

APPLICATION NO.	P18/V1158/HH
SITE	16 Hampden Road Wantage, OX12 7DP
PARISH	WANTAGE
PROPOSAL	Proposed first floor extension (As per amended plans received 18 July 2018)
WARD MEMBER(S)	Charlotte Dickson St.John Dickson
APPLICANT OFFICER	Mr Carl Jackman Josh Sharp

RECOMMENDATION

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

Standard

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

Compliance

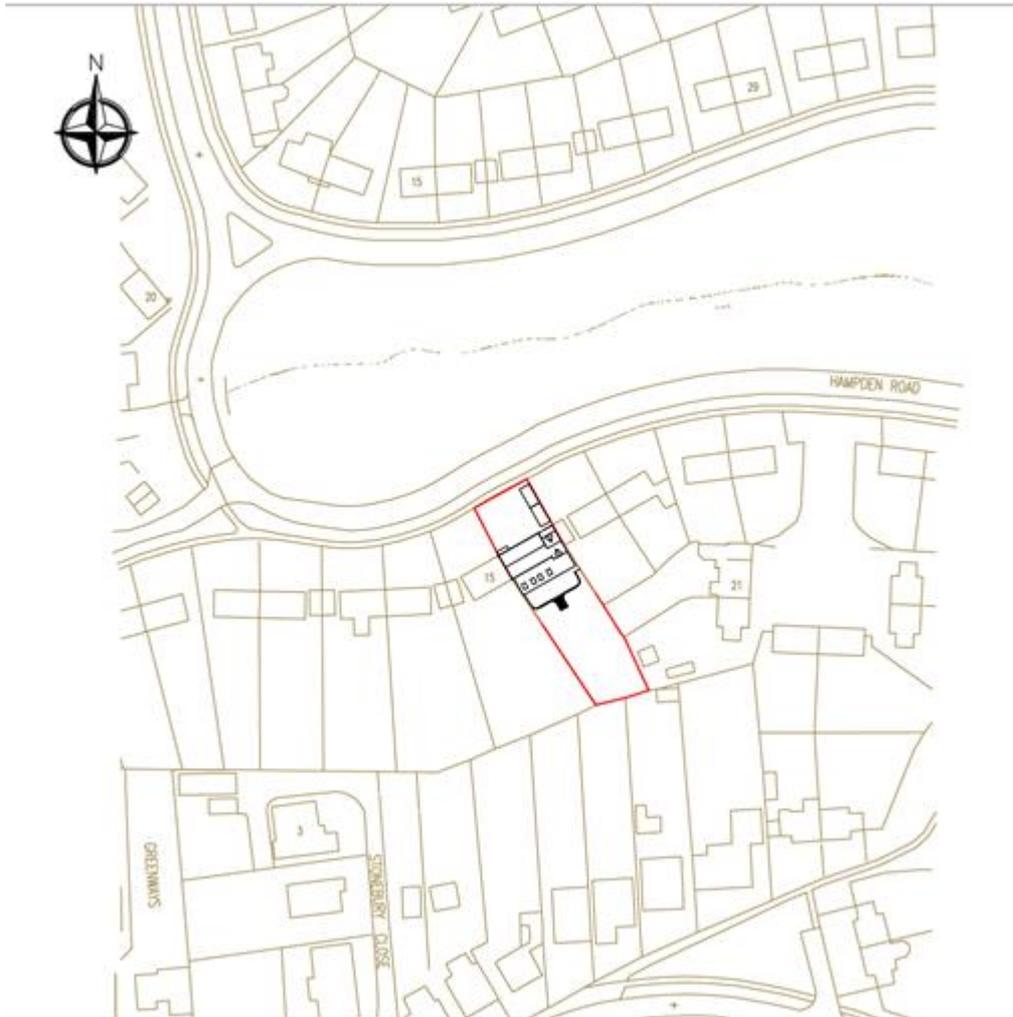
3. Materials in accordance with approved form and drawings.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to committee at the request of local ward councillor, St.John Dickson.
- 1.2 The dwelling, a semi-detached house, is located in a residential development in the north of Wantage. Hampden Road is characterised with blocks of semi-detached houses separated by attached single storey garages, offering clear open views between the blocks of dwellings. Neighbouring properties are located to the west, the attached property number 15 Hampden Road and to the east, number 17 Hampden Road which is separated from number 16 by the attached garages for each property respectively. Highway access is gained to Hampden Road via an off-street driveway and an attached garage. A site location plan is below and extracts from the application plans are **attached** in Appendix 1.
- 1.3 The proposal has been amended during the application process in order to comply with the design guide. Originally, it was for an upper-storey side extension to transcend the existing ground floor side extension and attached garage, and for a replacement single storey rear extension. The first-floor part of the original proposal was due to retain the principal building line of the main house and to be hard up to the shared boundary with 17 Hampden Road. This was contrary to the design guide as it threatened to create a terracing effect were the neighbour at number 17. The amendments propose that the furthest extent of the side extension is to be set down and back from the roof ridge and principal building line, preventing the threat of terracing and acting as a

subordinate addition. The proposal seeks to add a play-room at the ground floor, two bedrooms and an en-suite to the first floor. The amendment also includes an extension to the existing ground floor rear extension.

