi-detached dwelling located within the village of Sparsholt and the Sparsholt conservation area. The adjoining neighbouring property is located to the north, with other neighbouring properties to the south. Vehicle access to the site is obtained from Watery Lane to the west. A copy of the site plan is **attached** at appendix 1.

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

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a single storey rear extension to the east elevation, a two storey side and rear extension which wraps around the south and east elevations, a front porch, and to change the hipped roof over the main dwelling to a pitched roof with a gable end.

2.2 The proposed front porch will project approximately 1.3 metres from the front elevation, will be approximately 1.9 metres to the eaves, and will have an overall height of 2.9 metres.

2.3 The proposed single storey element will project approximately 4.7 metres from the rear

elevation, have a width of approximately 6.0 metres and an overall height of 2.7 metres. The proposed extension will be set off the north boundary by approximately 0.5 metres.

- 2.4 The proposed two storey element will wrap around the east and south elevations. The proposed extension projects approximately 4.0 metres from the rear elevation and approximately 1.0 metre from the side elevation. The proposal measures approximately 4.0 metres in width, 4.7 metres to the eaves, and will have an overall height of approximately 7.5 metres.
- 2.5 Originally, the proposed two storey extension did not comply with the council's 40 degree rule in terms of the impact on the adjoining neighbour, however this has since been amended.
- 2.6 A copy of the application plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

<p>3.1 Sparsholt Parish Council</p>	<p><u>16.12.15 – First response</u> Objection. The grounds for objection are:</p> <ul style="list-style-type: none"> • Too big • Takes light from no. 4 St Johns <p><u>31.01.16 – Second response</u> Objection. The grounds for objection are:</p> <ul style="list-style-type: none"> • The proposed extension to this property is too big and too high. • The roof ridge line for the extension is at the same height as the original ridge line, which is not in keeping with other neighbouring properties. • The application fails on policies DC1 and H24. (Officer note: Policy H24 is an expired policy which was not saved by the Secretary of State) • It will cause significant loss of light to number 4 to the north. • The altered shape of the property outline is not in keeping with neighbouring properties and this will have a detrimental impact of the view from the public footpaths to the south and east in addition to changing the street scene. • The property is within a Conservation Area and therefore the detrimental visual impact has a greater significance. • There is also a lack of off street parking for the property and due to the size of the road, roadside parking is not possible as agricultural vehicles and delivery vans are unable to access properties further down the Lane.
<p>Vale - Highways Liaison Officer (Oxfordshire County Council)</p>	<p>No objections, subject to conditions</p>
<p>Neighbour Representations</p>	<p>Three letters of objection have been submitted. The grounds for objection are:-</p> <ul style="list-style-type: none"> • The height of the proposed two storey extension is

	<p>too high</p> <ul style="list-style-type: none"> • The proposal will be overbearing to neighbouring properties • Not in-keeping with the conservation area • The shape and size of the proposed two storey element is not appropriate • The proposed change to the roof pitch on the main dwelling is not in-keeping with the surrounding area and will have a harmful impact on the street scene. • The extension and its roof will be seen from the road and from the footpath in the adjoining field. • Insufficient parking for a four bedroom property • Not in-keeping with other extensions that have been permitted • The proposal is contrary to DC1 and H24. (Officer note: Policy H24 is an expired policy which was not saved by the Secretary of State) • The proposal is extremely dominant and will cause overshadowing and loss of light to neighbouring properties • The proposed extension will wrap around the side and rear elevations which is inappropriate in the conservation area. • The internal design of the stairs to the room in the loft space will create a noise nuisance.
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4.0 **RELEVANT PLANNING HISTORY**

4.1 [P05/V0305](#) - Approved (21/04/2005)

Single storey and first floor extension. Erection of a conservatory. (Re-submission)

[P04/V1037](#) - Other Outcome (16/08/2004)

Single storey and first floor extensions. Erection of a conservatory.

