

APPLICATION NO.	P17/V0338/HH
SITE	1 Maple Close Botley Oxford Oxfordshire, OX2 9DZ
PARISH	NORTH HINKSEY
PROPOSAL	2 Storey side extension
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr Jordan
OFFICER	Anthony Hamilton

RECOMMENDATION

To grant planning permission subject to the following conditions:

General Conditions

- 1 : Commencement three years - full planning permission.
- 2 : Approved plans.

Compliance

- 3 : Matching materials (walls and roof).
- 4 : HY2 - Access in accord.with specified plan.
- 5 : HY7 - Car parking.
- 6 : HY19 - No drainage to highway.

Prior to Occupation

- 7 : HY20 - Bicycle parking.

1.0 INTRODUCTION AND PROPOSAL

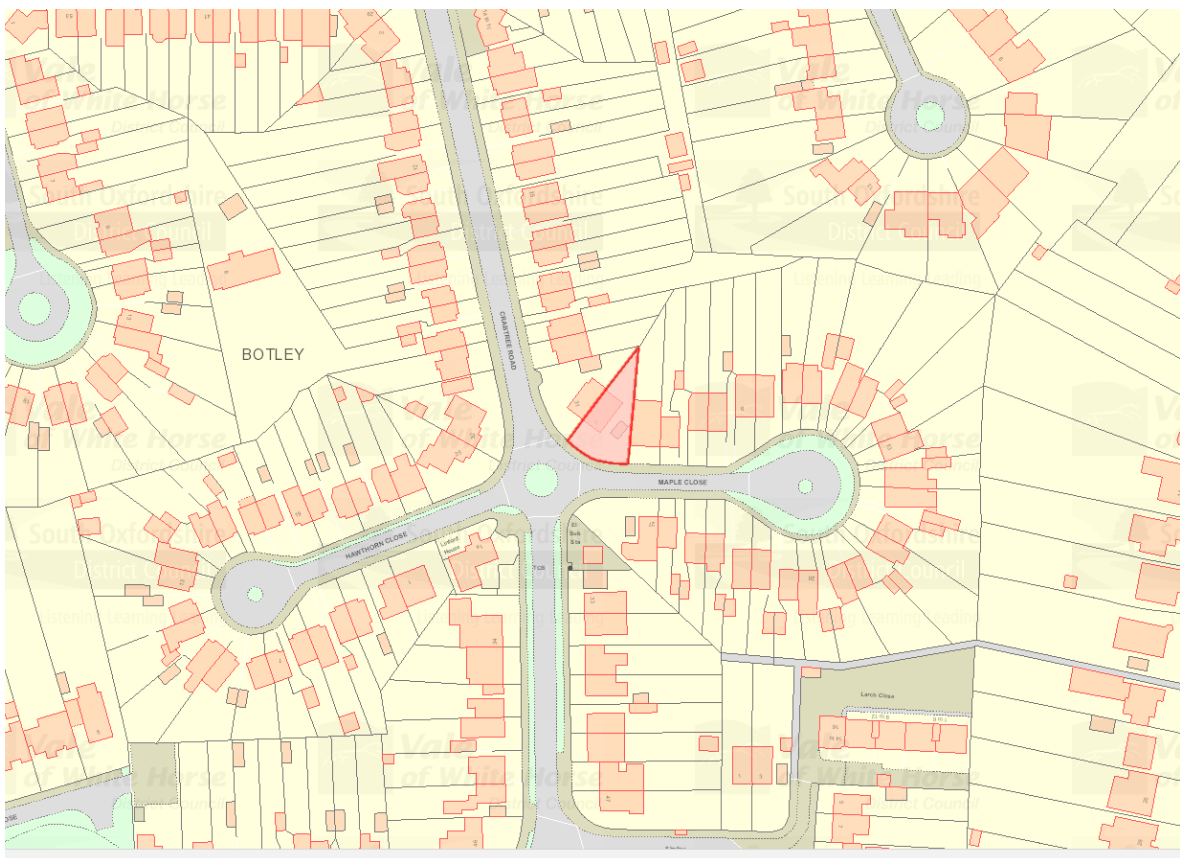
1.1 This application has been called to Planning Committee by Councillor Debby Hallett.

1.2 The application site lies in a residential area, in the settlement of Botley. On the site is a two storey, semi-detached dwelling of hipped roof design. The dwelling has brick and rendered walls and a tiled roof. To the front of the dwelling is a small garden. To the side are a driveway, a garden area and a detached single garage. Behind the dwelling is a garden of triangular shape, which slopes down to the northeast. Vehicular access to the site is gained via a dropped kerb entrance, which is positioned just off the roundabout that provides access to Maple Close from Crabtree Road. The development pattern in the area is characterised by two storey, semi-detached dwellings, which face the road over short front gardens. With the adjacent semi-detached dwelling (31 Crabtree Road), the house on the application site sits at an angle to neighbouring residences and above those dwellings on Crabtree Road that

lie to the north of the site, but below the neighbouring dwellings on Maple Close.

- 1.3 Planning permission is sought to erect a two storey side extension. The proposed extension would have a width of 3.3 metres and a length of 8.3 metres. It would have a hipped roof, with a ridge height of 6.8 metres, and, at first floor level, would be set in by 0.6 metres from the front of the existing dwelling. The original plans did not have the set-back. Amended plans showing the set-back were the subject of re-consultation. The extension would have walls of brickwork, which would match that of the dwelling, and a tiled roof. Internally, the proposal would provide a family room and a study on the ground floor and two bedrooms on the first floor. No windows openings would be inserted into the side elevation of the extension, but ground and first floor windows would be inserted into the front and rear elevations. Two additional bedrooms would be provided, making five in total. Four on-site car parking spaces are proposed.

