

APPLICATION NO.	P17/V1869/HH
SITE	109 Poplar Grove, Kennington, OX1 5QR
PARISH	KENNINGTON
PROPOSAL	Single and two storey side and rear extensions (As amended by plans received 14 August 2017)
WARD MEMBER(S)	Edward Blagrove Bob Johnston
APPLICANT OFFICER	Mr David Wild Kerry Street

RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

Standard conditions:

- 1. Commencement three years - full planning permission.**
- 2. Development to be built in accordance with approved plans.**

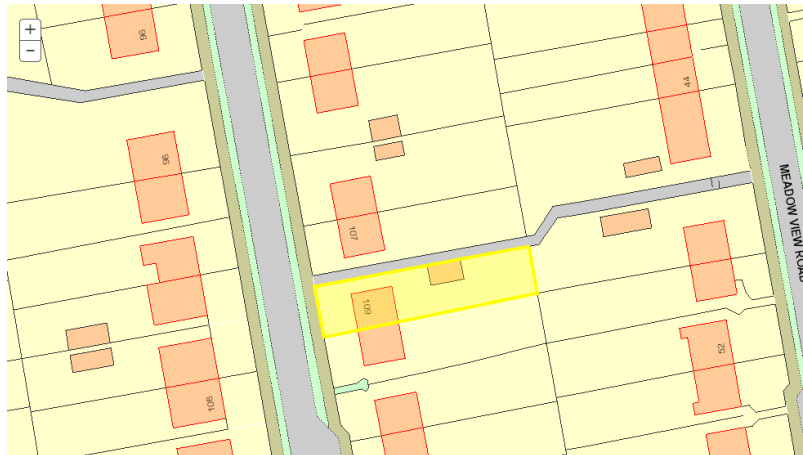
Compliance conditions:

- 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 Bob Johnston.
- 1.2** The property, a semi-detached dwelling, is located in a well-established residential area of Kennington. Neighbouring properties are located to the north, south and east of the site. Vehicular access is obtained via Poplar Grove which adjoins the western boundary. Running along the north boundary of the site is a public footpath which links Poplar Grove to Meadow View Road.
- 1.3** This application seeks planning permission for the erection of a two-storey rear extension on the east elevation of the property which projects beyond the side (north) elevation, and the erection of single storey side and rear extensions.
- 1.4** The application has been amended from its original submission to reduce its height and to set the side extension back from the principal elevation. Both changes are in accordance with the Design Guide. A very similar scheme to this proposal was permitted in 2014 and has recently expired (2 September 2017).

1.5 A site location plan is included below.



1.6 Extracts of the application plans can be found **attached** at Appendix 1. The previously permitted scheme is **attached** at Appendix 2.

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.

Kennington Parish Council	No objections to amended scheme
Councillor Bob Johnston	Recommends refusal. The grounds for refusal are: <ul style="list-style-type: none"> • Proposal is un-neighbourly and over dominant
Highways Liaison Officer	No objections subject to condition retaining a minimum of two parking spaces within the site permanently
Neighbours	1 letter of observation has been submitted concerning the removal of a boundary chain link fence

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P14/V1578/HH](#) - Approved (02/09/2014)
 Single side extension and double and single rear extension. (Amended by drawing numbers A101 dated 28-08-2014, A102 dated 28-08-2014 and A103 dated 28-08-2014 received 29 August 2014; two storey rear extension reduced in width and set further away from south boundary of site). Planning Application 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**

The main issues relating to this application are as follows:-

1. Design, layout and visual amenity
2. Residential amenity
3. Traffic, parking and highway safety

5.1 **Design, layout and visual amenity**

The proposed extensions, which are subordinate in scale to the main house, are considered to be acceptable in design terms. They will not appear out of place within the street scene or harm the visual amenity of the area. It is proposed to use matching materials in the construction of the development, which is acceptable.

5.2 **Residential Amenity**

Given the position and orientation of neighbouring properties it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing, dominance or overlooking. The proposal complies with the 40-degree rule with respect to both flanking neighbours.

5.3 **Traffic, parking and highway safety**

The proposal increases the number of bedrooms in the property from three to four. The location of the property within Kennington, a sustainable village location, is such that two spaces are considered sufficient for the extended property. In order to ensure the existing two parking spaces within the site are maintained it is considered reasonable and necessary to condition this.

6.0 **CONCLUSION**

- 6.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is sufficient parking. The proposal therefore complies with the provisions of the development plan, in particular policy CP37 of the Local Plan 2031 Part 1 and policies DC5 and DC9 of the Local Plan 2011. The development is also considered to comply with the provisions of the National Planning Policy Framework.

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:

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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