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<b>APPLICATION NO.</b>	<a href="#">P17/V1195/HH</a>
<b>SITE</b>	40 Stonhouse Crescent Radley ABINGDON, OX14 3AF
<b>PARISH</b>	RADLEY
<b>PROPOSAL</b>	Single storey side and rear extension.
<b>WARD MEMBER(S)</b>	Edward Blagrove Bob Johnston
<b>APPLICANT</b>	Mrs C Blagrove
<b>OFFICER</b>	Alastair Scott

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## RECOMMENDATION

To grant planning permission subject to the following conditions:

### General conditions

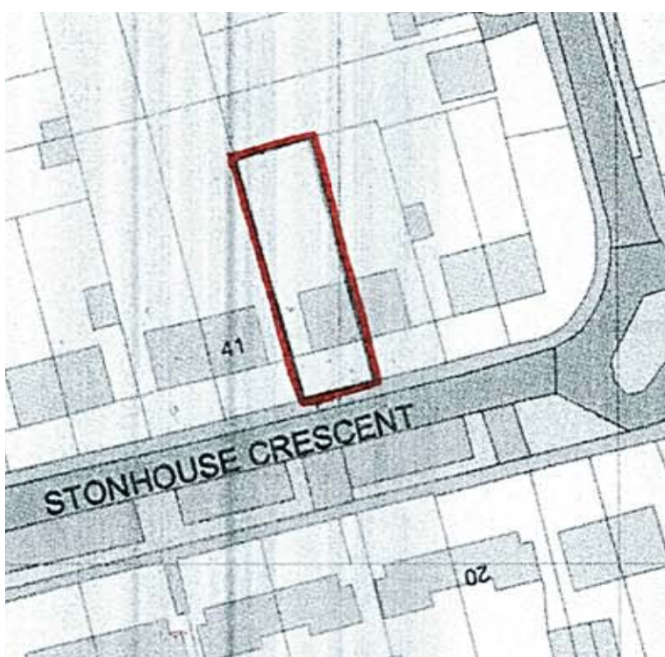
1. Commencement three years.
2. Approved plans.

### Compliance conditions

3. Materials in accordance with application.

## 1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is being considered at committee due to the applicant being the wife of Edward Blagrove, who is a district councillor. The application site is a semi-detached dwelling located in Radley village.
- 1.2 The proposal is for a single storey rear and side extension with a lean-to roof, with materials proposed that match the existing. A location plan is below and the application plans are **attached** at Appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Radley Parish Council - No objections

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P16/V0911/HH](#) - Approved (08/06/2016)

Single storey front extension

[P10/V0869](#) - Approved (30/06/2010)

Demolition of detached garage and erection of replacement detached garage.  
Planning Application History

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The development does not fall within a category that is EIA development

5.0 **MAIN ISSUES**

5.1 **Design and visual impact**

The design and layout of the proposed extension is considered acceptable in terms of design. It will conform to the design principles contained in the council's design guide SPD. It would be subservient in scale to the existing two storey dwelling and it would have matching build materials. It is considered that, being located predominantly to the rear of the property, the visual impact of the extension in a general context would not be significant and views from the road would be limited to the side extension element which would be set back to the rear of the property.

5.2 **Residential Amenity**

It is considered that the single store extension would not have a significant impact on the amenity of the residents of the adjoining properties. The adjacent property (no.39) situated to the east has a habitable room which is nearest to the boundary with no.40. However it is considered that the extension would not cause a significant amount of overshadowing or be unduly overbearing the neighbours of that property. Although the residents at no.41 (to the west) have windows that look eastwards onto the application site the side extension would be predominantly situated to the rear of the property and set back by approximately 1 metre from the western boundary. Therefore it would not have a significant impact on the amenity of the residents in no.41.

6.0 **CONCLUSION**

6.1 It is considered that the proposed extension is acceptable in relation to design and visual impact and would not have a significant impact upon the amenity of the residents of neighbouring properties. The recommendation is for planning permission to be granted.

The following planning policies 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**

DC9 - The Impact of Development on Neighbouring Uses

**Neighbourhood Plan**

The draft Radley Neighbourhood Plan has been subject to consultation. Currently its policies have little weight.

**Vale of White Horse Design Guide (SPD adopted 2015)**

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