

APPLICATION NO.	P17/V0271/HH
SITE	Orchard View, Church Street, West Hanney Wantage OX12 0LW
PARISH	West Hanney
PROPOSAL	Single storey rear extension
WARD MEMBER(S)	Matthew Barber
APPLICANT	Mr Matthew Barber
OFFICER	Anthony Hamilton

RECOMMENDATION

That planning permission is granted subject to the following conditions:-

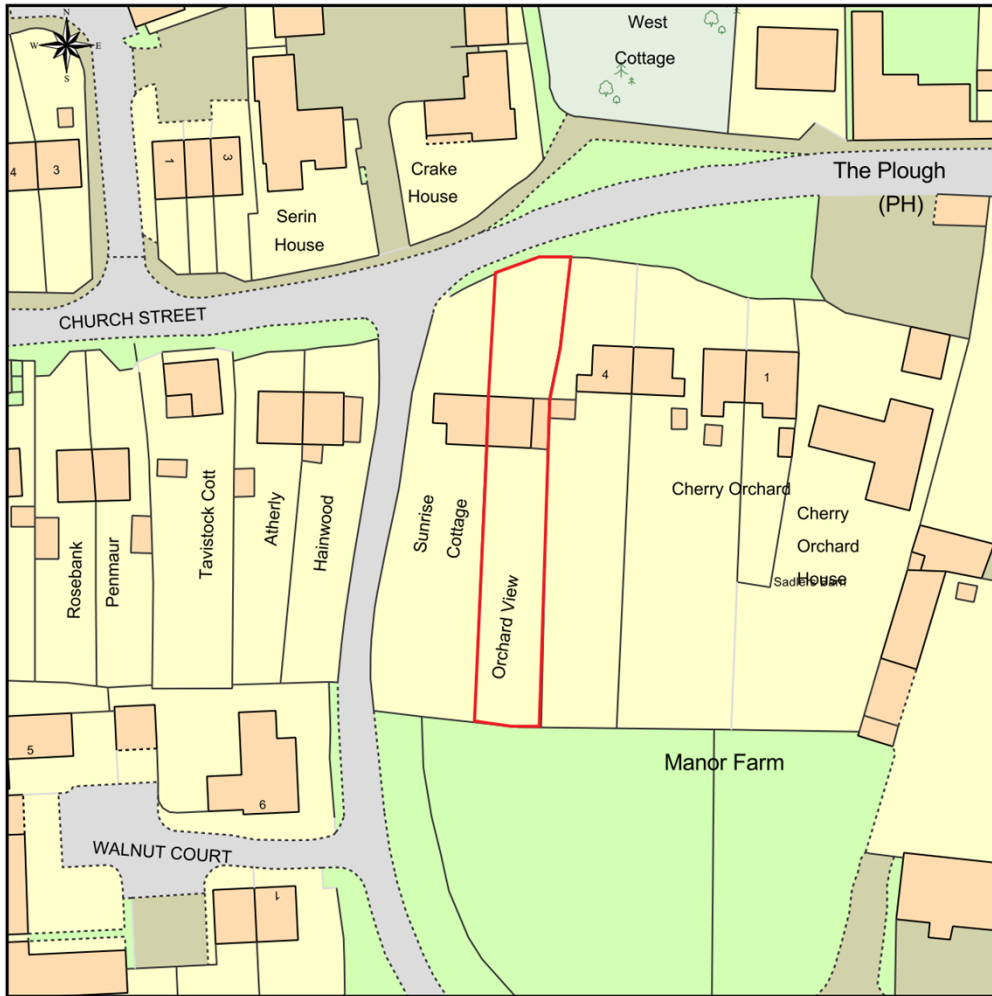
Compliance:

1 : Commencement three years - full planning.

2 : Materials in accordance with application (full).

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been referred to Planning Committee because the applicant is a member of the Council.
- 1.2 The application site lies on the southern side of Church Street, in the village of West Hanney. On the site is a semi-detached house, which has a hipped roof and rendered walls. A single storey, mono-pitched roof extension abuts the original rear elevation of the house. To the front of the house are a garden and a gravelled driveway. To the rear is a substantial garden. The area around the site is predominantly residential, with most dwellings looking out towards the street over short front gardens. The boundary of the village conservation area lies next to the north-east corner of the front garden of the site. The site itself is outside the conservation area. The attached neighbouring dwelling to the west is Sunrise Cottage.
- 1.3 Planning permission is sought to erect a single storey rear extension. With a width of 6 metres and a depth of 4 metres, the proposal would adjoin the existing rear extension. It would have a flat roof, with the same height as that of the eaves of the existing extension (2.4 metres). A hipped roof lantern light would be inserted into the roof of the proposal, which would have rendered walls.
- 1.4 A site location plan is provided below and the application plans are **attached** at Appendix 1.



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 The summary of comments is below. The comments can be seen in full at www.whitehorsedc.gov.uk.

West Hanney Parish Council	No objections
County Archaeologist	No archaeological constraints

3.0 RELEVANT PLANNING HISTORY

3.1 The following planning applications have been received for development at the application site:

3.2 P60/V5034 - Erection of one pair of houses. Planning permission was granted on 3rd August 1960.

3.3 P99/V1068 - Erection of a single storey front extension. Planning permission was granted on 21st September 1999.

3.4 P02/V1516 - Erection of a single storey rear extension. Planning permission was granted on 29th October 2002.

3.5 P06/V1650 - Erection of a first floor extension. The application was withdrawn on 8th December 2006.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is not 'Schedule 2 development' within the meaning of that term set out by Schedule 2 to *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*.

5.0 **MAIN ISSUES**

5.1 The main issues are:-

- Design and layout
- Residential amenity

5.1 **Design and layout**

As was mentioned above, the proposed extension would adjoin the existing rear extension to the house, would have a footprint of 6 by 4 metres, and would have a flat roof and rendered walls. Given its scale and design, officers consider that the proposal would be subordinate to the existing dwelling and that it would not be particularly visible in the street scene when viewed from the lane that runs past the western boundary of the adjacent property Sunrise Cottage (from viewpoints to the front of the site, the extension would not be apparent). In addition, officers hold that the use of matching wall materials would help to blend the proposed extension into its surroundings. It is concluded that the proposal would not be detrimental to visual amenity.

5.2 **Residential Amenity**

The existing ground floor extension has a depth of some 3 metres. The proposal would, therefore, create a single storey structure with an overall depth of 7 metres adjacent to the boundary with Sunrise Cottage. Officers are mindful of the government's recent relaxation of permitted development for ground floor rear extensions. For a semi-detached house these permit a pitched roof extension of up to 6 metres in depth, 3 metres in eaves height and 4 metres in total height. The proposal has a relatively low flat roof with an eaves of 2.4 metres. In view of this low height, and the potential permitted development fall-back, officers consider the impact on neighbouring amenities to be acceptable.

6.0 **CONCLUSION**

6.1 It is concluded that the proposal is acceptable in terms of its design and its impact on the amenities of neighbouring residents. The proposal is considered to accord with the relevant policies of the development plan and with the National Planning Policy Framework. The following planning policies, planning guidance and other legislation have been taken into account:

- Vale of White Horse Local Plan 2031, Part 1, Policy CP37: Design and Local Distinctiveness;
- Vale of White Horse Local Plan 2011, Policy DC9 Impact of Development

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on Neighbouring Uses;

- Vale of White Horse Design Guide 2015;
- National Planning Policy Framework 2012;
- National Planning Practice Guidance 2014; and
- The Equality Act 2010. The application has been assessed under Section 149 of the Act, 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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