

APPLICATION NO.	P18/V1328/HH
SITE	108 North Hinksey Lane Oxford, OX2 0LY
PARISH	NORTH HINKSEY
PROPOSAL	Single storey rear extension.
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr J. Gagg and Ms R. Nixon
OFFICER	Lewis Dixey

RECOMMENDATION

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

Standard Conditions:

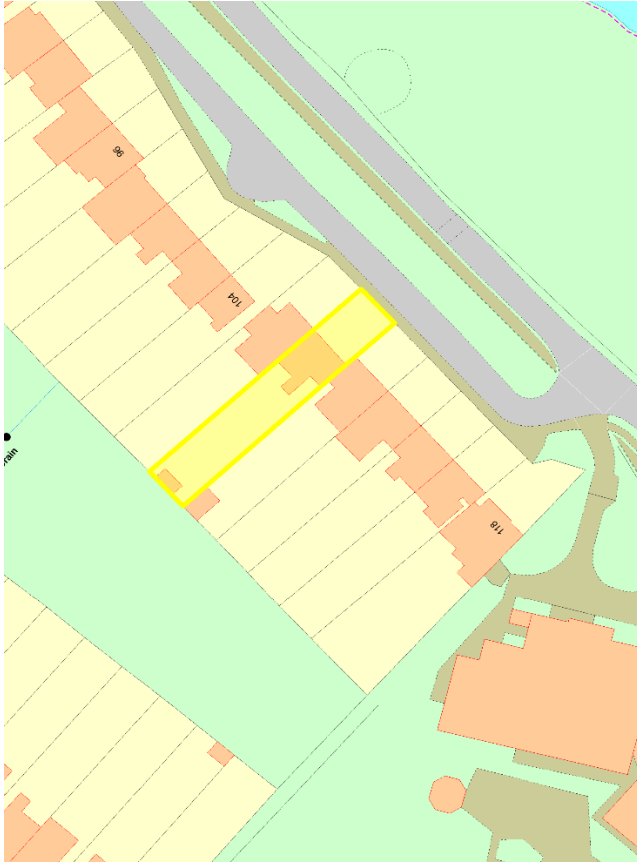
- 1. Commencement within three years**
- 2. Development completed in accordance with approved plans**

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 semi-detached dwelling located within a well-established residential area of North Hinksey.
- 1.3** This application seeks planning permission for demolition of an existing rear extension and the erection of single storey rear extension increasing the size of the kitchen/dining area. The proposed development will project 3.4m from the rear of the dwelling with a shallow sloped roof.
- 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	North Hinksey Parish Council	No objections
	Neighbours	No responses

3.0 RELEVANT PLANNING HISTORY

3.1 None found

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 **Design and Layout**

The proposal is single storey and it is considered to be a subordinate addition to the main dwelling and acceptable in terms of design and materials
The extension will project 3.4m from the rear elevation with an eave height of 2.4m

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

Revised National Planning Policy Framework 2018

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.

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