

APPLICATION NO.	P16/V0694/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	16.3.2016
PARISH	MARCHAM
WARD MEMBER(S)	Catherine Webber
APPLICANT	Mr and Mrs B Phipps
SITE	68 Howard Cornish Road, Marcham, Abingdon, OX13 6PW
PROPOSAL	Single storey side extension to form a study.
AMENDMENTS	None
OFFICER	Emma Hawthorne

SUMMARY

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

The application seeks planning permission for the construction of a single storey side extension on the south elevation of the property.

The main issues are:

- Impact on visual amenity of the area, which is considered acceptable;
- Impact on amenities of neighbouring properties, which is considered acceptable; and
- 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 a two storey, semi-detached dwelling located on an L-shaped plot on the corner of the western side of Howard Cornish Road and northern side of Orchard Way, Marcham. The adjoining neighbouring property is located to the north, with other neighbouring properties located to the west of the site. Vehicular access to the site is obtained from Orchard Way which adjoins the south boundary of the site. A copy of the site plan is **attached** at Appendix 1.

1.2 This application comes to committee as Marcham Parish Council objects.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a single storey side extension on the south elevation of the dwelling. The proposed extension will facilitate study.

2.2 The proposed extension measures approximately 5.12 metres in width, 3.5 metres in depth, and would have an overall height of 2.75 metres with a flat roof. The proposed materials will match those of the existing dwelling.

2.3 A copy of the application plan is **attached** as Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Marcham Parish Council	Object. Their objections may be summarised as follows: <ul style="list-style-type: none"> • Previous two storey extension refused and reasons given then still apply – visual and neighbour impact harmful; • Open character of the street scene would be lost; • Parking space would be reduced and vehicles may be left on road.
Neighbours	1 letter has been received from a neighbouring property, raising no objections to the proposed study extension.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P11/V2275](#) - Approved (01/12/2011)
Proposed rear and side extensions. Erection of a single garage.
- [P11/V0356](#) - Refused (27/04/2011)
Demolition of existing garage and store. Erection of two storey extensions and a single garage. (Re-submission)
- [P10/V1795](#) - Refused (23/11/2010)
Demolition of existing garage. Erection of two storey extensions and a double garage.

5.0 **POLICY & GUIDANCE**

- 5.1 **National Planning Policy Framework 2012**
The NPPF replace 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.
- 5.2 **Planning Practice Guidance (March 2014)**
This document provides supplementary guidance to the NPPF.
- 5.3 **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 DC1 - Design
Policy DC5 - Access
Policy DC9 - The Impact of Development on Neighbouring Uses
- 5.4 **Draft Vale of White Horse Local Plan 2031, Part 1 Core Policies**
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.

Core Policy 37 – Design and local distinctiveness
- 5.5 **Supplementary Planning Document**
Design Guide (adopted March 2015)

The following sections of the Design Guide are particularly relevant to this application;
DG103 – Responding to Local Character
DG104 – Consider your Neighbours
DG105 – Scale, Form and Massing
DG106 – Design Considerations
DG109 – Side Extensions

5.6 ***Neighbourhood Plan***

Marcham has not submitted a neighbourhood plan.

5.7 ***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.

5.8 ***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.

5.9 ***Equalities 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**

Adopted local plan policy DC1 requires 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 a study room to be developed. The proposal will be visible within the context of the existing property and surrounding area. The proposed extension is modest and reflects the character of the existing property. The proposed extension will be erected within existing building forms and will not project any further than the existing side extension to which it adjoins. Therefore the openness and views across the corner plot will still remain. 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.

6.4 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. Therefore, 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.

- 6.5 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 SPD.
- 6.6 **Impact on neighbouring properties**
Adopted local plan 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.
- 6.7 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. The proposed windows will be at least 24 metres from surrounding properties.
- 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 the design guide SPD.
- 6.9 **Impact on highway safety**
Adopted local plan 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 proposed as part of the development. The proposed extension will project into the current parking area, however, the property will still have three parking spaces accessed off of Orchard Way which is considered acceptable for a four bedroom dwelling. Therefore the proposal complies with the requirements of Local Plan Policy DC5 and the provisions of the NPPF, NPPG and the design guide SPD.
- 7.0 **CONCLUSION**
- 7.1 The proposed development will not harm the visual amenity of the area, the amenities of neighbouring properties or impact upon 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 development is also considered to comply with the provisions of the National Planning Policy Framework and the council’s Design Guide.
- 8.0 **RECOMMENDATION**
- 8.1 **It is recommended that planning permission is granted subject to the following conditions:**
1. **Commencement of development three years.**
 2. **Development in accordance with the approved plans.**
 3. **Materials in accordance with application.**

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