

<b>APPLICATION NO.</b>	<a href="#">P15/V2107/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	2.9.2015
<b>PARISH</b>	MILTON
<b>WARD MEMBER(S)</b>	Stuart Davenport
<b>APPLICANT</b>	Mr Quinn
<b>SITE</b>	78 High Street Milton Abingdon Oxfordshire, OX14 4EJ
<b>PROPOSAL</b>	Formation of habitable rooms in roof space with rear dormer. (Amended by drawing number COM-001 Rev A, received 15 January 2016; design of rear dormer window altered, rooflight in front roof slope removed, new second floor window in side elevation proposed).
<b>AMENDMENTS</b>	15.1.2016
<b>GRID REFERENCE</b>	448487/192160
<b>OFFICER</b>	Katie Cook

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## SUMMARY

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

The proposal is for the erection of rear dormer windows on the north-west elevation of the property. As part of the development it is also proposed to install a second floor window in the side (south-west) elevation.

The main issues are:

- The impact on the visual amenity of the area and the character and appearance of the conservation 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 property, an end of terrace dwelling located within Milton Conservation Area, is situated at the southern end of Milton on a broadly rectangular plot that runs south-east to north-west. Vehicular access is taken from the High Street to the south-east. A copy of the site plan is **attached** at appendix 1.

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

## 2.0 PROPOSAL

2.1 The application seeks planning permission for the erection of three pitched roof dormer windows on the rear (north-west) elevation of the property, which are connected to each other via mansard roofs between them. As part of the development it is also proposed to install a second floor window in the side (south-west) elevation of the

property.

2.2 Each dormer window measures 1.8 metres wide by 2.3 metres high to the top of the pitch roof, and has a maximum depth of 2.8 metres from the existing roof slope. A copy of the application plans is **attached** at appendix 2.

2.3 The application has been amended further to its original submission, with the design of the dormer window revised. 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	
	Milton Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> <li>• Proposal is out of character with the conservation area.</li> </ul>
	Neighbours - objection	One letter of objection. Objections may be summarised as follows: <ul style="list-style-type: none"> <li>• Object to box dormer window format; two or three traditional dormers would be much more suitable.</li> <li>• Irrespective of being on the rear elevation, box dormer windows are unsuitable in a conservation area.</li> <li>• The conservation area should be conserved.</li> </ul>

3.3	Second consultation	
	Milton Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> <li>• The comments of the parish council to the original plans still hold.</li> <li>• The property has been hugely developed in recent years and further development will be detrimental to the conservation area.</li> </ul>
	Neighbours -objection	One letter of objection. Objections may be summarised as follows: <ul style="list-style-type: none"> <li>• It remains a box dormer, but dressed up with the illusion of three oversized poorly proportioned dormer windows.</li> <li>• Roof pitches don't match the main house and the cheeks are too wide.</li> <li>• The rear of the main house is two bay, and this should be reflected by two beautifully proportioned aligned dormers with roof pitches to match the main roof and traditional narrow cheeks.</li> <li>• This is a conservation area; the house has already suffered from poorly designed extensions.</li> </ul>

### 4.0 RELEVANT PLANNING HISTORY

- 4.1 [P10/V0845](#) - Approved (23/09/2010)  
Proposed amendment to application MIL/20565/1 (Proposed demolition and re-building of existing side extension. Erection of new garage and rear extension). (Re-submission) Partially retrospective.

[P09/V0762/DIS](#) - Approved (27/07/2009)

Request for compliance with condition for application No: MIL/20565/1 condition 2

[P09/V1015/DIS](#) - Approved (27/07/2009)

Request for compliance with condition for Application No: MIL/20565/2-CA, Condition 2.

[P08/V1161/CA](#) - Approved (30/03/2009)

Demolition of existing side extension.

[P08/V1160](#) - Approved (30/03/2009)

Proposed demolition and re-building of existing side extension. Erection of a new garage and rear extension. (Re-submission)

[P08/V1481](#) - Withdrawn (12/08/2008)

Proposed demolition of existing side extension to the north east side of the building and proposed new extension to the south side of the building to form new garage with bedroom above. Single storey extension to form new kitchen and dining room.

- 4.2 Pre-application History

None.

## 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:-

- *Responding to Local Character (DG103)*
- *Consider your neighbours (DG104)*

- *Design considerations (DG106)*
- *Loft conversions and roof extensions (DG111)*

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

5.5 **Planning Practice Guidance 2014.**

5.6 **Neighbourhood Plan**

Milton has not submitted a 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, and whether the proposal preserves or enhances the character and appearance of the conservation 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.

6.4 The proposed pitch roof dormer windows are positioned above the eaves line, below the ridge line and in from the gable ends. When approaching the site from the south / south-west, the side of the pitched roof dormer will be visible but will not, given its proportions, appear visually intrusive or detrimental to the visual amenity of the area. The pitched roof dormer on the opposite side of the rear roof slope will be visible when approaching from the north / north-east, but will be partially screened by the existing two storey side extension. The mansard roofs between the dormer windows will not be visible from public vantage points.

6.5 The dormer windows have been positioned on the roof slope in order to enable appropriate access stairs to be installed. Although the dormer windows do not follow the fenestration pattern of the main house, in this instance because they are on the rear roof slope this will not be perceptible from public vantage points and therefore the proposal could not reasonably or justifiably be refused on this basis.

6.6 The proposed development, given its position on the rear roof slope, will not compromise the character and appearance of the conservation area. Any harm caused to the conservation area by altering the profile of the roof slope by adding the dormer windows can be mitigated by ensuring the materials used are appropriate, thereby preserving the character and appearance of the conservation area.

6.7 **Impact on neighbours**

Policy DC9 of the local plan states that development would 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.

6.8 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.

6.9 The dormer windows will provide angled views over the adjoining garden to the north. Angled views over the neighbouring garden are already possible from the existing rear first floor windows in no.78, and the dormer windows will not cause harmful overlooking. The proposed second floor window in the side elevation of the property will not cause overlooking of neighbouring properties.

6.10 **Impact on highway and parking**

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.

6.11 The proposal increases the number of bedrooms in the property from four to five. The area to the front and side of the property is currently used for parking and is of sufficient size to accommodate four cars. This level of parking is appropriate for the extended property.

6.12 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 conservation area preserved, and will not harm the amenities of neighbouring properties. Adequate parking for the extended property is available within the site. 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.**

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