

## **KEN/19763/1 – Miss Valerie Huxtable**

### **Erection of a two storey dwelling and attached garage. 17 & 19 Edward Road, Kennington, OX1 5LH**

#### **1.0 The Proposal**

- 1.1 This application seeks full planning permission for the erection of a two storey detached dwelling and attached double garage on land forming part of the rear gardens of 17 & 19 Edward Road. It is proposed to access the site via Rowles Close.
- 1.2 The application was considered by Committee on 12<sup>th</sup> March 2007, with a recommendation for approval. Committee resolved to defer the application in order to seek clarification of the specific distances between the proposed dwelling and existing properties in Upper Road and Edward Road, as there was a discrepancy between the OS site plan and the application block plan.
- 1.3 The applicant has reviewed this matter and as a result further amended plans have been received. These are attached at **Appendix 1**. The OS plan has been corrected to show the proposed location of the new dwelling. The block plan, elevation and floor plans have also been amended to ensure a distance of 21m from No 19 Edward Road, which has resulted in the dwelling being reduced by 1m on the rear wing.
- 1.4 A copy of the original report, together with appendices, is attached at **Appendix 2**.

#### **2.0 Officer Comments**

- 2.1 The main issues in this case are as stated in the previous report attached.
- 2.2 In respect to the impact on neighbouring properties, your Officers still consider that no undue harm would be caused to the properties in Rowles Close, Upper Road or to those fronting onto Edward Road, given the distances to those properties: 22m to Nos. 131 / 133 Upper Road (when measured along the boundary between these properties) and 21m to the rear of No 19 Edward Road. Furthermore, the impact on light to the gardens of 131 and 133 Upper Road is again, not considered to be sufficiently harmful to warrant refusal. The new dwelling also remains sited in order to respect the amenity and privacy of adjacent dwellings in Rowles Close. The relationship of the proposed dwelling to No 11 Edward remains the same, and is assessed at paragraph 5.5 of the previous report.

#### **3.0 Recommendation**

3.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *MC2 Sample Materials*
3. *RE2 Restriction on extensions / alterations to dwellings (PD rights removed)*
4. *RE8 Submission of drainage details*
5. *RE7 Submission of boundary details*
6. *RE14 Garage accommodation to be retained*
7. *RE22 Slab level of new dwelling to be agreed*
8. *HY3 Access in accordance with specified plan*

9. *HY16 Turning space in accordance with specified plan*
10. *HY25 Car parking layout in accordance with specified plan*
11. *LS4 Submission of landscaping scheme*
12. *HY19 Access road to specification before occupation of any dwelling.*
13. *MC9 Obscure glazing of 1<sup>st</sup> floor en-suite windows in west elevation.*
14. *MC20 Amended plans*