[P90/V1304](#) - Refused (02/05/1990)

Extension at first floor level to provide extra bedroom. 3 St. Johns, Watery Lane, Sparsholt, Wantage, Oxon. BR. 376/90

[P85/V2305](#) - Approved (02/08/1985)

Alterations to enlarge kitchen and erection of a single storey extension to provide bathroom and utility room. 3 St. Johns, Watery Lane, Sparsholt. BR. 712/85

5.0 **POLICY & GUIDANCE**

5.1 **National 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.

5.2 **Vale of white Horse 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

5.3 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

5.4 Supplementary Planning Guidance

Design Guide – 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)*
- *Side extensions (DG109)*
- *Rear extensions (DG110)*

5.5 Sparsholt Neighbourhood Plan 2015

Sparsholt 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 Other 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 obligations 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 the visual amenity of the area, including the impact on the Sparsholt conservation area, the impact on the amenities of neighbouring properties, and the impact on highway safety.

6.2 Impact on visual amenity

Vale of White Horse District Council – Committee Report – 2 March 2016

Policy DC1 requires the development to be of a scale, layout, design that does not adversely affect those attributes that make a positive contribution to the character of the locality.

- 6.3 The proposed extensions to the existing property seek to enlarge existing living space in the property. The proposal will be visible within the context of the existing property and the surrounding area. The proposed extensions are to be constructed from materials that match those of the existing dwelling, maintaining the character and appearance of the main dwelling.
- 6.4 The proposed front porch is considered to be a subordinate addition which complies with the councils residential design guide for front extensions (DG107). Furthermore, given that other properties along Watery Lane have erected front extensions over the years, it is not considered that the proposed front porch will appear out of place within the street scene.
- 6.5 It is considered that the proposed single storey and two storey extensions are subordinate additions in which the design, scale and massing are appropriate to the existing property with the main dwelling remaining as the dominant element. However, a number of neighbouring properties and the Parish Council have objected to the proposal on the grounds that the shape of the proposed two storey extension will create a roof form that is not appropriate to the main dwelling and will be over dominant. It is considered that as the proposed extension is to the rear and will not be visible from the street, the extension can be expressed in many forms (DG110). As such, it is not considered that the proposed shape of the first floor rear extension and the proposed roof form will result in an extension that will be significantly harmful to the visual amenity of the locality.
- 6.6 A number of neighbouring properties and the Parish Council have objected to the proposal on the grounds that the proposed two storey extension will have a harmful impact on the street scene within the conservation area. The existing single storey structure currently wraps around the east and south elevations and projects approximately 1.0 metre from the side elevation. The proposed two storey side extension is set significantly back from the frontage of the dwelling, is set down from the ridge and is set off the south boundary by approximately 1.3 metres. As such, it is not considered that the addition of the first floor extension over this existing structure will result in a significant harmful impact on the street scene and will not lead to a terracing effect being created (DG109).
- 6.7 Objections have been raised by neighbouring properties and the Parish Council in relation to the change of the roof pitch over the main dwelling. It is in the officers' opinion that given the variation of properties along Watery Lane, it is not considered that the alteration of the roof on the main dwelling will have a significant impact on the street scene or significantly harm the visual amenity of the locality.
- 6.8 Concerns have also been raised from the neighbouring properties and the Parish Council in relation to the height of the ridgeline of the proposed extension and that it is not in keeping with other extensions within the vicinity. All applications are considered on their own merits, and it is not considered that the proposed height will result in an extension that is dominant or harmful to the visual amenity of the locality.
- 6.9 Therefore the proposal is considered to comply with the requirements of Local Plan Policy DC1 and the provisions of the NPPF, NPPG and Residential Design Guide.

6.10 Impact on the Sparsholt conservation area

Policy HE1 requires the development to preserve or enhance the established character or appearance of the conservation area by respecting its context through appropriate design, siting, scale and quality of materials.

