
APPLICATION NO.	P19/V3255/HH
SITE	15 St. Peter's Road, Abingdon, OX14 3SJ
PARISH	ABINGDON
PROPOSAL	Demolition of existing detached garage & erection of two storey side and single storey rear extensions. New front porch.
WARD MEMBER(S)	Mike Pighills Max Thompson
APPLICANT OFFICER	Cacho & Hedley Kerry Street

RECOMMENDATION

That planning permission is granted, subject to the following conditions:

Standard conditions:

- 1. Commencement three years**
- 2. Approved plans**

Compliance condition:

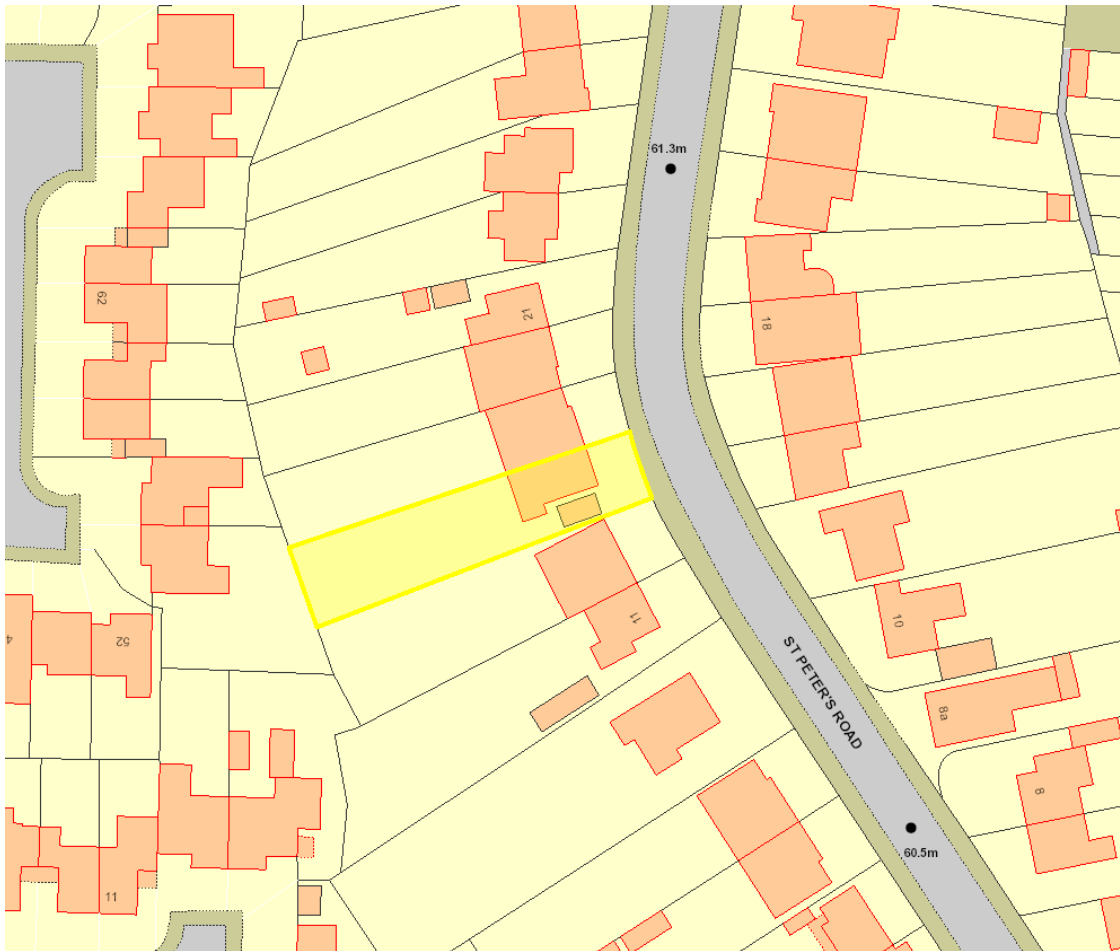
- 3. Materials in accordance with application**
- 4. Car Parking**

Informative

5 . Works within the Highway

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee at the request of the ward member, Councillor Mike Pighills.
- 1.2** The application site, no.15 St Peters Road, is a semi-detached dwelling located in the north-east of Abingdon. Neighbouring properties are located to the north, south and west boundaries of the site with vehicular access obtained to the east.
- 1.3** This application seeks planning permission for the demolition of the existing detached garage, the erection of a two-storey side extension, a single storey rear extension and a new front porch.
- 1.4** There are no site constraints present and a site location plan is provided below:



1.5 Extracts of the application plans can be found **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the consultations and representations received in response to the application is provided below. The full comments are available on the council's website.

2.2	Abingdon Town Council	Objection The proposal would create a terracing effect and is beyond the current building line.
	Highways Liaison Officer (Oxfordshire County Council)	No objection Subject to condition requiring the submission of a parking plan.
	Neighbour	Concerns raised <ul style="list-style-type: none"> • The new external insulation board and the render to be fitted to the front elevation will protrude and be unsightly against their existing wall • The proposal will result in a

	<p>terracing effect</p> <ul style="list-style-type: none">• The wall of the proposed single storey extension will be viewable from their garden
Ward Member – Councillor Mike Pighills	Objection <ul style="list-style-type: none">• Supports the objections raised by the Town Council
Ward Member – Councillor Max Thompson	Objection <ul style="list-style-type: none">• Supports the objections raised by the Town Council

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P70/V0624](#) - Approved (06/07/1970)

Alterations and additions to form extensions to kitchen and dining room.

