

APPLICATION NO.	P17/V2020/HH
SITE	7 Third Acre Rise, Oxford, OX2 9DA
PARISH	CUMNOR
PROPOSAL	Replacement front porch and rear extension
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts Dudley Hoddinott
APPLICANT	Judy Roberts
OFFICER	Mr & Mrs Down Lewis Dixey

RECOMMENDATION

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

Standard Conditions:

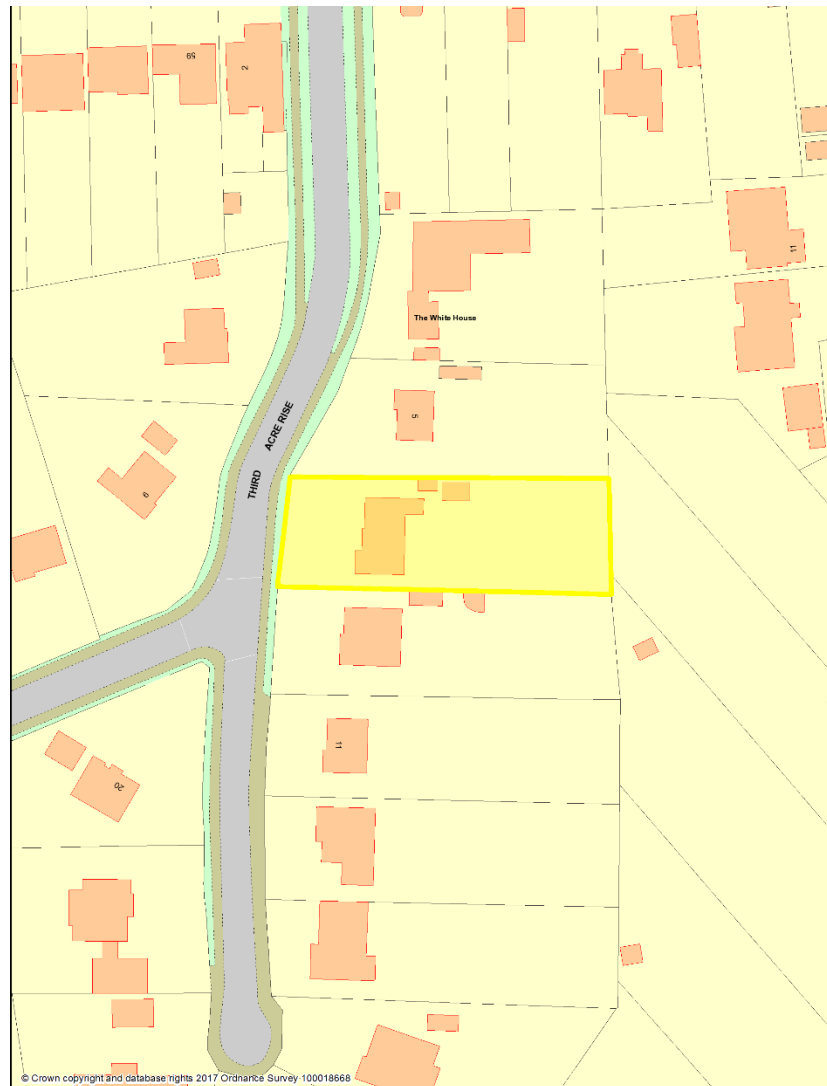
- 1. Commencement within three years.**
- 2. Development completed in accordance with approved plans.**

Compliance Conditions:

- 3. Materials in accordance with application.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee as the applicant is a member of staff at the council
- 1.2** The property is a 1930's detached dwelling built in the Art Deco style located midway along the eastern side of Third Acre Rise. Neighbouring properties share boundaries to the north, south and east with highway access found at the front of the site.
- 1.3** This application seeks planning permission for the erection of a new front porch and a single storey rear extension. The rear extension will project 3.5m following the line of the existing north wing and increasing the kitchen/dining space. The proposed porch will replace the existing and project forwards in line with the existing garage. Both extensions will be flat roof designs to match the style of the original building.
- 1.4** There are no site constraints present and a site location plan is provided overleaf:



1.5 Extracts of the application plans can be found **attached** at Appendix 1.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1	Cumnor Parish Council	No objection
	Neighbours	1 letter of support has been submitted

3.0 RELEVANT PLANNING HISTORY

3.1 [P99/V1307](#) - Approved (23/11/1999)
Erection of a single storey side extension.

[P88/V1180](#) - Approved (22/06/1988)
Extension and alterations to provide garage, playroom, two bedrooms and shower room. 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**

5.1 The main relevant planning considerations are the following:

- Character and appearance;
- Residential amenity;
- Access and parking.

5.2 **Character and appearance**

The proposed extensions are designed to match the Art Deco style of the original building. The property is set back from the highway and further screened by the existing hedge and foliage at the frontage. It is the opinion of officers that the visual amenity of the local area will not be harmed as a result of this development

5.3 **Residential Amenity**

Given the modest scale of the proposal and its location in relation to neighbouring dwellings, officers do not consider that the proposal would harm the amenities of any of the neighbouring properties in terms of dominance, overshadowing or overlooking.

5.4 **Access and parking**

The current access to the highway and parking provision for the dwelling is unaffected by this proposal.

6.0 **CONCLUSION**

6.1 The proposal would not harm the character and appearance of the area or the amenities of neighbours and would not impact highway safety. The proposal therefore complies with the provisions of the development plan, in particular policy CP37 of the adopted Vale of White Horse Plan 2031, Part 1 and saved policies DC5 and DC9 of the adopted Vale of White Horse Plan 2011. The works are considered to comply with the provisions of the National Planning Policy Framework and the council's adopted Design Guide SPD 2015.

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 saved policies

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

Equalities Act 2010

The proposal has been assessed against section 149 of the Equalities Act. It is considered that no identified group will suffer discrimination as a result of this proposal.

Author: Lewis Dixey

Email: lewis.dixey@southandvale.gov.uk

Telephone: 01235 422600