

APPLICATION NO.	P15/V2989/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	17.12.2015
PARISH	DRAYTON
WARD MEMBER(S)	Stuart Davenport
APPLICANT	Mr Kevin Billington
SITE	79 Abingdon Road, Drayton, Abingdon, OX14 4HL
PROPOSAL	Erection of a first floor side extension
AMENDMENTS	None
OFFICER	Sally Appleyard

SUMMARY

The application is referred to committee as the applicant is related to a member of staff.

The application seeks planning permission for the construction of a first floor side extension on the south elevation.

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 application is recommended for approval.

1.0 INTRODUCTION

1.1 The property is an end of terrace dwelling located within the village of Drayton. The adjoining neighbouring property is located to the north, with other neighbouring properties located to the south and west of the site. Vehicle access to the site is obtained from Abingdon Road to the east. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as the applicant is related to a member of staff.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a first floor side extension to the south elevation. The proposed extension will facilitate a bathroom and enlarge an existing bedroom.

2.2 The proposal measures approximately 2.0 metres in width, 6.2 metres in depth, 4.7 metres to the eaves and an overall height of 6.7 metres. The proposed materials will match those of the existing dwelling.

2.3 Originally the proposal included a window on the south elevation, however this has since been moved to the front elevation to create more interest on the street scene. As the window is for the proposed bathroom, it is proposed to be obscure glazed.

2.4 A copy of the application plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Drayton Parish Council	No objections. The proposed extension will leave a fairly narrow gap between this and the wall of the adjoining house, but there are no windows in that wall, so there's no issue with loss of light etc.
Neighbour Representations	One letter of objection has been received from number 118 Drayton Road on the grounds that the proposed extension will cause a significant loss of light to their property.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P00/V1580](#) - Approved (28/11/2000)
Single storey side and rear extension. New front porch.

[P83/V0479](#) - Approved (01/02/1984)
Formation of a vehicular access.

[P68/V0088](#) - Refused (05/07/1968)
Vehicular access.

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

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

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)

5.5 Drayton Neighbourhood Plan 2015

The application has been considered within the context of the policies of the Drayton Neighbourhood Plan 2015.

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, the impact on the amenities of neighbouring properties, and the impact on highway safety.

6.2 Impact on visual amenity

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 extension to the existing property will allow 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 extension is set back from the front of the dwelling with a lower ridge height than the main dwelling. As such, it is considered that the proposed extension is subservient to the original dwelling and that the proposed design, scale and massing are appropriate to the existing property. The proposed extension is to be constructed from materials that match those of the existing dwelling, maintaining the character and appearance of the main dwelling. As such, it is not considered that the proposed extension would appear out of place within the street-scene or harm the visual amenity of the locality.

6.4 As such, the proposal is considered to comply with the requirements of Local Plan Policy DC1, and the provisions of the NPPF, NPPG and the design guide.

6.5 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.

- 6.6 The size and position of the proposed extension is such that it is not considered that the amenities of neighbouring properties would be harmed in terms of overshadowing, overlooking or dominance.
- 6.7 Number 118 Abingdon Road has raised an objection to the application on the grounds that the proposed extension will cause a significant loss of light entering the front of the property. Due to the size and the position of the proposed extension in relation to the path of the sun, it is not considered that the proposal will have a significant impact to the amount of light entering the windows to the front of number 118 Abingdon Road. Furthermore, the distance between the frontage of the proposed extension and the frontage of number 118 Abingdon Road is approximately 27.0 metres, and therefore it is not considered that the proposed extension will cause significant harm to warrant refusing the application.
- 6.8 As such, 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.
- 6.9 **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”.
- 6.10 There are no additional bedrooms are proposed as part of the development. As such, the existing parking and access arrangements will not be affected as a result of the proposal. Therefore the proposal complies with the requirements of Local Plan Policy DC9 and the provisions of the NPPF, NPPG and Residential Design Guide.

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 and DC9 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**

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

- 1. In accordance with the approved plans.**
- 2. Materials used to be in accordance with the application.**
- 3. Time limit - full application.**

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