

APPLICATION NO.	P18/V0847/HH
SITE	36 Aldworth Avenue, Wantage, OX12 7EJ
PARISH	Wantage
PROPOSAL	Proposed first floor side extension (as amended by plans received on the 23rd of May 2018).
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT	Mrs Amanda Harper
OFFICER	Nathaniel Bamsey

RECOMMENDATION

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

Standard conditions:

- 1. Commencement within three years.**
- 2. Development to be built accordance with approved plans.**

Compliance conditions:

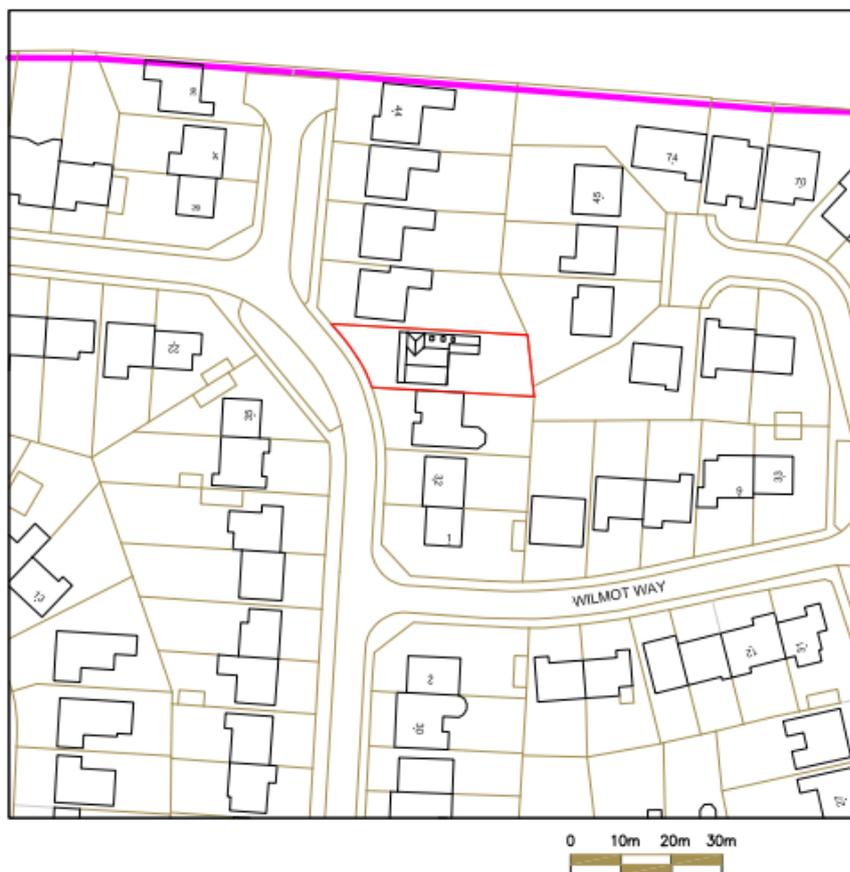
- 3. Materials in accordance with approved form and drawings.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee at the request of the ward member, Councillor St. John Dickson.
- 1.2** The application site is in a well-established residential area in the north east of the town of Wantage. On the site is a detached two storey dwelling with two single storey extensions, a pitched roof extension to the side and a flat roofed extension to the rear. Neighbouring properties are located to the north (no.38) and south (no.34) of the application site. Both neighbours are also detached dwellings. The building line of the properties is staggered so the line of the main rear wall of the northern neighbour at no.38 is on a similar line to the front of the application dwelling. Vehicular access to the site is gained via Aldworth Avenue.
- 1.3** This application seeks approval for the erection of a first-floor side extension and for the replacement of the flat roof on the rear extension with a mono-pitched roof. The first floor extension will be constructed above the existing pitched roof side extension. The development will provide an en-suite bathroom for an existing first floor bedroom. The extension will be constructed with a hipped roof and will have a depth of 3.4 metres, a width of 2.9 metres and a ridge height of 6.2 metres. The height to the eaves will be 4.7 metres, which matches that on the original dwelling. The front elevation of the extension will be in line with the front elevation of the first floor of the dwelling. The pitched roof on the rear extension will increase the ridge height from 2.8 metres to 3.6 metres alongside the original dwelling and 3.2 metres along the rest of its length.
- 1.4** The brickwork and roof tiles of the extension will match those of the existing dwelling. The new pitched roof will use Marley-Eternit slate tiles. A UPVC first floor window will

be inserted on the front elevation of the extension, matching those on the existing dwelling.

