

ABG/19058/4 – Mr Drewitt

Proposed two storey side and rear extension. 5 Norman Avenue, Abingdon, OX14 2HQ.

1.0 The Proposal

- 1.1 This application was deferred at the last Meeting to enable Members to visit the site. The site visit was arranged for 15th August 2007.
- 1.2 This planning application is for a two storey side and rear extension to provide an enlarged kitchen area, utility room, cloakroom and store, and at first floor level an enlarged bedroom, with new bathroom. The application property is one of a pair of semi detached dwellings in Norman Avenue, Abingdon. Norman Avenue is a wide tree lined road, with a mix of detached and semi-detached dwellings. A location plan and the proposed floor plans and elevations together with the previous Committee report are at **Appendix 1**.

2.0 Planning History

- 2.1 See **Appendix 1**.

3.0 Planning Policies

- 3.1 See **Appendix 1**.

4.0 Consultations

- 4.1 An additional letter of objection has been received from neighbours raising the following concerns: position of two storey extension in relationship to neighbouring property, dominate views, overshadow rear patio area, does not meet planning guidelines, concern that it will not be set a metre off the boundary.
- 4.2 See **Appendix 1** for previous officer's comments.

5.0 Officer Comments

- 5.1 The previous refused scheme included a single storey flat roofed extension which would have measured 3.2 metres wide by 3.75 metres deep with a pitch to the rear of the roof which would have been between 3.2 metres and 2.5 metres in height and built within 150 mm of the boundary with 7 Norman Avenue. In dismissing the appeal relating to the previous proposal, the Inspector concluded that it was this element of the previous scheme, and not the two storey element, which would have resulted in an intrusive and overbearing impact and would have reduced the amount of sunlight and daylight to the rear of 7 Norman Avenue. This element of the previous refused scheme has now subsequently been replaced with the single storey flat roofed extension which has been built as permitted development, and so does not form part of the current proposal.
- 5.2 Officers consider that the neighbour's amenity at no 7 Norman Avenue will not be harmed by the proposed two-storey rear extension as it meets the Council's House Extensions Design Guide in that it will not encroach within a 40 degree line taken from the edge of the neighbour's first floor rear bedroom window. The appeal Inspector did not object to this element of the previous proposal.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *RE1 Materials to match*
3. *Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) no additional windows shall be inserted at first floor level and above in the north and south elevations of the development hereby approved without the prior grant of planning permission.*