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**

The main issues relating to this application are as follows:-

1. Design, layout and visual amenity
2. Residential amenity
3. Traffic, parking and highway safety

5.1 **Design layout and visual amenity**

The proposed extensions to the dwelling include a two-storey side extension, a single storey rear extension and a front extension including a canopy porch. It is proposed to use materials to match those of the existing dwelling in construction of all elements of the proposal which is considered to be acceptable.

5.2 The proposed two-storey side extension, which will be located on the southern elevation of the property, will replace the existing detached garage. It will measure 3.10metres in width and has been designed with a hipped roof to

match the existing dwelling. In line with the council's adopted design guide, the two-storey side extension has been set down from the main ridge and set back from the principal elevation, to retain the proportions of the original dwelling and to reduce the visual impact of the join between existing and new.

- 5.3 Concerns have been raised with regards to the two-storey side element of the proposal by the neighbouring property no.17, the Town Council and the Local Ward Members. They consider that the side extension will create a harmful threat of terracing. It has also been stated that other residents within the street have reduced the scale of their proposals to avoid this scenario. These comments are noted, however, the examples provided, including the adjoining property no.17, differ significantly from the current application. For example, the extensions at no.17 and no.19, as originally proposed, would have been built directly onto the site boundary. This created a threat of terracing. It was therefore necessary in these cases to insist the extension be set back from the front of the house to avoid the threat of a terracing effect. By contrast, the current proposal is set away from the site boundary by between 0.60-0.90 metres, leaving a gap between the extension and the boundary. Given this space between the proposed extension and the boundary, and as the proposal has been set down from the ridge and set back from the principal elevation, officers consider that the proposal will not threaten a terracing effect. As such, it is considered to be acceptable. Overall, all of the examples of permitted two-storey side extensions in St Peters Road comply with the design guide – they are either set away from the boundary or, where on the boundary, they are set back by a significant amount.
- 5.4 The Town Council have also raised concerns as the front extension would extend beyond the building line. They consider it would be out of character with the area, not responding to the site and its surroundings. The council's adopted design guide at Principle DG107: Front extensions, states that 'Modest front extensions that reflect the character of the existing property are more likely to be acceptable'. It also goes on to say that front extensions should not normally project more than 1.4metres in front of the dwelling and that they are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road.
- 5.5 The proposed single storey front extension and porch canopy will extend 1.15metres from the front elevation. According to the submitted plans, it will have an eaves height of 2.3metres with a mono pitch roof which at its highest point will measure 3.45metres. It will be set back from the public footpath by approximately 5.6metres with parking provision to the front. Given that the proposed front extension will project less than that outlined within the design guide, and, as there are several examples of front extensions and porches within St Peters Road, for example at no's.24 and 26, officers are satisfied that the proposal will be in keeping with the surrounding properties and will not cause harm to the visual amenity of the area.
- 5.6 The proposed rear extension, which will be single storey in height, will have a mono-pitch roof. It will replace an existing extension and will project an additional metre in depth to a total of 4.3 metres. The extension will measure

2.5metres to its eaves with an overall height of approximately 3.9 metres. In light of the size and scale of the proposal and due to its single storey nature, it is considered to be a subordinate addition and acceptable in design terms.

5.7 Residential Amenity

The proposed two storey side extension complies with the 40-degree rule outlined within the council's adopted design guide and, therefore, has an acceptable impact upon the neighbouring properties. Concerns have been raised by the neighbouring property, no.17, regarding the additional depth of the proposed single storey rear extension. Although the proposed extension will project 1 metre further than the neighbour's existing extension, officers consider that a projection of this relatively small amount will not cause any harm to the neighbours' amenities. Given the relative low height of the proposed single storey extension, and the mono-pitch design of the rear element, which will further reduce the impact upon no.17, officers are satisfied that the neighbouring properties will not be harmed in terms of loss of light or dominance.

5.8 Traffic, parking and highway safety

A revised plan demonstrating two parking spaces to meet current adopted standards has been submitted during the application process. It is also now proposed to retain part of the low-level wall to the frontage of the site which is considered to be an important feature on St Peters Road. Officers are therefore satisfied that the proposal will not cause harm to highway safety. To ensure that the parking provision is permanently maintained and kept free of obstruction to such use, it is considered to be reasonable and necessary to condition this application as such.

5.9 Community Infrastructure Levy

The council's CIL charging schedule was adopted on 1 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. In this case, the proposal contains less than 100 square metres of extra floor space, and therefore the proposal will not be CIL liable.

6.0 CONCLUSION

- 6.1 The proposed development will not harm the visual amenity of the area, the amenities of neighbouring properties or 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 Local Plan 2031 Part 1 and policies DP16 and DP23 of the Vale of White Horse Local Plan 2031 Part 2. The development is also considered to comply with the provisions of the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2031 Part 2

DP16 - Access

DP23 - Impact of Development on Amenity

Neighbourhood Plan

Abingdon has not started formulating a draft Neighbourhood Development Plan (NDP) or formally designated a plan area at this time.

National Planning Policy Framework 2019

National Planning Practice Guidance 2014

Vale of White Horse Design Guide SPD 2015

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.

Human Rights Act 1998

The proposal has been assessed against Article 1 and Article 8 of the Convention on Human Rights. Individual representations have been balanced against the public interest and the officer recommendation is considered to be proportionate

Author: Kerry Street

Email: kerry.street@southandvale.gov.uk

Telephone: 01235 422600