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| APPLICATION NO. | P16/V1468/FUL |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 6.6.2016 |
| PARISH | SUTTON COURTENAY |
| WARD MEMBER(S) | Gervase Duffield |
| APPLICANT | Mr Keith Rayner |
| SITE | 11 Frilsham Street, Sutton Courtenay, Abingdon, OX14 4AZ |
| PROPOSAL | Erection of a two storey and single storey side and rear extension with parking and sub-division to form an attached two-bedroom dwelling. (Amended by drawing number 394-2-AL06a, received 28 July 2016; bin storage provision altered). |
| AMENDMENTS | 28.7.2016 |
| GRID REFERENCE | 450102/193102 |
| OFFICER | Katie Cook |

SUMMARY

The application is referred to committee at the request of Councillor Gervase Duffield.

The proposal is to extend the existing property with two storey and single storey extensions, and then sub-divide it to create an attached two bedroom dwelling.

The main issues are:

- Principle of development, which is considered acceptable.
- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which are considered acceptable.
- Whether there is adequate access to and parking within the site, which it is considered there is.

The recommendation is for approval subject to conditions.

1.0 INTRODUCTION

1.1 The property, a semi-detached dwelling, is located on a corner plot towards the east of Sutton Courtenay within an established residential area. The property fronts onto Frilsham Street, which adjoins the south boundary of the site, although vehicular access is taken from Town Close which adjoins the west boundary of the site. A copy of the site plan is **attached** at appendix 1.

1.2 The application is referred to committee at the request of Councillor Gervase Duffield.

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a two storey side extension on the west elevation of the property, which projects beyond the rear elevation of the existing dwelling, and the erection of a single storey rear extension on the north elevation. Permission is also sought to sub-divide the extended property to

create an attached two bedroom dwelling.

- 2.2 The proposed two storey extension measures approximately 4.43 metres wide by 8.72 metres deep, with an eaves height of approximately 4.56 metres and a maximum ridge height of approximately 7.36 metres. The proposed single storey rear extension projects beyond the rear elevation of the existing property by approximately 3.06 metres and links into the proposed two storey extension with a maximum width of 7.88 metres. The single storey extension has an eaves height of approximately 2.38 metres and a maximum ridge height of 3.68 metres. A copy of the application plans is **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Below is a summary of the comments received in relation to the proposal. A full copy of all the comments received can be viewed online at www.whitehorsedc.gov.uk.

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| <p>3.2 Sutton Courtenay Parish Council</p> | <p>Objects. Their objections may be summarised as follows:</p> <ul style="list-style-type: none"> • The creation of a separate dwelling would increase vehicular movements and intensify activity at the corner location; • The proposal is out of keeping with existing dwellings affecting the street scene; • Vehicles would be required to reverse out of the parking area, which has poor visibility; • Over development of the site; • Sub-standard residential amenity space for the occupiers of the dwelling. |
| <p>Neighbours - object</p> | <p>Six letters of objection. Following points made;</p> <ul style="list-style-type: none"> • Not in keeping with the locality; • Gardens not large enough to accommodate two families; • The view down Frilsham Street and Town Close will be altered; • Parking may overspill on to the already busy road; • A terrace property will be created in a street of semi-detached houses; • Limited parking area available will require vehicles to be parked elsewhere; • Parking to close to the junction of Town Close and Frilsham Street will restrict access for council and emergency vehicles; • The small garden area will encourage children to play on the road which will be dangerous; • The limited outside space has the potential to cause disruption to the immediate neighbours through noise and how it is used; • The site is not large enough to accommodate two dwellings; • Extensions need to be in-keeping with surrounding houses, which is not the case here; |

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| | <ul style="list-style-type: none"> Only the minimum amenity space is being provided, which will harm the character of the area. |
| County Archaeologist | No objection. |
| Highway Officer OCC | No objection subject to the following conditions; <ul style="list-style-type: none"> Access and car parking; Closure of existing access; No drainage to highway; Bicycle parking. |
| Waste Team Vale | Originally raised concerns regarding the proposed bin stores, which were not appropriate for the waste service provided by the council. Having reviewed the revised bin stores, satisfied that they can now accommodate the standard set of bins provided. |

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P16/V0240/HH](#) - Approved (26/04/2016)

Two storey side extension and single storey rear extension. (Amended by drawing numbers 394-1-AL02a, 394-1-AL03a, 394-1-AL04a and 394-1-AL05a, received 15 March 2016; two storey side extension reduced in width and increased in depth, two ground floor and two first floor windows included in side elevation of extension).

4.2 Pre-application History

[P15/V1740/PEM](#) - Response (26/08/2015)

Extension to form additional dwelling and to enlarge existing residential accommodation plus detached double garage.

