

APPLICATION NO.	P16/V0445/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	22.2.2016
PARISH	ABINGDON
WARD MEMBER(S)	Robert Hall Vicky Jenkins
APPLICANT	Mr Roy Robinson
SITE	51 Curtis Avenue Abingdon, OX14 3UL
PROPOSAL	Rear two storey extension and adjoining first floor addition over existing single storey previous extension. Enclosed porch to replace canopy.
AMENDMENTS	As amended by plan number 15-36--2B on 20/04/2016
OFFICER	None Penny Silverwood

SUMMARY

The application is referred to committee as Abingdon Town Council objects.

The proposal is for the erection of a two storey extension to the rear, the addition of a first floor extension above the existing single storey rear extension and the conversion of the existing canopy to a porch on the front elevation.

The main issues are:

- The impact on the visual amenity of the area, which is considered to be acceptable
- The impact on the amenities of neighbouring properties, which is considered to be acceptable
- Whether there is adequate off-street parking within the site, which it is considered there is.

The application is recommended for approval, subject to conditions.

1.0 INTRODUCTION

1.1 The property is a detached dwelling located within an established residential area in Abingdon. Neighbouring properties are located to the north, east, south-west and north-west. Vehicular access to the site is obtained from the end of Curtis Avenue to the north of the property. A copy of the site plan is **attached** at Appendix 1.

1.2 The application comes to committee as Abingdon Town Council objects.

2.0 PROPOSAL

2.1 The application seeks planning permission for the erection of a two storey rear extension to the west of the existing rear extension, the erection of a first floor above the existing extension and the conversion of the existing canopy to a porch on the front elevation. This will allow for the enlargement of living space on the ground floor and an additional bedroom on the first floor.

2.2 The two storey extension will project to the rear by approximately 2.8 metres in line with the existing rear extension. It will be approximately 4.7 metres wide, 7.0 metres high to the ridge and approximately 5.1 metres high to the eaves. The first floor addition to the existing rear extension will project by 2.8 metres in line with the single storey element. It

will have a reduced width of approximately 4.3 metres with the eastern corner of the existing extension remaining at single storey level. It will have a ridge height of approximately 7.0 metres and will be approximately 5.1 metres to the eaves, in line with the proposed additional rear extension to the west.

- 2.3 Following neighbours comments and discussion with the planning officer, amended plans have been received which have removed the first floor side window from bedroom 4 and inserted an additional obscure glazed window at first floor level to the rear elevation. A copy of the application plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1

Abingdon Town Council	Objection. The grounds for objection are: <ul style="list-style-type: none"> - Overdevelopment of the site - Unneighbourly
Neighbours/ individuals	One letter of no objection has been received. Three letters of objection have been received. Concerns in summary are: <ul style="list-style-type: none"> - Overdevelopment of the site - Loss of privacy and overbearing to neighbours to the south-west - Visually intrusive - Overlooking to 63, 64 and 64a Curtis Avenue - 64a and 63 Curtis Avenue not shown on all application plans - Side window of bedroom 4 will overlook bathroom of 63 Curtis Avenue
Highways Liaison Officer (Oxfordshire County Council)	No objection, subject to recommended conditions

4.0 RELEVANT PLANNING HISTORY

4.1 Applications

[P15/V1434/PD](#) - Other Outcome (30/06/2015)
Conservatory at rear of property.

[P99/V1249/T56](#) - Other Outcome (21/10/1999)
Installation of telecommunications apparatus.

[P93/V0535](#) - Approved (09/07/1993)
Two storey side extension to enlarge lounge and bedrooms.

[P91/V0537](#) - Approved (20/06/1991)
Ground floor extension to provide extra living accommodation.

[P88/V0656](#) - Approved (08/09/1988)
Single storey extension to provide additional living accommodation.

[P79/V1346](#) - Approved (30/06/1980)
Erection of 181 dwellings and garages. Stage 1

[P80/V0415](#) - Approved (30/06/1980)

Erection of 222 dwellings & garages. (Stage III).

4.2 Pre-application advice history
[P15/V2197/PEO](#) - (12/10/2015)

Additional storey to be added to existing single storey extension to rear of property. In addition a new two storey extension adjoins the existing extension.

Officer's comments included: concerns regarding additional storey and impact on neighbour; the 40-degree rule must be adhered to, additional two storey rear extension is likely to be acceptable as no direct overlooking will occur.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning 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 policies;

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 Number	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 Number	Policy Title
Core Policy 1	Presumption in favour of sustainable development
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)
- Porch and canopies (DG108)
- Rear extensions (DG110)

5.5 **Neighbourhood Plans**

Abingdon does not currently have a neighbourhood plan.

5.6 **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 highways safety.

6.2 Impact on visual amenity

The ridge line of the proposed extensions will be set down from the ridge line of the existing property by approximately 500mm and are considered to be subordinate additions to the property. The design responds to and coordinates with the character of the existing property and materials to match the existing are proposed to be used.

6.3 Concerns have been raised by the town council and neighbouring properties as to whether the proposals amount to overdevelopment of the site. The property has benefitted from previous side and rear extensions. However it is considered that adequate private amenity space will be retained and the proposals are appropriate in terms of design, scale and massing.

6.4 Impact on the amenities of neighbouring properties

Objections have been raised regarding the proposals being overbearing and causing overlooking to neighbouring properties (nos.63, 64 and 64a Curtis Avenue) to the south-west of the application site. The rear elevation of the property does not directly face the rear elevations of these neighbouring properties; the properties are located at a significant angle to each other. Therefore there will not be any direct overlooking of these properties from rooms to be served by the proposed new windows. Moreover there are existing first floor windows that have a similar relationship to the neighbours now. Therefore officers consider that, as a result of the proposals, the amenities of neighbouring properties would not be harmed in terms of overshadowing, overlooking or dominance.

6.5 The proposed first floor addition to the existing rear extension complies with the 40-degree rule as set out in the adopted design guide to protect the amenities of neighbouring properties; in this case no.50 Curtis Avenue. Therefore there is not considered to be any impact upon the amenities of this neighbour.

6.6 Concerns were raised by the occupants of no.63 Curtis Avenue regarding the impact of the proposed first floor side window to bedroom 4. Amended plans have been received which have removed this window from the application plans.

6.7 Impact on highway safety

The proposals provide one additional bedroom to the property, increasing from three to four. The highways liaison officer has raised no objections to the proposals subject to a condition being attached securing the retention of the three existing parking spaces. Therefore officers considered there will be no significant impact on highway safety.

7.0 CONCLUSION

7.1 The development does not harm the visual amenity of the area, the amenities of neighbouring properties and there is adequate off-street parking within the site. The development, 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 2011. The development is also considered to comply with the provisions of the council's adopted Design Guide and the National Planning Policy Framework.

8.0 RECOMMENDATION

To grant planning permission, subject to the following conditions:

- 1. Commencement three years - full planning permission.**
- 2. Approved plans.**
- 3. Materials in accordance with the application.**
- 4. Car parking in accordance with plans.**

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