1.4 A site location plan can be seen below:



2.0

2.1

<p>Wantage Town Council</p>	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> • Over-development. • Not in keeping with the street scene.
<p>Neighbours</p>	<p>Two neighbouring households object on the following grounds:</p> <ul style="list-style-type: none"> • Overdevelopment; • Out of character/not in keeping with street scene; • Terracing effect; • Incorrect existing elevations (Officer note: since alleviated by revised plan); • Over-dominant to neighbouring property.

--	--

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 [P15/V1390/PDH](#) - Approved (16/07/2015) Proposed single storey rear extension. Depth: 4.5m, Overall Height: 3.95m, Height to eaves: 2.73m.

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 Officers consider the main issues to be as follows:

- Design, layout and visual amenity;
- Residential amenity;
- Parking provision.

5.2 **Design, layout and visual amenity**

In response to Town Council and neighbouring objections the design has been amended ensuring the proposal has over-come its threat of terracing. After receiving amended plans, the proposed development is now set back by 1.5m from the principal elevation and avoids a potential terracing effect in the street scene, in accordance with design guidance at paragraph 10.7.8.

- 5.3 The proposal addresses this consideration further by being partially set-down from the roof ridge, so the main house remains the dominant element and the extension subordinate; ensuring that a terrace is not created in line with design guidance 10.7.7. The form and massing of the proposal are both sympathetic to the main house, using similar geometry. Thus, the original house is not overwhelmed by the cumulative development. Therefore, the proposal complies with the guidance in the adopted Vale of White Horse Design Guide 2015.

- 5.4 The proposal seeks to utilise materials that match those of the existing dwelling, with matching facing bricks, roof tiles and fenestration proposed.

- 5.5 The existing gap between numbers 16 and 17 is retained, provided by number 17's flat-roof side extension and garage. Combined with the set down/set back elements of the proposal, a terracing effect is therefore avoided. Officers therefore consider that the proposed development, as amended, is acceptable in design terms and would not have a harmful impact on the character and appearance of the area.

5.6 **Residential amenity**

Objections have been received regarding impacts to neighbours' amenity in terms of visual dominance.

5.7 The proposed development would not result in any harmful over-shadowing or dominance to neighbouring properties given that the gap between the dwellings and the extent of existing building lines would be retained. There are no side facing windows proposed, preventing any adverse effects on privacy in line with design guidance DG109 and DG104.

5.8 Officers therefore consider that the proposal is compliant with adopted policy and would not have a harmful effect on the amenities of any of the neighbouring properties in terms of dominance, over-looking, over-shadowing or loss of outlook.

5.9 **Parking provision**

The provision of on-site parking is considered to be adequate to accommodate car parking for the number of additional bedrooms proposed (5) and is compliant with Oxfordshire County Council Highway's guidance. The area of Wantage has readily available transport links and is a sustainable location. The proposal is therefore compliant with highway safety policy.

5.10 **Other matters**

5.11 **Flood Zone**

The curtilage of the development site slightly abuts a category 2 flood zone. As the house and proposed extension do not reside within the flood zone itself a flood risk assessment is not required.

5.12 **Community infrastructure levy**

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 Objections have been received on the grounds of a terracing effect and a detrimental impact to the street scene. The revised proposal is sympathetic in scale and form, is set back and set down, and it includes matching materials, to the main house. The amended plans have therefore removed the threat of terracing. The proposal is deemed to be acceptable in design terms.

6.2 The proposed extension has a roof ridge height that is subordinate. There are no side facing windows proposed, the existing building lines are to be retained and that the site is north facing, meaning no loss of light will occur. The proposal results in the impact to neighbouring amenity being minimal.

6.3 Adequate on-site parking has been demonstrated in the plans submitted and is acceptable in terms of highway safety.

6.4 It is concluded that the proposal is acceptable in terms of its design, impact on neighbour amenity and its impacts on highway safety. 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 have been taken into account:

Vale of White Horse Local Plan 2031 Part 1

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 (saved policies)

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

Emerging Vale of White Horse Local Plan 2031 Part 2

DP23 – Impact of Development on Amenity

Design Guide (SPD Adopted March 2015)

DG103 – Responding to local character

DG104 – Consider your neighbours

DG105 – Scale, form and massing

DG109 – Side extensions

National Planning Policy Framework, 2018

National Planning Practice Guidance

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.

Author: Josh Sharp

Email: josh.sharp@southandvale.gov.uk

Telephone: 01235 422600