

APPLICATION NO.	P16/V3069/HH
SITE	11 Finmore Road, Botley, Oxford, OX2 9AE
PARISH	North Hinksey
PROPOSAL	Demolition of existing rear extension, erection of a new single storey rear extension. Proposed loft conversion and new front porch. (As amended by plan received on 24 January 2017 alteration of balcony)
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr Jason Phillips
OFFICER	Kerry Street

RECOMMENDATION

To grant planning permission subject to the following conditions:

- 1. Commencement three years.**
- 2. Development to be built accordance with approved plans.**
- 3. Materials to match existing dwelling.**
- 4. Two car parking spaces to be permanently retained.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee at the request of the ward member, Councillor Debby Hallett.
- 1.2** The property, a semi-detached dwelling, is located in Botley within a well-established residential area. Vehicular access to the application site is obtained via Finmore Road which runs along the western boundary of the site. Neighbouring properties are located to all other boundaries. The immediate neighbours are no.9 Finmore Road to the north and no.13 to the south. The locality has a general slope down towards the north and a more gentle slope down towards the east.
- 1.3** Originally the application sought planning permission for the demolition of an existing rear single storey extension, erection of a new single storey rear extension with decked terrace, a small front porch and a loft conversion, which consisted of a “hip-to-gable” extension and a dormer window to the rear..
- 1.4** The application has been amended further to its original submission to change the proposed rear extension from a pitched to a flat roof, the rear dormer from a small single dormer to a larger one, and to remove the decked terrace area extending from the rear extension. As amended the proposed loft conversion and rear dormer is now permitted development and has not formed part of the consideration of the application.
- 1.5** A site location plan is included overleaf.



1.6 Extracts of the application plans can be found **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received in respect to the original and amended plans is below. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

<p>North Hinksey Parish Council</p>	<p>Recommends refusal. The grounds for refusal are:</p> <ul style="list-style-type: none"> • Loss of natural light to the property at 9 Finmore Road
<p>Councillor Debby Hallett</p>	<p>Recommends refusal. The grounds for refusal are:</p> <ul style="list-style-type: none"> • Overdominant nature of the extension relative to the house at 9 Finmore Road, • Construction has begun before application has been considered.
<p>Neighbours</p>	<p>1 letter of objection has been received. The grounds for objection are:</p> <ul style="list-style-type: none"> • Construction of the rear extension has begun before application has been considered, • Overbearing and overshadows the conservatory at 9 Finmore Road due to the application site being uphill of number 9.

3.0 **RELEVANT PLANNING HISTORY**

3.1 There is no planning history

3.2 **Pre-application History**

None.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 Householder development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 **Design, layout and visual amenity**

The proposed single storey rear extension on the eastern elevation of the property will measure 4.2m in length and 3.8m in width. The maximum height, measured from the highest point of ground level is 3.9m and it will have a flat felt roof. The proposed extension will provide a larger kitchen area for the dwelling. The proposed front porch will project from the existing front (west) elevation by 1.4m and will measure 3.9m at its highest point. The proposed rear dormer is set above the eaves line and is set in from the gable ends

- 5.2 Officers have assessed the proposals against what could be built as a “fall-back” position under permitted development. Members will be aware of the government’s recent relaxations of householder permitted development for rear extensions. For a semi-detached house, like the application site, a flat-roofed rear extension up to 6 metres long and up to 3 metres high can be built under the larger permitted development rules. The proposed rear extension is approximately 2 metres shorter and 0.9metre higher than this fall-back position. The proposed porch it is only 0.9 metre higher than a porch that can be built under permitted development. In view of the relatively small differences officers consider that the proposals are acceptable in terms of design.

Residential Amenity

- 5.3 The impact of the proposed single storey rear extension is complicated by the slopes on the site. The application dwelling is approximately 750mm above the level of no.9 Finmore Road to the north. This relationship is repeated further south for each pair of semi-detached houses, for example no.15 is set above no.13. Permitted development rights are unaffected by this fact so each occupier can extend to the rear as is normal, for up to 6 metres in depth, and up to 3 metres in height for a flat-roofed extension.
- 5.4 The proposed rear extension has been amended by removing the original pitched roof, so reducing its height by approximately 1 metre, and by removing the originally proposed decked terrace outside the back door. The neighbour at no.9 is concerned about the impact of the proposed rear extension on their conservatory through loss of light and dominance. The permitted development fall-back would allow an extension only 0.9 metre lower but up to 2 metres longer. In view of this fall-back position, officers consider that the proposal has an acceptable impact on the conservatory. Officers also note that there is an existing detached garage in the garden of no.15, two doors away, that has a similar effect on the garden of no.13 due to the slope.
- 5.5 With regard to the proposed porch, it is relatively small and, consequently, will not cause harm to the neighbour at no.13.

Traffic, parking and highway safety

- 5.6 The existing vehicular access to the dwelling from Finmore Road remains unchanged. The applicants intend to increase the parking area in the front

garden to accommodate two cars. The site is located in a highly sustainable location with good access to public transport. On this basis officers consider that two parking spaces are acceptable.

5.7 Other concerns

Building work started before the application was considered. The applicant states this was due to a misunderstanding by the agent. The applicant stopped works when advised to do so. Officers have assessed the application as submitted.

6.0 CONCLUSION

6.1 The proposal is considered to be acceptable in terms of design and in terms of impact on neighbours. Existing parking is considered to be sufficient. 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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