

ABG/19058/4 – Mr Drewitt

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

1.0 The Proposal

1.1 This application seeks planning permission for the erection of 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, 2 storey houses and bungalows set back from the road. A location plan, together with proposed floor plans and elevations are at **Appendix 1**.

1.2 This application comes before Committee as the Town Council has objected.

2.0 Planning History

2.1 A similar scheme to what is now being proposed was refused on the 19th May 2005 and dismissed at appeal on the 22nd February 2006. The refused plans and appeal decision are at **Appendix 2**. In the Inspector's decision the main issues raised were the design of the scheme in relation to the existing house and the street scene and its proximity to the northern boundary in terms of overshadowing of No 7 Norman Avenue.

2.2 In June 2006 retrospective planning permission was refused for a summerhouse/games room which incorporated an external stairs and balcony. Committee at its Meeting on 14th August 2006 authorised enforcement action to secure the removal of the unauthorised building.

2.3 In November 2006 a further application for the summerhouse/games room with an internal stairs and the omission of the balcony was granted planning permission.

2.4 Between February and April 2007 a 6.6 metre deep by 3.5 metre wide single storey rear flat roofed extension was erected 300mm away from the northern boundary with No, 7 Norman Avenue. This was permitted development and therefore did not require planning permission.

3.0 Planning Policies

3.1 Policies H18, DC1 and DC9 of the adopted Vale of White Horse Local Plan to 2011 seek to ensure that that all new development is of high standard of design, and does not cause harm to the amenity of neighbours.

4.0 Consultations

4.1 Abingdon Town Council have objected to the application stating:

"Contrary to Policies DC9 (i) & (ii) and H24 (ii) & (iii) of the Vale of White Horse adopted Local Plan to 2011 and contrary to paragraph 4.2 of the House Extensions Design Guide."

4.2 One letter of objection has been received from neighbours raising the following concerns: inaccurate drawings in that the existing extensions at No 9 Norman Avenue, are not shown, nor the previously approved summerhouse/ games room on the

application site; overshadowing; distance away from neighbouring property boundaries; will destroy symmetry of a pair of identical houses; loss of privacy and overlooking.

4.3 The County Engineer has no objections subject to conditions.

5.0 **Officer Comments**

5.1 The main issues in considering this application are: 1) whether the proposal would have a harmful impact on the character and appearance of the area, and; 2) the impact on the amenity of the neighbouring properties in terms of overshadowing and overlooking.

5.2 The proposal is for a two storey side and rear extension. It is proposed that the two storey extension will project 1.8 metres towards the southern boundary, set back from the front of the house at ground floor by 1 metre and at first floor by 1.75 metres. There were no set backs from the front elevation in the previous refused scheme. The two storey element at the rear will be 4.2 metres wide and will extend 3.7 metres into the rear garden. A single storey element will extend a further 1.3 metres, similar in width and length to the previous scheme, and will be located immediately adjacent to the new single storey flat roofed rear extension.

5.3 The proposed hipped roofs above the two storey side and rear extensions will have an eaves height of 5 metres which will match the existing, with ridge heights of the 7.7 metres and 6.9 metres, lower than the existing main ridge height of 8.6 metres. These are significantly lower than the roof heights proposed in the previous refused scheme.

5.4 In terms of the effects of the proposal on the character and appearance of Norman Avenue, Officers consider that the current design, showing a reduced height of the proposed side and rear extensions and their set back from the front elevation, makes the proposal subordinate to the main dwelling and overcomes this reason for refusing the previous scheme.

5.5 The neighbouring property No. 7, Norman Avenue, the other half of the pair of semi-detached properties is located to the north. This property has a small single storey extended kitchen and living room to the rear. The main windows of this property face front and rear.

5.6 The previous refused scheme included a single storey flat roofed extension which would have been 3.2 metres wide by 3.75 metres deep with a pitch to the rear of the roof. This 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. The Inspector concluded that due to the increase in height of the previously proposed single storey extension it 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. However, this is not now an issue as this element of the previous proposal has now been replaced with the new single storey flat roofed extension which has been built as permitted development.

