

SPA/15560/2 – Dr P Sullivan

Erection of two storey and single storey extensions.

Summer Lease, Watery Lane, Sparsholt, Wantage, Oxfordshire, OX12 9PP

1.0 The Proposal

1.1 This application seeks planning permission for the erection of a first floor extension over an existing single storey extension on the north side elevation of the property, and a single storey extension linking the main house to the garage, which also extends out in a westerly direction behind the garage into the rear garden. The proposed first floor extension would create a two storey element which measures 7.9 metres wide by 5.3 metres deep, with an eaves height of 4.8 metres and a ridge height of 6.6 metres. The proposed single storey extension measures 5.4 metres wide when viewed from the front (east) elevation, with a projection from the rear of the garage of approximately 4.6 metres in a westerly direction into the rear garden. The eaves of the extension measures 2.3 metres high, with a ridge height of 4.3 metres. A copy of the site plan and application drawings are at **Appendix 1**.

1.2 The property lies within Sparsholt Conservation Area.

1.3 The application comes to Committee due to an objection received from Sparsholt Parish Council.

2.0 Planning History

2.1 Application SPA/15560 for the ‘Demolition of part ground floor and construction of single storey extensions and part new first floor’ was approved in 1998.

2.2 Application SPA/15560/1 which was a ‘Retrospective application to site central heating storage tank’ was approved in 2000.

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 satisfactory, including; i) the impact on the character and appearance of the area of a whole, ii) the impact on the amenities of neighbouring properties in terms of privacy, overlooking and overshadowing, and iii) whether adequate off-street parking, turning space and garden space remain.

3.2 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.

3.3 Policy HE1 relates to development within or affecting the setting of a Conservation Area, and seeks to ensure that development preserves or enhances the established character or appearance of the area.

4.0 Consultations

Sparsholt Parish Council “Objects to the development by a majority of 4 to 1”, and has submitted separate statements from each member, copies of which are at **Appendix 2**. Within the objections the following points are raised:

- Design of extensions unattractive and too large.
- Parking may be a problem, it is not felt there is sufficient parking space for a six bedroom property.
- Proposed extension will stand very high compared with the bungalows opposite and will be dominant.

- It will not preserve or enhance the character or appearance of this part of the conservation area.
- 4.0 The County Engineer raises no objection to the proposal subject to conditions in respect of parking provision within the site, vision splays, and the way the entrance gates open.
- 4.1 The Conservation Officer raises no objection.
- 4.2 Five letters of objection have been received, which raise the following points:
- A house with six bedrooms will need a larger parking area than at present, or it will result in vehicles reversing out into the lane.
 - The proposed new extension is ugly, making the indifferent building even worse, and presents a massive frontage to the road, exacerbated by the site's elevated position.
 - Two of the windows of the new upstairs extension look directly into bedrooms across the road.
 - It is stated that the property is well screened, but this is not the case.
 - Comments in the design and access statement indicate the extension has been positioned where it is because building on the south side of the property would impact on Shepherd's Cottage. Why would this be the case, given that permission has been granted for an extension within "four foot" of Shepherd's Cottage [at 3 Watery Lane]?
 - The proposed extension would result in a highly prominent property, which would considerably alter the street scene and not preserve or enhance the character and appearance of this part of the conservation area.
 - Three dwellings are accessed beyond Summer Lease, plus a working farmyard, further agricultural land and an extremely popular public footpath. Therefore no application should be permitted that could reduce road safety for other road users, whether vehicular or pedestrian.
 - The proposal is not in keeping with the village.
 - Joining the house and garage closes a gap which could be used to make a larger parking area, which is needed when there are three or more cars trying to get on the site.
 - Although there is a hedge along the roadside, the extension is in front of the entrance to the property and will be visible from the road and a number of neighbouring properties.

5.0 **Officer Comments**

- 5.1 The main issues in determining this application are the potential impact on neighbouring properties, the impact on the conservation area, and whether adequate car parking is available within the site.
- 5.2 In respect to the potential impact on neighbouring properties, it is your Officer's opinion that the amenities of these dwellings would not be harmed by the proposal. The property to the north is located approximately 25 metres away from the existing garage on the site, with 'The Willows' and 'Danes Lye' to the east of the site, on the other side of Watery Lane, situated more than 30 metres away from the proposed two storey extension. Given the position and orientation of the neighbouring properties it is not considered that the proposed extensions would harm the amenities of these dwellings due to overshadowing or overdominance. The proposed first floor bedroom windows in the east elevation are situated more than 30 metres away from the nearest neighbouring windows which look towards the site, and as such it is not considered that these would cause any undue overlooking. One window is proposed in the north elevation of the single storey extension, which projects in a westerly direction from the back of the garage. Given the existing boundary treatments it is not considered that this window would cause undue overlooking.
- 5.3 The site is located towards the northern end of Sparsholt Conservation Area, which comprises of a variety of dwelling types and sizes. Summer Lease itself is screened by existing vegetation on the southern and eastern boundaries, with views into the site limited when approaching from the

south. Whilst views into the site from the north are more open, it is your Officer's opinion that the proposed extension would preserve the character and appearance of this part of the conservation area.

5.4 In terms of parking provision within the site, it is considered that there is room to provide 3 parking spaces for the proposed development, including the existing garage. In order to ensure that off-street parking provision is maintained, it is recommended that the parking spaces be conditioned to remain as such (see Condition 4 below).

6.0 **Recommendation**

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

1. *TL1 Time Limit – Full Application.*
2. *MC1 Submission of Materials (Details).*
3. *HY26 Plan of Car Parking Provision.*
4. *HY22 Gates.*
5. *HY10 Visibility (access).*
6. *M20 – Amended Plans*