A site location plan is provided below and the application plans are **attached** at Appendix 1.



2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 A summary of the responses received is given below. A full copy of all responses received can be seen on the council's website at www.whitehorsedc.gov.uk.

North Hinksey Parish Council	<p>Object –</p> <ul style="list-style-type: none"> • Parking and manoeuvring close to the roundabout will be dangerous given existing parking problems in the area • The plans are not clear in terms of distance to neighbours • Overlooking of the rear garden of no.2 Maple Close • Lack of clarity regarding parking
Councillor Debby Hallett	<p>Objects</p> <ul style="list-style-type: none"> • Insufficient information to allow a decision to be made • Plans mis-labelled • Parking and traffic concerns
County Highways Officer	No objection subject to conditions and informatives
Neighbours	<p>1 neighbour objects on the following grounds:-</p> <ul style="list-style-type: none"> • Overlooking • Lack of clarity regarding distance of proposal to boundary • Existing access problems would be exacerbated • Potential for a House in Multiple Occupation (HMO) • Doubts whether there is enough space for parking

3.0 **RELEVANT PLANNING HISTORY**

3.1 No planning history was found.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is not defined as EIA development.

5.0 **MAIN ISSUES**

5.1 The main issues with regard to this application are:-

- Design and layout
- Impact on neighbours
- Highway safety

5.2 Design and Layout

The set-back of the first floor of the proposed extension would give its roof a ridgeline 0.3 metres lower than the ridgeline of the existing roof. Officers consider that the set back and lower ridge would make the extension subordinate relative to the existing dwelling, in accordance with the adopted design guide (principle DG105). In addition officers consider that the use of matching brickwork and tiles would make the extension visually acceptable, and that the orientation and level of 1 Maple Close in relation to neighbouring dwellings would preclude the creation of a terracing effect. It is concluded that the design and layout of the proposed scheme would not be detrimental to visual amenity.

5.3 Residential Amenity

Given the position of the proposed extension, in a space between the current side wall of no.1 Maple Close and the windowless side wall of no.2, officers consider that no habitable room window at no.2, or in any other dwelling, would suffer a sense of enclosure or be subjected to an overbearing impact. Although the proposed extension would have some impact on the amount of sunlight received by the back garden of no.2 Maple Close in winter months, this is unlikely to be the case in summer and, overall, officers consider that the impact would not be significant enough to warrant the refusal of planning permission.

- 5.4 There is concern that the proposal will lead to overlooking of the rear garden of no.2 Maple Close. Officers consider that the orientation of the different dwellings at, and close to, the junction of Maple Close and Crabtree Road make a considerable degree of mutual overlooking inevitable. With regard to the potential for overlooking from the current scheme officers are of the opinion that a person standing at the proposed rear bedroom window would not be able to see the entire back garden of no.2 Maple Close, because the existing single storey rear extension to no.2 would screen part of that garden. By contrast the entire back garden of no.2 can be seen currently from the existing bedroom window in the application property. Officers consider that other dwellings would also overlook much, or all, of the back garden of No. 2.

- 5.5 On the basis of the foregoing assessment, officers conclude that any detrimental impact on residential amenity would not justify the refusal of planning permission.

5.6 Traffic, parking and highway safety

The site lies close to a road junction and small roundabout. Local issues regarding on-street parking congestion are well-known. The county highways

officer has carefully assessed the proposal in this context. He is mindful of guidance in paragraph 32 of the NPPF that, to refuse a proposal on traffic grounds, the residual impact should be “severe”. As the locality has very good access to public transport four parking spaces are considered to be entirely acceptable. Given the road layout, his opinion is that typical traffic speeds will be low and that the proposed parking and manoeuvring arrangements will not cause “severe” harm. Consequently he raises no objection subject to conditions.

5.7 Accuracy of the Submitted Plans

With regard to the concerns over the clarity of the plans, particularly with regard to the distance of the proposed extension to the neighbour at no.2 Maple Close, the submitted scale plans do show where the proposed extension would be constructed in relation to the boundary with 2 Maple Close. From drawing No. 5A, it was established that the front corner of the extension would be, at the closest point, 5.5 metres away from the windowless side wall of No. 2 and that the rear corner of the proposal would be approximately 1.85 metres away from that wall. The centre of the new rear bedroom window at No. 1 would be approximately 7 metres away from the boundary with No. 2. The demolition of the existing garage is annotated on drawing No. 5A and it is evident that the extension could not be constructed if the garage were to remain in place. Officers consider the submitted plans allow an informed assessment of the application to be made.

5.8 Other Issues

The neighbour has mentioned the potential for the proposed dwelling to become a HMO. There is nothing in the application to indicate this potential. Members are aware that applications should be assessed on what is shown within the application and that assumptions about potential future outcomes should be avoided.

6.0 CONCLUSION

- 6.1 Officers conclude that the proposal is acceptable in terms of its design, its impacts on residential amenity, and traffic, parking and highway safety. As such, the proposal is considered to accord with the relevant policies of the development plan and with the National Planning Policy Framework. In reaching this conclusion, the following planning policies, planning guidance and other legislation have been taken into account:

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

CP35 Promoting Public Transport, Cycling and Walking,
CP37 Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 saved policies:

DC5 Access
DC9 Impact of Development on Neighbouring Uses;

Vale of White Horse Design Guide 2015

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

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 would suffer disadvantage as a result of the proposal.

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