5.7 Therefore the consideration is whether the proposed two storey side and rear extension as now submitted has any harmful impact on the amenity of nos. 3 and 7,

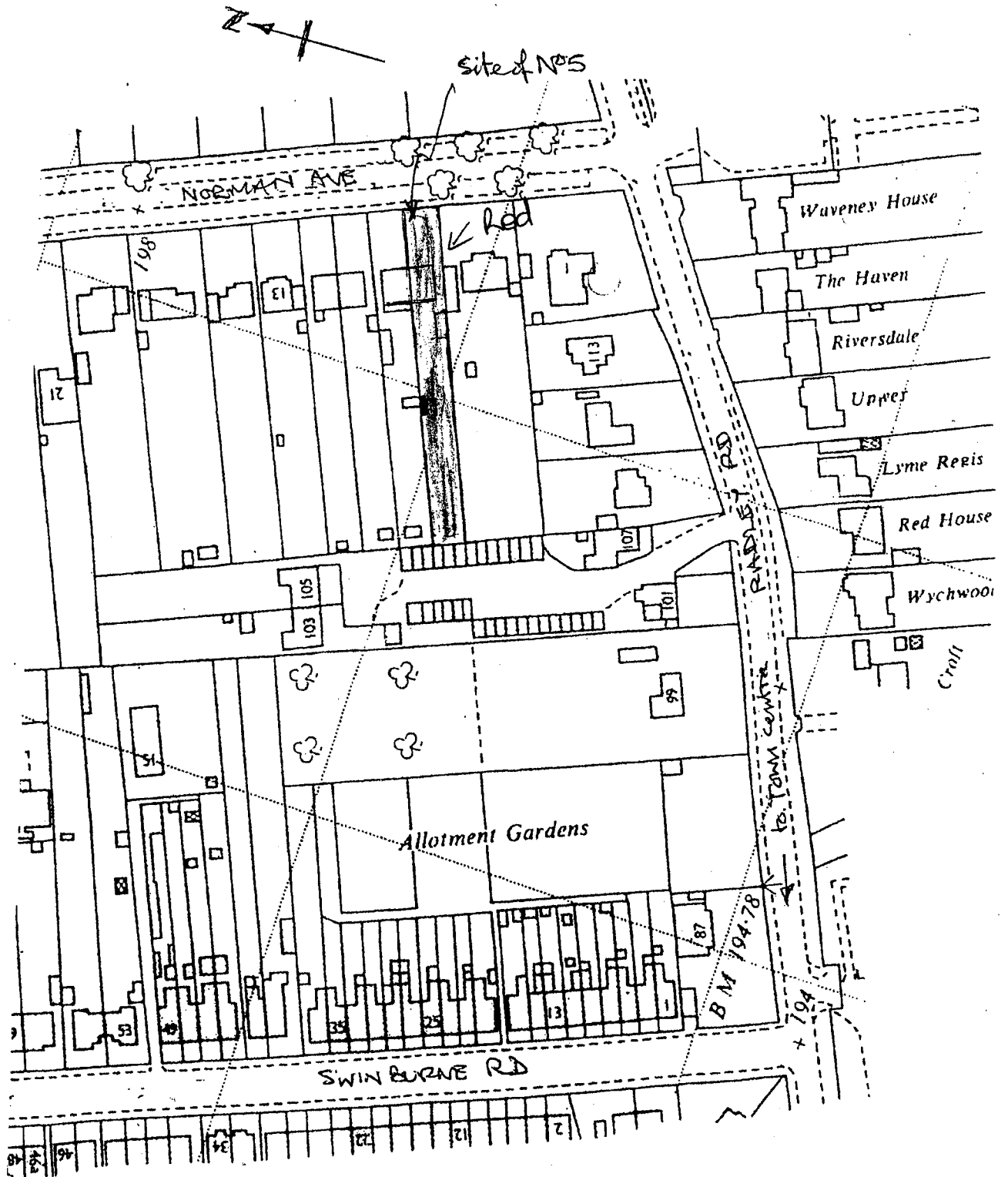
Norman Avenue. Officers consider that due to the distance of 3.3 metres and the orientation that the neighbour's amenity at no 7 Norman Avenue will not be, harmed by the first floor element of the proposal as it meets the Councils House Extensions Design Guide in that it will not encroach within a 40 degree line taken from the edge of this first floor rear bedroom window.