- 1.5 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 comments is provided below. Comments can be seen in full at www.whitehorsedc.gov.uk.

Wantage Town Council	Objection <ul style="list-style-type: none"> • Overbearing • Unneighbourly
Neighbour object (1)	One objection has been received from a neighbouring property (No.38). The concerns raised can be summarised as:

	<p>Objection</p> <ul style="list-style-type: none">• Too large• Unneighbourly• Ugly• Overwhelms the garden• Loss of light
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3.0 **RELEVANT PLANNING HISTORY**

3.1 [P90/V6890](#) - Approved (20/02/1991)

Erection of single storey extension to side and rear of existing dwelling.

[P78/V0191](#) - Approved (24/01/1979)

New porch to replace existing.

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 issues when considering this application are:

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

5.2 **Design, layout and visual amenity**

The extension is considered to be a modest and subservient addition to the to the existing dwelling. The ridge height will be approximately 1m lower than that on the main dwelling, in line with the Design Guide. This, together with the staggered relationship between no.36 and no.38 ensures that there is no terracing effect arising from the development.

5.3 The front of the house includes a ground floor projection, so that the ground floor front wall lies approximately 1.5m forward of the upper wall. In the original plans the “front” wall of the extension was in line with the ground floor of the house, but forward of the upper wall. Amended plans improved the appearance of the extension by lining the front wall with the upper front wall of the house, creating a more uniform appearance that is in-keeping with the character of the dwelling.

5.4 The replacement of the flat roof on the rear extension with a pitched roof is considered to improve the appearance of the existing extension. The use of slate style tiles that differ from those on the main dwelling is considered acceptable as they will not be visible from any public vantage points.

5.5 Residential Amenity

The original proposal, built up from the front elevation of the garage, was designed in order to comply with the '40-degree rule' from the Design Guide. The '40-degree rule' states that two storey extensions should not encroach beyond a 40 degree line taken from the edge of the nearest ground or first floor window of a habitable room of a neighbouring property. It was felt that, due to no.38 being much further forward than no.36 this design would have led to a loss of light to no.38's garden in the afternoon/evening.

5.6 Amendments pushed the extension back to be level with the upper front wall of the house and introduced a hipped roof. It is considered that this has reduced the potential harm from loss of light as it maintains a gap between the two properties and the low ridge height will mean significant loss of light is not caused.

5.7 The amendments will mean that the extension would now contravene the '40-degree rule'. It is considered that this is less harmful in this case due to the relative positions of the houses which means that the majority of the original dwelling already contravenes this rule, albeit at an increased distance. 1.6 metres of the extension would exceed the 40 degrees this rule at a distance of 4 metres from the nearest first floor window of No 38. It is considered that the visual impact will not cause harm due to the distance to the extension from the window, the fact it is a small part of the extension that is in contravention of the rule, and the presence of the existing house in the current outlook.

5.8 The short length of the extension coupled with its subservient height and hipped roof design means that the development will not over dominate neighbouring properties. There will be no overlooking from the development as the new first floor window faces towards the highway, away from neighbouring properties. The proposed mono-pitch roof to the rear of the first floor proposal will not cause harm through loss of light or dominance as it will result in a very small increase in height.

5.9 Traffic, parking and highway safety

The development does not change the number of bedrooms nor affect the current parking arrangements so there will be no harm to highway safety.

5.10 CIL

The proposed development results in less than 100m² of new floorspace so is not liable for the Community Infrastructure Levy.

6.0 CONCLUSION

6.1 It is concluded that the proposal is acceptable in terms of its design and its impacts on highway safety. The impacts on residential amenity are not considered to be significantly harmful so as to be unacceptable. The proposal is therefore considered to accord with the relevant policies of the development plan and with the National Planning Policy Framework.

The following planning policies and planning guidance 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 - The Impact of Development on Neighbouring Uses

National Planning Policy Framework

Planning Practice Guidance (March 2014)

Design Guide (SPD adopted March 2015)

Equality Act 2010

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

Human Rights Act 1998

The proposal has been assessed in the context of Articles 1 and 8 of the Human Rights Act. The impact on individuals has been weighed in the balance against the public interest and it is considered that the recommendation is proportionate.

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