6.11 It is not considered that the development will have an adverse impact on the established character and appearance of the conservation area. The scale, design and massing of the proposed development is considered to be subordinate and the proposed use of matching materials will preserve the character and appearance of the conservation area.

6.12 It is noted that there is a public footpath in the adjoining field to the rear of the properties along Watery Lane. However, the footpath is located approximately 140.0 metres to the south-west and therefore it is not considered that the proposed development will have a significantly adverse impact on the views within, into, or out of the conservation area. Furthermore, due to the number of properties along Watery Lane which have extended over the years, it is not considered that the view towards Watery Lane from the footpath will be significantly harmed as a result of the proposal.

6.13 Therefore the proposal is considered to comply with the requirements of Local Plan Policy HE1 and the provisions of the NPPF, NPPG and Residential Design Guide.

6.14 Impact on neighbours

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.

6.15 The proposed single storey rear extension projects approximately 4.7 metres from the rear elevation. This is 0.7 metres more than recommended within the Councils Residential Design Guide for rear extensions on a semi-detached dwelling (DG110). The proposed rear extension is of a subordinate scale with relatively low eaves height and it is not considered that the additional 0.7 metres would result in an extension that would overshadow or cause a significant loss of light to the neighbouring property to the north such that would justify refusal. Particularly given the fact that a 2 metre fence along the boundary could be erected under the property's permitted development rights.

6.16 The proposed two storey extension is set off of the north boundary by approximately 2.4 metres and does not encroach beyond a 40 degree line taken from the nearest first floor window of number 4 St Johns. Furthermore, the proposed extension does not encroach beyond a 40 degree line taken from the nearest first floor window of number 2 St Johns. Therefore it is considered that the amenities of the neighbouring properties will not be significantly harmed in terms of overshadowing or loss of light.

6.17 Therefore the proposal is considered to comply with the requirements of Local Plan Policy DC9 and the provisions of the NPPF, NPPG and Residential Design Guide.

6.18 Impact on highways 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 that "development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

- 6.19 The proposal increases the number of bedrooms within the property from three to four. Oxfordshire County Council Highways have been consulted on the proposal and considers there to be adequate car parking provision to the frontage and to the side of the property to provide three off-street parking spaces in accordance with the standards. A condition has been imposed to ensure that these three car parking spaces are provided within the site.
- 6.20 Therefore 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.
- 6.21 **Other considerations**
Concerns have been raised from neighbours that construction vehicles will cause a disruption to the village and a construction traffic management plan has been requested to prevent this. Construction disturbance is not a material planning consideration and therefore cannot be taken into account in the determination of the application. Furthermore, an agreement has also been requested to ensure that any damage to the edge of the road from vehicles is repaired. This is a civil matter between the parties involved and is not relevant the planning considerations of the case.
- 6.22 Concerns have also been raised by the adjoining neighbouring property that the proposed access to the room in the roof space will result in a noise disturbance issue. The proposal seeks to enlarge an existing bedroom in the roof space with no alterations made to the existing access to this area. It is not considered that the enlargement of this room will significantly harm the amenity of the neighbouring property. However, the proposal will need to comply with building regulations, including sound insulation, which is considered under separate legislation.
- 6.23 Neighbouring properties and the Parish Council have objected to the proposal on the grounds that the proposed extension does not conform to other extensions which have been permitted over the years in the area. All applications are considered on their individual merits and the council can only request amendments to a proposal if it is considered unacceptable in planning terms.

7.0 **CONCLUSION**

- 7.1 The proposed development does not harm the visual amenity of the locality, the amenities of neighbouring properties and does not impact highway safety. 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 council's Residential Design Guide as well as with the National Planning Policy Framework.

8.0 **RECOMMENDATION**

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

- 1. In accordance with the approved plans.**
- 2. Time limit - full application.**
- 3. Submission of details of proposed car parking spaces.**
- 4. Materials to be in accordance with those specified in the application.**
- 5. Specified windows to be obscured glazed and top hung only.**