

ECH/20214 – Mr & Mrs Sykes
Proposed single storey extensions.
1 St Nicholas Place, East Challow, Wantage, Oxfordshire, OX12 9SP.

1.0 **The Proposal**

1.1 This application seeks planning permission for the erection of two single storey extensions, one on the side (south) elevation and the other on the rear (west) elevation of the property. The proposed side extension measures 1.5 metres wide by 4.4 metres long, with an eaves height of 2.2 metres and a ridge height of 3.6 metres. The proposed rear extension measures 2.9 metres wide by 2.8 metres long, with an eaves height of 2.1 metres and a ridge height of 3.3 metres. The proposal involves the relocation of an existing private pedestrian right of way which serves three dwellings to the rear of the site. A copy of the site plan and application drawings are at **Appendix 1**.

1.2 The application comes to Committee due to an objection received from East Challow Parish Council.

2.0 **Planning History**

2.1 There is no planning history relating to the property.

3.0 **Planning Policies**

3.1 Policy H24 of the adopted Vale of White Horse Local Plan allows for extensions to existing dwellings provided various criteria are acceptable, including; i) the impact on the character and appearance of the area as a whole, and ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing.

3.2 Policy DC1 of the Local Plan refers to the design of new development, and seeks to ensure development is of a high quality and takes into account local distinctiveness and character.

3.3 Policy DC9 of the Local Plan refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

4.0 **Consultations**

4.1 East Challow Parish Council objects to the proposal on various grounds, including:

- Impact on light to the properties behind.
- Access to the properties behind.
- Foundations to serve the path may cause structural damage to the property next to it [Coach Row].

A full copy of the comments received is at **Appendix 2**.

4.2 Three letters of objection have been received which raise the following points:

- Proposed side extension blocks a right of way which serves the properties to the rear.
- Plans appear to show a considerable narrowing of the existing access to numbers 3/4 and 5 St Nicholas Place.
- Proposed relocation of access would require a more circuitous route [to access the properties behind the site].
- Right of way across the current path is clearly indicated in the deeds for the property.
- Services under the path may be disrupted.
- The path currently affords a clear view of the road and parking space. The proposed relocation of the path would reduce security.
- Relocation of the footpath could have structural implications and interfere with the primitive foundations of Coach Row.

- Damage could be caused to the gas outlet from the north elevation of Coach Row by passing foot traffic.

5.0 **Officer Comments**

- 5.1 The main issues in determining this application are the potential impact on neighbouring properties, and the impact on the street scene and visual amenity of the area.
- 5.2 In respect to the potential impact on neighbouring properties, the proposed rear extension is situated within an existing enclosed courtyard area and would not, in your Officers opinion, harm the amenities of neighbouring properties in terms of overlooking, overshadowing or over dominance. The proposed side extension on the south elevation of the property is located approximately 14 metres away from the front (east) elevation of number 3/4 St Nicholas Place. Given the size and positioning of this element of the proposal, it is not considered that the amenities of neighbouring properties would be compromised.
- 5.3 In terms of the potential impact on the visual amenity of the area, the proposed extensions are modest in scale, and would be viewed within the context of the surrounding dwellings. It is proposed to use matching materials in the construction of the extensions, and it is your Officer's opinion that the visual amenity of the area would not be harmed by the proposal.
- 5.4 Various comments have been raised in relation to the relocation of the existing right of way which runs along the south elevation of the property. The fact that the proposed side extension would be located on, and subsequently obstruct this private right of way, is not a material planning consideration. It should be noted that the current path could be moved under the provisions of permitted development anyway, which, by definition, means that the work could be undertaken at any time without the need for planning permission.

6.0 **Recommendation**

- 6.1 *That planning permission be granted, subject to the following conditions:-*
1. *TL1 Time Limit – Full Application.*
 2. *RE1 Matching Materials.*