- 5.8 It is proposed that there will be one first floor window on the rear elevation of the two storey extension which looks down the rear garden. Officers consider that No. 7 Norman Avenue will not be overlooked due to the orientation of this window.
- 5.9 No 3 Norman Avenue is a two storey detached house to the south. There is an attached garage nearest to the application site set one metre from the boundary. The main windows of this property face front and rear. It has been extended to the rear with a single storey conservatory. On the flank elevation of No 3 Norman Avenue there is a glazed kitchen door and small utility room window and at first floor there two frosted windows which are all located approximately 4 metres away from the proposal. Officers consider that this property will not be unduly overshadowed by the proposed extension.
- 5.10 the current proposal, therefore, is considered to overcome the reasons for refusing the previous scheme and, as such, it is recommended that planning permission be granted.

6.0 **Recommendation**

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

1. *TL1 Time Limit*
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.*



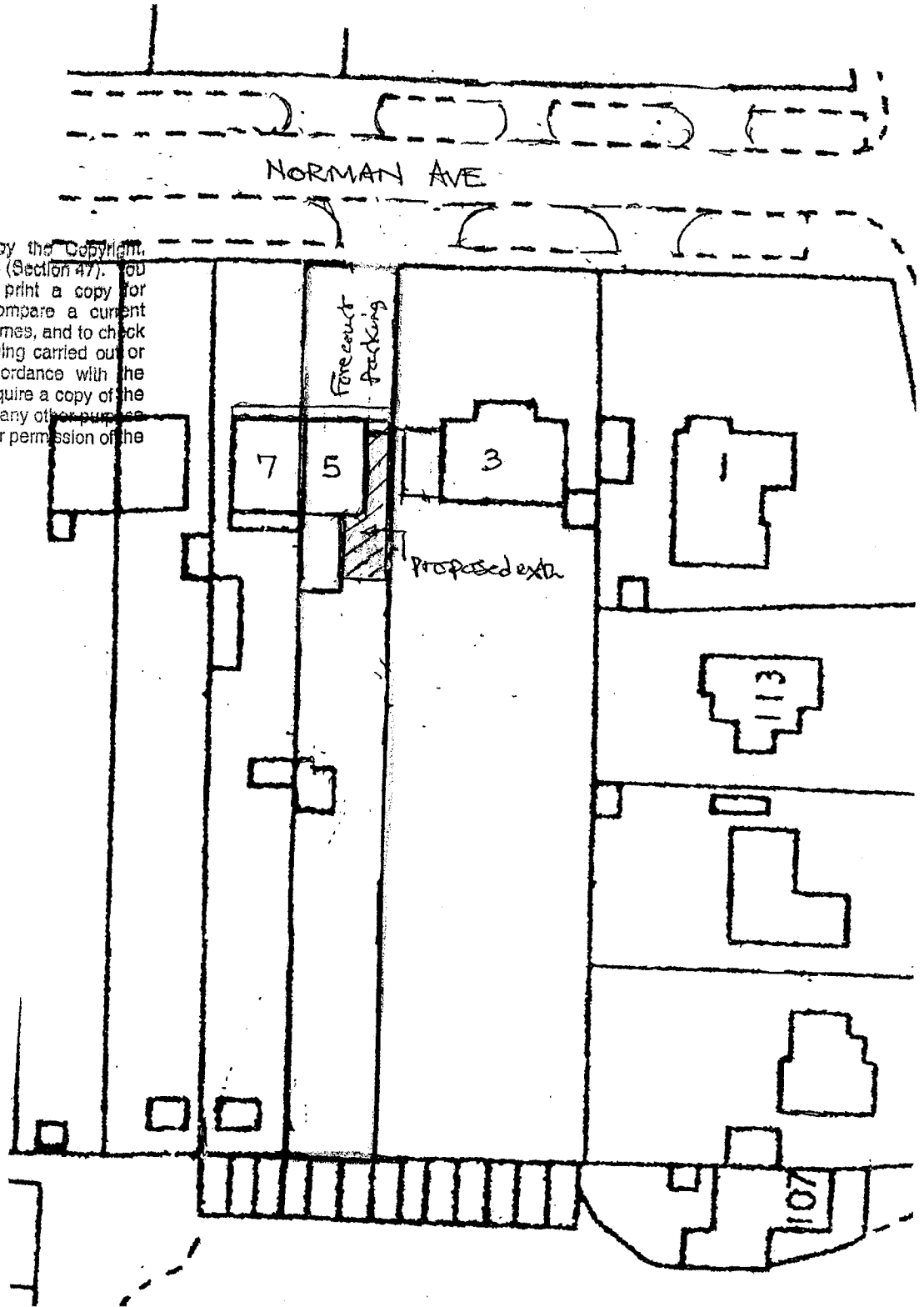
SITE PLAN. SCALE 1:1250.

