

APPLICATION NO.	P18/V1049/HH
SITE	Corbiere Springfield Road Wantage Oxfordshire, OX12 8EX
PARISH	WANTAGE
PROPOSAL	First floor extension to existing bungalow. Single storey extension to the front and rear. Remodelling of floor area. Demolish existing garage and conservatory areas.
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT OFFICER	Joseph Chalmers Josh Sharp

RECOMMENDATION

To grant planning permission subject to the following conditions:

Standard:

- 1. Commencement three years - full planning permission.**
- 2. Approved plans.**

Prior to commencement:

- 3. Slab level details submitted and agreed in writing.**

Prior to Occupation:

- 4. Access and parking laid out in accordance with details previously**
- 5. approved.**

Compliance:

- 6. Garage to be retained for parking.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application comes to committee at the request of the local councillor, St. John Dickson. Corbiere, a detached bungalow, is located within a residential development, on Springfield Road, to the south of Wantage. The locality is characterised by a varied array of dwelling types and plot sizes with staggered building lines a common theme. Neighbouring properties to Corbiere are located to the east, Redruthan, a detached two-storey dwelling, and to the west, Tenga, a 1½ storey bungalow. Highway access is gained to Springfield Road via an off-street driveway with a detached garage on-site.
- 1.2** The proposal has been amended during the application process from, originally, the conversion from the existing single storey bungalow to a two storey house, to what is now the conversion to a 1 ½ storey property. The proposal aims to raise the roof height by 1.1m, compared to the existing, by raising both the eaves and ridge heights. The existing angle of the roof pitch will be retained. The proposal seeks to add a single storey, dual pitch extension to the front elevation for the provision of an integral garage, and a single-storey flat roof

rear-extension, spanning the rear elevation, to form a kitchen and dining area. The number of bedrooms increase by 1 with the resulting total being 4 bedrooms. A site location plan is below and extracts from the application plans are **attached** at Appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 The below is a summary of representations, which can be seen in full at www.whitehorsedc.gov.uk

<p>Wantage Town Council</p>	<ul style="list-style-type: none"> • Object to the application on the grounds of over development, over bearing nature, it is un-neighbourly and not in keeping with the street scene
<p>Neighbours – 2 neighbouring households have objected on the following grounds:</p>	<ul style="list-style-type: none"> • Overlooking • Overshadowing and loss of light • Contrary to 40-degree rule • Not in keeping with street scene • Loss of property value (this is not a material planning consideration)

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P83/V0097/O](#) - Approved (18/01/1984)
Erection of a dwelling house and garage. (Site area 0.13 hec).

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The development is not one that requires an EIA

5.0 **MAIN ISSUES**

5.1 Officers consider the main issues to be as follows: -

- The impact on neighbours
- The impact of the development on the area
- Parking

5.2 **The Impact on Neighbours**

The current relevant adopted development plan policy (Policy DC9 of the Local Plan 2011) sets out the following parameters: Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of: i) loss of privacy, daylight or sunlight; ii) dominance or visual intrusion iii) noise or vibration iv) smell, dust, heat, gases, v) pollution, contamination vi) external lighting. The parameters relevant to this application are the potential loss of privacy through any overlooking the development will cause, any loss of daylight caused by the raised roof height of the development, and any damage the development will cause to neighbours' outlook through visual intrusion.

5.3 Officers consider the impact on neighbours has been mitigated through the amendments made to the plans. Corbiere benefits from being set back from the building line compared to neighbouring properties. Therefore, although Tenga has two dormer windows that face the site, the proposed raising of the roof is not in direct view from these side dormers. Officers have carefully assessed the impact and consider that any overshadowing will only occur in the early morning. This impact will leave adequate light provision for Tenga's side dormer windows, and the net loss of light caused by the raising of the roof will not be harmful enough to warrant refusal.

5.4 Moreover, the proposed demolition of the detached garage at the front of the site is likely to improve the outlook from Tenga as it is currently in close proximity to the boundary. Officers consider the cumulative effect of the development will result in an over-all improvement to outlook and light for this neighbour.

