

<b>APPLICATION NO.</b>	<a href="#">P16/V0911/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	18.4.2016
<b>PARISH</b>	RADLEY
<b>WARD MEMBER(S)</b>	Edward Blagrove Bob Johnston
<b>APPLICANT</b>	Mrs Catharine Blagrove
<b>SITE</b>	40 Stonhouse Crescent, Radley, Abingdon, OX14 3AF
<b>PROPOSAL</b>	Single storey front extension
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Emma Hawthorne

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### SUMMARY

The application is referred to committee as the applicant is related to an elected member.

The application seeks planning permission for the construction of a single storey front 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 semi-detached dwelling located within the village of Radley. The adjoining neighbouring property is located to the east, with other neighbouring properties located to the north and west of the site. Vehicular access to the site is obtained from Stonhouse Crescent 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 the applicant is related to an elected member.

### 2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a single storey front extension on the south elevation of the dwelling. The proposed extension will facilitate a front porch and WC.

2.2 The proposal measures 3.0 metres in width, 2.0 metres in depth, 2.43 metres to the eaves and will have an overall height of 3.03 metres. 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	<b>Radley Parish Council</b>	No objections.
	<b>Health &amp; Housing – Env. Protection Team</b>	No objections.
	<b>Neighbours</b>	No comments received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P10/V0869](#) - Approved (30/06/2010)  
Demolition of detached garage and erection of replacement detached 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

DG107 – Front Extensions

5.6 ***Neighbourhood Plan***

Radley 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 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 a front porch and WC to be developed. The proposal will be visible within the context of the existing property and surrounding area. The proposed extension is modest, reflects the character of the existing property and has been designed with a pitched roof. The proposal will project 2.0 metres in front of the main dwelling which is 0.6 metres more than suggested in the Design Guide when located close to a neighbouring property. The proposed extension is on the west side of the front elevation meaning it will be located in the middle of the site and therefore not in close proximity to neighbouring properties. 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. 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.

6.5 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.

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 highway 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 proposed as part of the development. The proposed extension will reduce the current number of parking spaces from four to three but this is considered acceptable for this size of property, a four bedroom dwelling. Therefore the proposal complies with the requirements of Local Plan Policy DC5 and the provisions of the NPPF, NPPG and Design Guide.

**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 SPD.

**8.0 RECOMMENDATION**

**To grant planning permission subject to the following conditions:**

- 1. Commencement of development three years.**
- 2. Development in accordance with the approved plans.**
- 3. Materials in accordance with plans.**

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