

APPLICATION NO.	P16/V1068/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	29.4.2016
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	J Burn & K Griffith
SITE	Botley Cemetary Lodge 16 North Hinksey Lane, OX2 0LX
PROPOSAL	Two storey rear extension. (as amended by plan number BCL-4A received 20.06.2016 revised car parking spaces)
AMENDMENTS	21.06.2015
GRID REFERENCE	448914/206130
OFFICER	Abbie Barnes

SUMMARY

The application is referred to committee as a result of an objection received from North Hinksey Parish Council.

The proposal is for a single storey and first floor rear extension on the south elevation.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is 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, a detached dwelling, is located on North Hinksey Lane, set back from the road and accessed via a shared private driveway. The site is not located within a conservation area or within the green belt.

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a ground floor and first floor rear extension on the south elevation. The proposed first floor element sits over the existing rear single storey extension, with the new bedroom as a room within the roof. Two lead roof dormers are proposed on the east and west elevations. The proposed ground floor rear extension is mostly glazed, set in an oak frame. A copy of the application plans is **attached** at appendix 1.

2.2 An amended plan was submitted which demonstrates two car parking spaces to be provided within the curtilage of the dwelling.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **North Hinksey Parish Council** have raised the following objections
“Councillors had no objections to the principle of an extension, but did object to the proposed extension as it would be out of character with the rest of the building.”

3.2 **Neighbours** No comments have been received

3.3 **Highways Liaison Officer-** no objection subject to two off-street car parking spaces provided as shown on the submitted plan.

4.0 **RELEVANT PLANNING HISTORY**

4.1 There is no relevant planning history relating to the site.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

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.

5.2 **Planning Practice Guidance (March 2014)**

This document provides supplementary guidance to the NPPF.

5.3 **Vale of White Horse Local Plan 2011 (adopted July 2006)**

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.

Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.

Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

5.4 **Draft Vale of White Horse Local Plan 2031 part 1 policies**

37 - Design and local distinctiveness

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.

5.5 **Vale of White Horse Adopted Design Guide 2015**

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 whether there is adequate off-street parking within the site for the extended dwelling.

Impact on visual amenity

6.2 Proposed extensions

Various properties within the vicinity of the area have been extended. There are a variety of dwelling types and designs within the street. The proposed extensions will be subordinate to the main house with matching roof pitches. The two first floor flat roof lead dormers are of a high quality and will sit comfortably within the roof slope.

6.3 The proposed extension will be constructed using a natural lime render with the ground floor element mostly glazed set in an oak frame. The roof tiles will match those of the existing dwelling. This is considered a relatively modern and contemporary approach and will be visually distinct from the Victorian gothic style of the existing dwelling.

6.4 It is not considered that it would appear visually intrusive in the street scene or harmful to the visual amenity of the area.

Impact on neighbours

6.5 Given the position and orientation of neighbouring properties, it is not considered that the amenities of these dwellings would be harmed by the development in terms of overshadowing, dominance or overlooking.

6.6 The proposed extension will be located approximately 30 metres from the neighbouring property to the north west and 30 metres from the property located to the north east.

Impact on highway safety

6.7 Car parking

The proposal increases the number of bedrooms in the property from three to four. An area for off-street parking, which can accommodate at least two cars, is shown. This is considered adequate for the property. In order to ensure it is provided and maintained it is considered reasonable and necessary to impose a suitable condition.

7.0 **CONCLUSION**

7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking being provided. 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 2011. The proposal is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

That planning permission is granted subject to the following conditions:

- 1. Time limit - full permission.**
- 2. Planning condition listing the approved drawings.**
- 3. Materials in accordance with the application.**
- 4. The car parking area shown on approved drawing number shall be retained and kept permanently free of any obstruction to such use.**

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