5.5 There are no habitable room windows in the flank wall of Redruthen for which the proposed development can potentially cause any loss of light. The neighbour at Redruthen is concerned that the proposal will breach the 40-degree rule from rear-facing windows. However, as explained in Design Guide principle DG104, the 40-degree rule applies to proposals for full-height two storey extensions, whereas the proposal in this case is for a 1 ½ storey building. Consequently, the 40-degree rule does not apply and the impact from loss of light is considered to be acceptable. The lack of side facing windows in the proposal means there will not be any harmful over-looking to affect neighbouring amenity.

5.6 The proposal has been designed with privacy for the property and neighbours in mind. As the only windows proposed which will cause potential overlooking

of neighbouring properties are the rear dormers, overlooking will only take place into the rear curtilage of neighbouring properties, and at an angle. This is not deemed harmful enough to contravene policy DC9. The rear dormer windows also benefit from permitted development fall-back.

5.7 The Impact of the Development on the Area

The relevant policy to assess the proposals effect to the street scene is policy CP37 of the Local Plan 2031 Part 1. The main considerations relevant to the application within this policy include that the development... i) responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity whilst not preventing innovative responses to context: and viii) is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area

5.8 Officers consider there is sufficient screening provided by existing boundary vegetation to prevent any harmful effect on neighbours' outlook. As Corbiere is situated between a two-storey house; Redruthen, and a 1 ½ storey bungalow in Tenga, the raised roof height will still allow the development to integrate from a visual perspective, and will not cause the property to appear dominating. This factor, combined with the staggered building line which results in Corbiere being set-back, allows the addition to appear less disruptive to the street scene, with a relatively moderate impact on the area.

5.9 The proposed extension to the front elevation incorporating the car port is considered to be acceptable. As principles DG47 and DG107 of the design guide describe, front extensions will be viewed positively if they remain single-storey with a pitched roof. As the front elevation of Corbiere is set back from the street, the extension will have less of an obtrusive visual effect on the street scene. The removal of the existing detached garage at the front means the net additional development will be relatively modest and will not detract from the existing character of the street scene.

5.10 The roof is to be raised by 1.1m at the front elevation and by 1.25 at each other elevation compared to the existing height, which officers consider to be acceptable. Due to neighbour objections officers recommend the granting of this permission with a slab level condition to ensure the roof heights are built in accordance with the approved plans. As the proposal will change a single storey bungalow to a 1 ½ storey bungalow, it is considered the proposals do not harm the character of the original property. Instead the alterations allow the roof space to be incorporated into practical living space, matching other properties in the locality. The proposed rear dormers are discrete from the street and also benefit from permitted development fall back.

5.11 Parking

The proposal will replace the existing detached garage on the west side of the plot with a new integral garage on the east side. The proposed garage meets the adopted standard (6m x 3m) in terms of its size. As the number of bedrooms is increasing to 4, the provision of two parking spaces is considered

to be acceptable, in the sustainable transport location of Wantage. Officers recommend conditions for details of access and parking, and to retain the garage for use for parking.

5.12 **Community Infrastructure Levy Liability**

The council's CIL charging schedule has recently been adopted and will apply to relevant proposals from 1st November 2017. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area and is primarily calculated on the increase in footprint created as a result of the development or net gain of residential use on site. This development would **not be liable** to pay CIL since the net internal increase in floor space does not exceed 100 square metres.

6.0 **CONCLUSION**

6.1 The development is not considered to be inappropriate development in Springfield Road and does not have a detrimental visual impact to the street scene. The proposal is not deemed to have sufficient impact on the amenities of neighbouring properties to warrant refusal.

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 neighbouring amenities

Design Guide (SPD Adopted March 2015), guidance:

DG27- Urban Structure

DG47 – On-plot parking

DG64 – Privacy

DG104 – Consider your neighbours

DG107- Front extensions

National Planning Policy Framework, 2012

Paragraph 14: “The presumption in favour of sustainable development: For decision-taking this means approving development proposals that accord with the development plan without delay”

Town and Country Planning (General Permitted Development) Order 2015

Class B of Part 1 of Schedule 2

Equalities Act, 2010

In assessing the proposal officers have paid due regard to the local planning authority's duties under section 149 of the Equalities Act. It is considered that no identified group will suffer discrimination as a result of the proposal.

Human Rights Act 1998

Officers have assessed the proposal 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 officers consider the recommendation is proportionate.

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