

APPLICATION NO.	P16/V3010/HH
SITE	29 Norreys Road, Cumnor, Oxford, OX2 9PT
PARISH	Cumnor
PROPOSAL	Two storey rear and side extension.
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts
APPLICANT	Ms Rachel Hossack
OFFICER	Alastair Scott

RECOMMENDATION

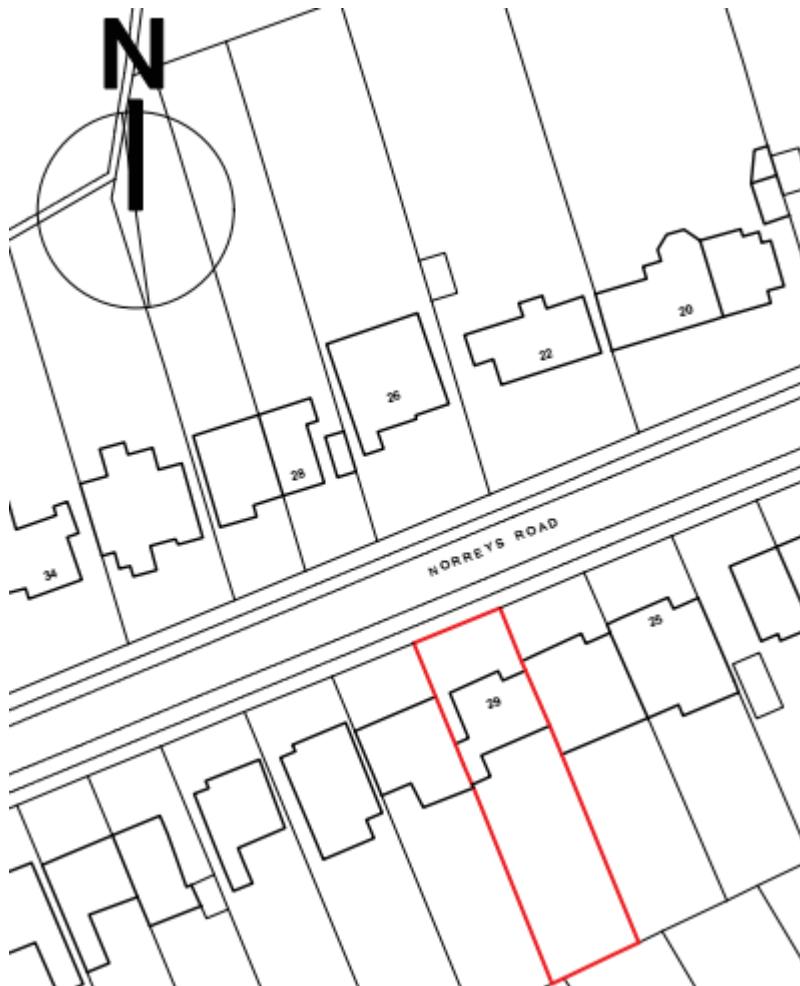
To grant planning permission subject to the following conditions:

- 1. Commencement three years - full planning permission.**
- 2. Materials in accordance with application.**
- 3. Obscured glazing on windows on the eastern elevation of the Extension.**
- 4. Extension.**
- 5. No garage conversion into accommodation.**
- 6. Parking plan for three spaces (including garage) to be submitted and approved.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been called-in to committee by ward councillor Judy Roberts.
- 1.2 The application site is a three-bedroom detached house towards the western edge of Botley. The house has an attached garage. To each side are detached houses, no. 27 Norreys Road to the east and no.31 to the west. Norreys Road is characterised by detached and semi-detached dwellings. The proposal is for a two storey rear and side extension to create a five-bedroom house. A mono-pitch roof over the existing garage is also proposed along with internal changes to lengthen the garage.

A site location plan is overleaf:



The application drawings are attached at Appendix 1.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

This is a summary of the comments that have been received. They can be seen in full at www.whitehorsedc.gov.uk.

2.1	Cumnor Parish Council – Object	The grounds for objection are:
		<ul style="list-style-type: none"> • Overlooking of landing windows in the side of no.27 – this could be overcome by obscure glazing/top hanging of the proposed windows • Loss of light to kitchen velux windows in no.27 – the proposed first floor should be set away from this boundary
	Councillor Judy Roberts – Objects	The grounds for objection are the same as those of the parish council
	Neighbours	Three letters of objection have been received. The

	<p>grounds for objection are:</p> <ul style="list-style-type: none"> • Overlooking of landing windows in the side of no.27 • Loss of light to kitchen velux windows in no.27 • The proposed two storey extension threatens to link dwellings and create a terrace • Consistency with a previous application on no.27
Highways Liaison Officer	No objection subject to three parking spaces being provided, including the garage, which can be achieved on the plot

3.0 RELEVANT PLANNING HISTORY

3.1 There is no previous planning history for the application site. A two storey and single storey rear extension was granted planning permission on the neighbouring house, no.27 Norreys Road, in 2009 (ref P09/V1127).

