

GRO/4788/3 – Mr & Mrs Lagden
Single and two storey rear extensions.
9 Vale Avenue, Grove, OX12 7LU

1.0 **The Proposal**

1.1 This application seeks planning permission for the erection of two storey and single storey rear extensions on the rear (north) elevation of the property. Measuring 2.5 metres deep by 8.3 metres wide, the proposed two storey extension would be built over an existing single storey extension. The eaves height would be 5 metres above ground level, and the gabled roof over the proposed extension would rise to a maximum ridge height of 7.3 metres. The proposed single storey rear extension would extend out beyond the existing rear extension by 2 metres, and it would be 8.3 metres wide, with an eaves height of 2.5 metres, and a pitched roof sloping towards the two storey extension with a ridge height of 3.3 metres. The application drawings and site plan are at **Appendix 1**.

1.2 The application comes to Committee due to an objection received from Grove Parish Council.

2.0 **Planning History**

2.1 Planning permission was granted in 1979 for an 'Extension to provide new kitchen and dining room together with internal alterations'.

2.2 Permission was granted in 1988 for 'Ground and first floor extensions at front of dwelling to provide additional accommodation'.

2.3 Application GRO/4788/2 for 'Garage conversion. New windows in side elevations. Single and two storey rear extensions', was withdrawn in September 2006. A copy of the withdrawn plans is at **Appendix 2**.

3.0 **Planning Policies**

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as a whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.

3.2 Policies DC1 and DC9 of the Local Plan refer to the design of new development and the impact on neighbouring properties.

4.0 **Consultations**

4.1 Grove Parish Council objects to the proposal stating 'The loss of garage space to make way for a playroom could necessitate on street parking. The steep incline on the driveway may discourage the owners from using it to park their cars and by parking on the road the current parking problems at Vale Avenue could be exacerbated'.

4.2 The County Engineer's comments will be reported at the Meeting.

5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the street scene, the potential impact on neighbouring properties, and the impact on highway safety.

- 5.2 Given the position of the proposed extension on the rear (north) elevation of the property, your Officers consider that the proposal would not harm the character and appearance of the area.
- 5.3 Your Officers also consider that the proposal would not have a detrimental impact on the adjoining properties to the east and west. The proposal does not encroach beyond a 40 degree line taken from the edge of the nearest first floor windows of neighbouring properties, and it is consequently felt that the proposal would not be unacceptable in respect to loss of light or over dominance. It is not proposed to add any additional windows at first floor level in either the east or west elevations. However, to prevent possible overlooking in the future, it is recommended that permitted development rights be removed in respect to the insertion of new windows in the east and west elevations of the development without the prior grant of planning permission (see Condition 3 below).
- 5.4 In respect to the objections raised by the Parish Council, the proposed garage conversion could be undertaken under the provisions of the General Permitted Development Order, and as such does not require planning permission. Given that it is not proposed to add any additional bedrooms to the property, and the fact that two spaces would remain in front of the dwelling, it is your Officer's opinion that two parking spaces for a four bedroom property would be acceptable, and the proposal would not be detrimental to highway safety.

6.0 **Recommendation**

- 6.1 *Subject to the County Engineer raising no objection it is recommended that planning permission be granted, subject to the following conditions:-*
1. TL1 *Time Limit – Full Application.*
 2. RE1 *Matching Materials.*
 3. *Notwithstanding the provisions of the Town and Country Planning (General permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no windows shall be inserted in the east or west elevations of the development hereby approved without the prior grant of planning permission.*