AB9/19058/4
07/00636/FUL

APPENDIX 1

DRG N° D-1/2005/A

(A3)



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BLOCK PLAN SCALE: 1:500

Ref: 5 Norman Ave, Abingdon, Oxon.
 proposed two storey side extension

APPENDIX 1

Plan 4

EXISTING CONDITION

PROPOSED CONDITION

Building Control Guidance Note

Section	Code	Part	Notes
Roof	B1	B1-1	Roof structure shall comply with BS 5951-1:2000.
		B1-2	Roof covering shall comply with BS 5533:2006.
Walls	B2	B2-1	External walls shall comply with BS 5628-1:2005.
		B2-2	Internal walls shall comply with BS 5628-2:2005.
Floors	B3	B3-1	Floors shall comply with BS 5268:2009.
		B3-2	Floors shall comply with BS 5268:2009.
Windows	B4	B4-1	Windows shall comply with BS 6881:2001.
		B4-2	Windows shall comply with BS 6881:2001.
Doors	B5	B5-1	Doors shall comply with BS 6882:2001.
		B5-2	Doors shall comply with BS 6882:2001.
Stairs	B6	B6-1	Stairs shall comply with BS 5646:2005.
		B6-2	Stairs shall comply with BS 5646:2005.
Ramp	B7	B7-1	Ramp shall comply with BS 5646:2005.
		B7-2	Ramp shall comply with BS 5646:2005.
Lift	B8	B8-1	Lift shall comply with BS 6881:2001.
		B8-2	Lift shall comply with BS 6881:2001.
Other	B9	B9-1	Other shall comply with BS 6881:2001.
		B9-2	Other shall comply with BS 6881:2001.

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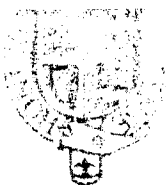
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APPENDIX 2

Appeal Decision



Site visit made on 31 January 2006

by **C S Kirkbride** BA(Hons) DipTP MSc

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
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Temple Quay House
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Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

22 FEB 2006

Appeal Ref: APP/V3120/A/05/1194114

5 Norman Avenue, Abingdon, Oxon. OX14 2HQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Drewett against the decision of the Vale of White Horse District Council.
- The application Ref ABG/19058, dated 28 January 2005, was refused by notice dated 19 May 2005.
- The development proposed is two-storey side and rear extensions.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that the main issues are the effects of the proposal on the character and appearance of Norman Avenue and on the living conditions of the occupants of 7 Norman Avenue with respect to natural light and outlook.