3.2 Pre-application History

There was no pre- application undertaken by the applicant.

4.0 MAIN ISSUES

4.1 Design and layout

The proposal is a two storey extension across the back of the existing house. The existing pitched roof of the house would be extended over the extension. Much of the proposal will have a ridge approximately 0.7m lower than the main roof ridge. Consequently the extension will be subordinate in scale. The proposed extension projects approximately 4m out from the existing rear wall and extends up to the property's eastern and western boundaries. The rear wall of the proposed extension is in line with the rear elevation wall of the neighbouring property, no.27 Norreys Road (itself having been extended at the rear). Matching external materials will be used. It is considered that the proposal satisfies policy CP 37 of the adopted local plan 2031 part 1, specifically criterion vii which relates to scale height and massing and the materials being appropriate for the site and surrounding area.

4.2 Concern has been raised that the proposed two storey extension will run across the width of the plot. Officers have noted that the proposed extension is set approximately 8m back from the front of the house, and therefore will not be particularly visible from the street. The issue of terracing is relevant to the character of the street and is therefore an issue for extensions either at, or near to, the front of houses. In this case, given that the proposed extension is to the rear of the existing house, officers consider it will cause no harm to the character or appearance of the street.

4.3 Residential Amenity

The neighbours most affected by the proposal lie to each side, no.27 and no.31 Norreys Road. The adjoining property no. 27 has several windows facing the site, including a flank wall landing window and two velux windows (sky lights) located in the single story lean-to roof of the kitchen. The ward member, parish

council, and residents of 27 have raised concerns that the proposed additional bedroom windows on the first floor (eastern elevation) would compromise the privacy of the landing window in no. 27. They have requested that the new windows be obscured glazed and top hung as a result. An identical condition was applied to new bedroom windows in no.27 when it was extended after planning permission in 2009. Consequently officers consider it is reasonable to attach this condition.

- 4.4 With regard to the impact on the velux windows in the side lean-to roof of no.27, these serve a utility room, which is not a habitable room, and the kitchen, which also has primary openings on the rear elevation of the house. Members are aware that only limited protection can be offered to windows to non-habitable rooms, and to secondary windows to habitable rooms.
- 4.5 The other neighbour potentially affected is no.31 to the west. A single storey extension was granted planning permission on no.31 in 1988 (ref P08/V1168). The current proposed rear extension will be on approximately the same line to the ground floor rear wall of no.31. Given the distance of the first floor windows in no.31 from the boundary (approximately 3.5m), officers do not consider that the proposal will cause harm to any of the rear facing windows in no.31.

4.6 Parking and Highway Safety

The proposal increases the number of bedrooms from three to five. The existing garage is to be extended internally to approximately 6.5m in length. There is an existing parking space in front of the garage and sufficient room to create another space in front of the house. The county highways officer is satisfied that three parking spaces (including the garage) will be acceptable for the site given its relatively sustainable location. He has no objection subject to conditions to retain the garage and provide parking at the front of the house.

4.7 Other Issues

The neighbour at no.27 has drawn attention to the fact that his proposal in 2009 was amended by a reduction of the extent of the two storey element, and has asked that the current application be similarly amended on the grounds of consistency. Officers has examined the neighbour's application. His application was amended in order to meet the 40-degree rule with respect to the house on the application site. However, as his rear wall is now further back on the site, the current proposal does not infringe the 40-degree rule with respect to his house. Consequently the current proposal does not need to be amended for this reason. The fact that both the neighbour's proposal, and the current proposal, meet the 40-degree rule means that each has been dealt with in a consistent way.

5.0 CONCLUSION

The proposal is considered to be acceptable in terms of design, in terms of impact on neighbours, and parking. The proposal is considered to accord with relevant policies of the development plan and with the NPPF.

The following planning policies, planning guidance and other legislation have been taken into account:

Vale of White Horse Local Plan 2031, Part 1, policies:

CP37 – Design and Local Distinctiveness

Vale of White Horse Local Plan 2011, policies:

DC5 – Access

DC9 – Impact on neighbours

Vale of White Horse Design Guide 2015

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Equality Act 2010

The application has been assessed under Section 149 of the Equality Act 2010, the public sector equality duty. It is considered that no identified group will suffer disadvantage as a result of this proposal.

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