

## CHD/16632/2 – Mr S Lewis-Pryde

**Garage extension with rooms for relative above & indoor swimming pool sited at side / rear. Ridgeway House, West Street, Childrey, OX12 9UL.**

### 1.0 **The Proposal**

1.1 This application seeks planning permission for an extension to the existing garage, and the construction of an indoor swimming pool. The existing garage is located on the south elevation of the property and measures 6.5 metres long by 6 metres wide, with an eaves height of 2.3 metres and a ridge height of 5.6 metres. It is proposed to extend this garage in a southerly direction and increase the overall height to provide ancillary accommodation on the first floor, with the new structure measuring approximately 10 metres long by 6 metres wide, with an eaves height of 3.6 metres and a ridge height of 6.8 metres. It is proposed to add two dormer windows on the east elevation of the extended garage, and create a balcony on the south elevation. The proposed indoor swimming pool would be situated off the east elevation of the property. Located behind an existing conservatory on this elevation, the extension itself would extend out into the back garden in a northerly direction. Measuring 14.1 metres long by 6.4 metres wide, with an eaves height of 2.3 metres and a ridge height of 4.8 metres, the extension would accommodate a swimming pool, a small store, a shower and w/c. The application drawings and site plan are at **Appendix 1**.

1.2 The site itself is situated adjacent to Childrey Conservation Area (see **Appendix 2**), with Maltravers Manor, a Grade II listed building, located to the east of the plot.

1.2 The application comes to Committee due to an objection received from Childrey Parish Council.

### 2.0 **Planning History**

2.1 Ridgeway House itself was built under permission CHD/9056/5-D granted in August 1988.

2.2 Planning permission was granted in November 2000 for a 'Two storey extension' (application CHD/16632). That proposal consisted of an extension over the garage in a similar fashion to that currently proposed, but it was not implemented. The approved plans are at **Appendix 3**.

2.3 Application CHD/16632/1 for the 'Erection of a conservatory' on the east elevation was approved in March 2001.

### 3.0 **Planning Policies**

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are satisfactory, including; i) the impact on the character and appearance of the area as whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.

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

3.3 Policy DC9 of the Local Plan 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.

3.4 Policy HE1 of the Local Plan seeks to ensure that development within or affecting the setting of a Conservation Area preserves or enhances the established character or appearance of the area.

3.5 Policy HE4 of the Local Plan refers to development within the setting of a listed building, and aims to make sure that proposals reflect the characteristics of the building in its setting.

#### 4.0 **Consultations**

4.1 Childrey Parish Council objects to the proposed development on the basis that the proposal would, among other things:

- Totally dominant the other properties on the development.
- Be detrimental to views from the Conservation Area and the neighbouring historic Manor House.
- Cause considerable noise disturbance, which would adversely affect neighbours.

A full copy of the Parish Council's objections is at **Appendix 4**.

4.2 Four letters of objection have been received from neighbouring properties, which raise the following points:

- Previous problems with noise from the property, and the swimming pool would make the problem worse.
- Proposed pool building is overly high. It would stand several feet higher than the lane which it borders.
- Seems inappropriate in the sensitive setting adjacent to the conservation area, and in the original curtilage of the listed building of Maltravers Manor and the listed walls of The Walled Garden.
- The proposal substantially increases the height and length of the existing garage, affecting summer evening sun to the rooms in Maltravers Manor facing west.
- Windows in the rooms over the garage will look directly into the rooms on the western elevation of Maltravers Manor.
- Swimming pool structure will occupy the entire length of the garden to the rear (north) of the existing house.
- Proposal will significantly affect the character of the lane which serves Maltravers Manor and three other properties.
- The very nature of an indoor swimming pool immediately next door to the historic Maltravers Manor will seriously undermine the dignity of this building.
- Height of the swimming pool extension will mean the building will be visible from the front garden and driveway of Rosewood to the north.
- Increase in numbers of cars using West Street.
- The land was originally part of Maltravers Manor and would have covenants about the use of the land defined. (This is not a material planning consideration).

4.3 The Council's Land Drainage Engineer raises no objection to the proposal subject to conditions.

4.4 The County Engineer raises no objection to the proposal, stating 'There is adequate parking for this type of development'.

4.5 The Council's Conservation Officer has no objection to the proposal on either the impact on the Conservation Area, or the impact on Maltravers Manor.

#### 5.0 **Officer Comments**

5.1 The main issues in determining this application are the impact on the street scene and the adjacent Conservation Area, the impact on the setting of the adjoining listed building, and the

impact on neighbouring properties.

- 5.2 In terms of the proposed extension to the existing garage, your Officers consider that this will not have an adverse impact on the street scene or the adjacent Conservation Area and listed building. As noted above planning permission has previously been granted for a similar, albeit smaller, extension in the same location. Whilst this extension would be visible from the Conservation Area, it would be seen in the context of the dwellings to the west of the application site, and providing the materials used matched those of the existing dwelling (see Condition 2 below) the extension would preserve the setting of the Conservation Area and adjacent listed building.
- 5.3 The proposed dormer windows on the east elevation of the garage extension would not cause any undue overlooking of neighbouring properties. Located 25 metres away from the windows on the west elevation of Maltravers Manor, the proposed windows meet the guidelines set out in the Council's Planning Advisory Notes, which state that main windows facing each other should be at least 21 metres apart. In terms of the proposed velux windows on the west elevation positioned over a shower room, diner and kitchenette, these would face onto the side elevation and driveway of Appleton House to the west. To prevent any undue overlooking it is recommended that the height of these windows above the floor level be restricted to a minimum of 1.7 metres above the finished floor level of the room in which they are fitted (see Condition 3 below).
- 5.4 The proposed swimming pool extension would be visible from the lane that runs between Ridgeway House and Maltravers Manor. Ridgeway House itself is positioned at a higher level than the lane, and although a close boarded boundary fence would restrict views of the proposed extension it would still be visible. It is your Officer's opinion, however, that the visibility of the proposal from this lane is not so harmful as to warrant refusal on the grounds of harming either the setting of the adjacent Conservation Area or listed building.
- 5.5 No windows are proposed that would overlook any neighbours from the swimming pool extension. At present there is a substantial hedge that separates Ridgeway House from the property to the north, Rosewood, which screens the proposal from this property. Whilst it is acknowledged that there is no guarantee that this hedge will remain in-situ in the future, it is not felt that the extension would cause demonstrable harm to this property should this hedge be removed at a later date.
- 5.6 It is also proposed to construct a small pump house to the south-east of the existing conservatory to serve the swimming pool. No details relating to the appearance and sound insulation of this pump house have been submitted, and it is recommended that full details of these aspects to be submitted prior to the commencement of the development to ensure the structure is suitable (see Condition 5 below).

## 6.0 **Recommendation**

6.1 *That planning permission be granted, subject to the following conditions:-*

1. *TL1 Time Limit – Full application.*
2. *MC2 Submission of Materials (Samples).*
3. *Notwithstanding any details shown on the approved plans, the proposed rooflights in the west elevation shall be constructed with the bottom sill being at a height of not less 1.7m above the finished floor level of the room in which they are fitted and shall be so maintained and not lowered without the prior grant of planning permission.*

4. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no additional windows shall be inserted in the west or east elevations of the development hereby permitted without the prior grant of planning permission.*
5. *Notwithstanding any details shown on the approved plans, prior to the commencement of the development hereby permitted, full details of the appearance and sound insulation of the proposed pump house shall be submitted to, and approved in writing by, the District Planning Authority. The pump house shall only be constructed in accordance with the approved details.*
6. *RE16 Ancillary Accommodation.*