

APPLICATION NO.	P17/V2565/HH
SITE	6 Springfield Drive, Abingdon, OX14 1JG
PARISH	Abingdon
PROPOSAL	Two storey extension and internal remodeling of existing layout
WARD MEMBER(S)	Monica Lovatt Chris Palmer
APPLICANT OFFICER	Mr Leon Titcombe Lewis Dixey

RECOMMENDATION

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

Standard Conditions:

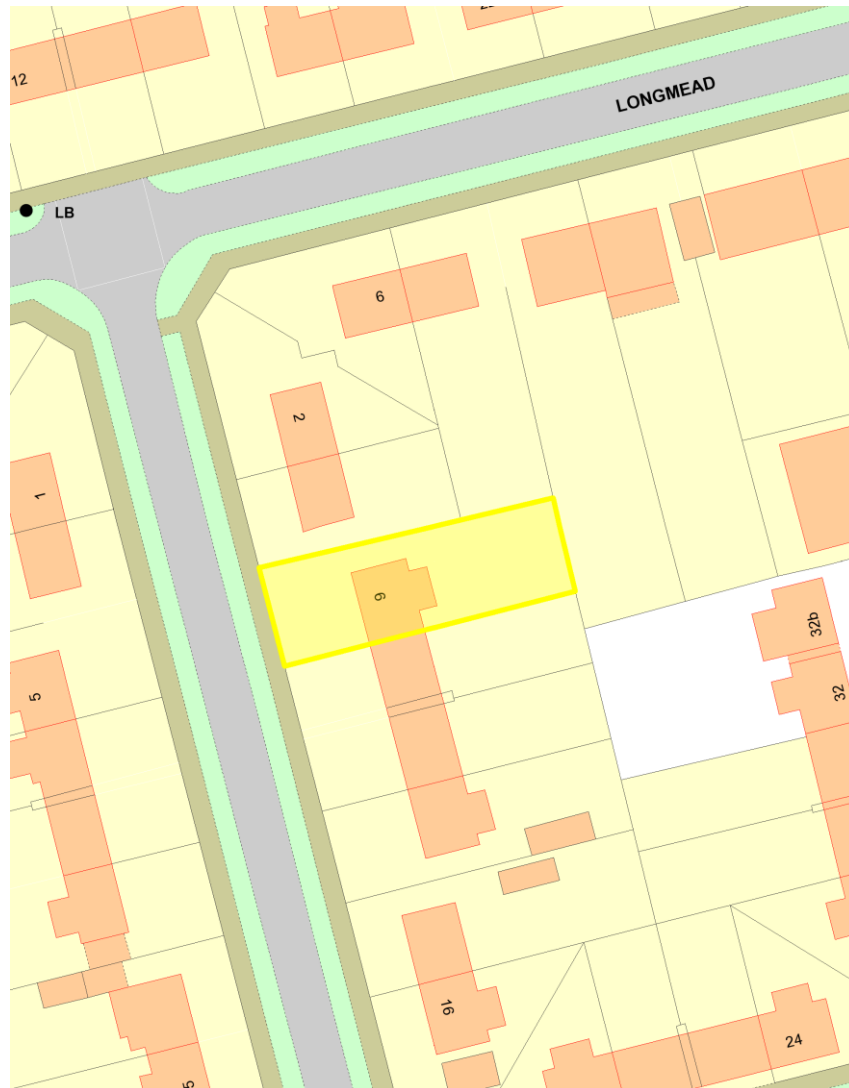
- 1. Commencement within three years.**
- 2. Development completed in accordance with approved plans.**

Compliance Conditions:

- 3. Materials in accordance with application.**
- 4. Access (details to be submitted and approved).**
- 5. Car parking spaces (details to be submitted and approved).**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee as the applicant is related to an elected member
- 1.2** The property is an end of terrace dwelling. The adjoining property is located to the south with additional neighbours found to the north and rear of the site.
- 1.3** The application seeks planning permission for the erection of a two-storey side and rear extension and single storey front and rear extension elements. The two-storey side enlargement will project 1.6m from the north elevation and join the existing building line at the rear of the dwelling.
- 1.4** The development will allow for an additional bedroom and en-suite on the first floor and increased kitchen and dining space on the ground
- 1.5** The development will be constructed with materials to match the existing property
- 1.6** There are no site constraints present and a site location plan is provided overleaf:



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

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1	Abingdon Town Council	No objections
	Neighbour	1 Objection – On the grounds of loss of privacy
	County Highways Officer	No objection subject to conditions

3.0 **RELEVANT PLANNING HISTORY**

None

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 proposal will make a relatively minor increase of 1.6m to the overall width of the property. The proposed rear element has been set down from the ridge height of the main dwelling and is considered a subordinate addition complying with the principles of the councils adopted design guide 2015

5.3 **Residential Amenity**

One neighbour objection was raised on the grounds of loss of privacy to a rear garden. The proposal seeks to laterally extend the rear elevation with the only additional window being to the proposed bathroom. The proposal also removes a large first floor side facing window on the north elevation to be replaced with a smaller obscure glazed window. Therefore, officers are satisfied that the development would not increase the existing level of overlooking to neighbouring properties.

5.4 **Access and parking**

The proposal will change the number of bedrooms from 3 to 4. The county highways officer has raised no objection to the scheme subject to conditions ensuring that two spaces constructed to adopted standards are demonstrated within the curtilage.

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

Vale of White Horse Design Guide 2015

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

Tel No: 01235 422600