Planning Policy

2. The development plan includes the Vale of White Horse Local Plan adopted 1999 (LP) and the policies I consider to be most relevant to the determination of the appeal are D1 and H18. Policy D1 seeks to ensure that all new development is of a high standard of design taking into account such matters as scale, bulk, height and its relationship to nearby properties. Policy H18 seeks to ensure that, amongst other matters, extensions to existing dwellings do not harm the character and appearance of its surroundings and the amenities of neighbouring properties by reason of scale, massing and positioning. The thrust of these adopted policies is carried forward, respectively, by emerging policies DC1 and H24 in the Vale of White Horse Local Plan 2011 Second Deposit Draft June 2004.

Reasons

3. The appeal property is a semi-detached, hipped roof, 2-storey house and is one of 4 similar properties situated towards the southern end of Norman Avenue. There is a gap to its southern boundary with 3 Norman Avenue, a detached house with a gable end and integral garage, and a side driveway leads to a sectional garage at the rear, sited on the common boundary. The proposal is to erect a 2-storey side extension and a part 2-storey/part single storey rear extension, and to carry out roof alterations to provide additional accommodation in the roof space.

Character and Appearance

4. Norman Avenue is broad and tree-lined, with a mix of detached and semi-detached, 2-storey houses and bungalows set back from the road. Roof profiles are predominantly

hipped but gaps between dwellings and side boundaries to plots vary. Therefore, I can see no reason, in principle, why a proposal for a 2-storey side extension should not be permitted provided it complies with relevant adopted and emerging LP policies. Indeed, the appellant has drawn my attention to a similar, unimplemented, scheme recently permitted by the Council at 9 Norman Avenue.

5. I note that the proposed side extension would be sited some 200mm away from southern boundary with 3 Norman Avenue; would be about 1.8m wide, and would retain the existing building's hipped roof profile. However, I also note that it would neither be set back behind the existing front elevation nor have a lower roof, unlike the permitted scheme at no.9. Consequently, the proposed side extension would not appear subservient to the existing house, as generally dictated by good design principles and, in my opinion, the resultant terracing effect would serve only to exaggerate the incongruity of the proposed cycle store doorway and first floor window arrangements to the front elevation in relation to the existing.
6. Therefore, I conclude that the proposal would harm the character and appearance of both the existing house and the street scene, contrary to LP policies D1 and H18 and emerging policies DC1 and H24.

Living Conditions

7. I note that the 3m gap between the proposed 2-storey rear extension and the appeal site's northern boundary would be filled by a flat-roofed, single storey extension some 3.75m deep with a pitch to the rear of the roof. The proposed extension would have a height of between 3.2 and 2.5m; be built to within 150mm of the boundary with 7 Norman Avenue, which adjoins to the north, and would extend some 2m beyond an existing single storey extension at the rear of that property.
8. I observed that no.7's extension, which is lower than the proposed extension, provides its occupants with extended kitchen and lounge accommodation. I also observed that the lounge is solely reliant on sunlight and daylight received via rear, glazed patio doors situated only about 300mm from boundary with the appeal property. Whilst the existing 1.8m high boundary fence must already restrict sunlight and daylight to these patio doors, the proposed extension would be between 1.4 and 0.75m higher and, in my opinion, would be an intrusive and overbearing feature which would result in further overshadowing and a reduction in sunlight and daylight to the rear of no.7.
9. Therefore, and even though the Council did not refuse the proposal for these reasons, I conclude that the proposal would harm the living conditions of the occupants of 7 Norman Avenue, contrary to LP policies D1 and H18 and emerging policies DC1 and H24.

Other Matters

10. The appellant has submitted a number of photographs showing other recent extensions elsewhere in North Abingdon. However, I am not aware of the circumstances of these particular schemes and, in any event, I must consider the proposal before me on its own merits.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

12. I dismiss the appeal.

C.S. Kinsmill

INSPECTOR