The plans submitted as part of this pre-application enquiry showed a different extension, and concerns were raised regarding the impact on the visual amenity of the area.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse District Council 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 No. | Policy Title |
|-------------------|--|
| DC1 | Design |
| DC5 | Access |
| DC9 | The Impact of Development on Neighbouring Uses |
| H11 | Development in the Larger Villages |

5.2 **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 No. | Policy Title |
|-------------------|---------------------|
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| Core Policy 37 | Design and local distinctiveness |
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5.3 Supplementary Planning Guidance

- Design Guide – March 2015

The following sections of the Design Guide are particularly relevant to this application:-

- *Form and massing (DG52)*
- *Amenity (DG63)*
- *Privacy (DG64)*
- *Refuse and utilities (DG67)*

5.4 National Planning Policy Framework (NPPF) – March 2012.

5.5 Planning Practice Guidance 2014.

5.6 Neighbourhood Plan

Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF.

Sutton Courtenay Neighbourhood Plan – Consultation on-going regarding area designation at time of writing report (consultation closes 5 September 2016).

5.7 Human Rights Act

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.

5.8 Equalities

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 Principle of development

Policy H11 of the local plan permits new dwellings in the built up areas of the larger villages (including Sutton Courtenay) provided it would not result in the loss of facilities important to the local community, and the scale, layout, mass and design of the dwellings would not harm the form, structure or character of the area. However, this housing supply policy has little weight at the current time due to the council's lack of a five year housing land supply.

6.2 Consequently the proposed works should therefore be assessed under the NPPF where there is a clear presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Therefore with the lack of a five year housing supply, there is a presumption in favour of sustainable development and permission should be granted unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.

6.3 The proposed new dwelling is located within an established residential area within Sutton Courtenay, and residents are well placed for access to services and to make use of public transport. The site is therefore considered to be in a sustainable location and the principle of the development is consequently acceptable.

6.4 Impact on visual amenity

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

- 6.5 The principle of erecting two storey and single storey extensions of the size and design proposed has already been agreed as acceptable further to the granting of extant planning permission P16/V0240/HH.
- 6.6 The property is located on a prominent corner plot on the junction of Town Close. A sense of spaciousness pervades at the junction, and although the extension intrudes on this open aspect, it is set off the boundary by approximately 1.25 metres, and on balance it is not felt that the extension, which is subordinate to the existing dwelling in respect to its overall height, could reasonably or justifiably be refused on the grounds of harm to the visual amenity of the area.
- 6.7 The sub-division of the plot to create an additional residential unit will create a terrace of three dwellings rather than a pair of semi-detached properties. However, there are other examples of terrace properties in the vicinity both on the opposite side of Frilsham Street to the south and at the northern end of Town Close. Whilst the garden space for the existing and proposed dwellings will be smaller than neighbouring gardens, a linear form is maintained and the overall level of private amenity space for each property is considered acceptable.
- 6.8 In order to prevent the overall development having a cluttered, over-developed appearance it is considered reasonable and necessary to remove permitted development rights in relation to extensions and outbuildings.
- 6.9 **Impact on neighbour amenity**
Policy DC9 of the local plan states that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust or other emissions.
- 6.10 Given the position and orientation of neighbouring properties, the amenities of these dwellings will not be harmed by the proposal in terms of overshadowing, dominance or overlooking.
- 6.11 The proposal includes a first floor window in the side (west) elevation which serves a bathroom. This is located approximately 18 metres away from the side elevation of 9 Frilsham Street on the opposite side of the junction and will not cause harmful overlooking of this property or its garden.
- 6.12 **Access and parking**
Policy DC5 of the local plan seeks to ensure that a safe and convenient access can be provided to and from the highway network, and that adequate parking is provided.
- 6.13 The area of parking for the existing and proposed dwellings is situated at the northern end of the site. The highway officer is content that the level of parking is sufficient for the two dwellings (two spaces each), and raises no objection to the re-positioned access subject to appropriate pedestrian awareness vision splays being provided, which can be conditioned. In order to ensure the existing access, which is currently positioned half way down the rear garden of the property, is closed it is considered reasonable and necessary to condition this element.
- 6.14 The requirement to provide specific bicycle storage is not considered necessary in this

instance, as bikes could be stored within the fully enclosed private amenity space each property benefits from.

7.0 CONCLUSION

7.1 The principle of the proposed development is acceptable. The proposal will not harm the visual amenity of the area or the amenities of neighbouring properties, and adequate parking is being provided. The proposal therefore complies with the provisions of the development plan, in particular policies H11, 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.

8.0 RECOMMENDATION

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

- 1. Commencement of development within three years.**
- 2. Approved drawings list.**
- 3. Materials to match the existing dwelling.**
- 4. Visibility splays to be provided; details to be submitted.**
- 5. Existing vehicle access to be stopped up; details to be submitted.**
- 6. Car parking spaces provided in accordance with the submitted plans.**
- 7. No surface water discharge onto the highway.**
- 8. Permitted Development restriction on new dwelling including extensions and outbuildings.**
- 9. Boundary treatments to not compromise visibility splays.**
- 10. Refuse and recycling storage in accordance with submitted plans.**

Author: Katie Cook
Contact No: 01235 422600
Email: katie.cook@southandvale.gov.uk