

**EHE/19314/2 – Mr and Mrs A Stibbs
Erection of 2 Storey Rear Extension. Provision of Vehicular Access and
Associated Parking.
The Cottage, Chapel Square, East Hendred. OX12 8JN**

1.0 The Proposal

- 1.1 This application seeks permission for the erection of a two storey extension to The Cottage, Chapel Square, East Hendred. The application includes a new access and parking area to provide parking for The Cottage, which currently has no off street parking, and the neighbouring property, Cobblers Cottage, which currently has very limited parking provision.
- 1.2 The extension to this detached cottage would provide a lounge on the ground floor and an additional bedroom on the first floor resulting in a 3 bedroom property.
- 1.3 The proposed parking area would provide 2 spaces for each property. This is a revised application. The original application included a proposal for a single dwelling to the rear of The Cottage. This was withdrawn due to concerns over the impact on the Conservation Area in which the site is located. Cobblers Cottage adjacent to the site is a listed building.
- 1.4 Extracts from the application drawings are at **Appendix 1**.
- 1.5 The application comes to Committee as East Hendred Parish Council objects.

2.0 Planning History

- 2.1 Two previous applications for the erection of a detached dwelling to the rear of The Cottage were withdrawn in November 2005 and May 2008 due to concerns over the impact on the Conservation Area.

3.0 Planning Policies

- 3.1 Policy H24 of the adopted Local Plan relates to extensions to dwellings stating that the scale, massing and positioning should not harm the character and appearance of the surroundings, the proposal should not harm the amenities of neighbouring properties, and there is sufficient parking provision.
- 3.2 Policy HE1 refers to development in Conservation Areas stating that it should preserve or enhance the established character or appearance of the area.
- 3.3 Policy HE4 refers to the impact of development on the setting of a Listed Building.
- 3.4 Policies DC1, DC5 and DC9 refer to the design, parking and access considerations and impact on neighbouring properties.

4.0 Consultations

- 4.1 East Hendred Parish Council objects to the application. Their full comments are attached at **Appendix 2**.

- 4.2 The County Engineer does not object to the new access and parking area recognising that, although visibility is not to standard requirements, the provision of off street parking for The Cottage and improved parking facilities for Cobblers Cottage, who currently have to reverse into or out of the site, represents an improvement on the current situation.
- 4.3 The Council's Conservation Officer has raised no objections subject to a Condition requiring the submission of materials for approval.
- 4.4 The Arboriculturalist has no objections to the loss of the trees on the site as they are not considered suitable for a Tree Preservation Order.
- 4.5 10 letters of objection have been received from local residents raising the following concerns:
- The proposed parking area would be harmful to the character of the Conservation Area and would result in the loss of a green area.
 - The proposed access would be a highway safety hazard.
 - The proposed extension would overshadow the neighbouring property.
 - Chapel Square is used by children to access the school.
 - The nut tree adjacent to the road should be retained as it enhances the area.
 - The proposal will set a precedent for further development in this historic part of the village.
 - The parking area will impact on the setting of the adjacent Listed Building, Cobblers Cottage.
 - The number of parking spaces is excessive for the size of property.

5.0 **Officer Comments**

- 5.1 The main issues to consider in determining the application are; i) impact on the character of the Conservation Area; ii) impact on the amenity of neighbouring properties; iii) impact on the setting of the adjacent Listed Building; and iv) highway safety considerations.
- 5.2 The proposed extension would be located to the rear of the property and is similar in design and materials to the existing cottage although it is recommended that samples are submitted for approval. This element of the scheme would not be prominent from the road and would not therefore have a harmful impact on the character or appearance of the Conservation Area.
- 5.3 Concern has been raised locally over the impact of the proposed access and hardstanding on the character of the area. However, the proposed parking spaces themselves are located to each side of the central access and would be screened by landscaping in the case of spaces 3 and 4 and the cottage in the case of spaces 1 and 2, thereby retaining open views through the middle of the site. It is also considered that the proposed soft gravel surface would be sympathetic to the character of the area.
- 5.4 Furthermore, the occupants of The Cottage currently park either on the street or on the green area to the front of the property therefore the removal of this on street parking would improve the current situation both in visual and highway safety terms.

- 5.5 The proposed extension would project approximately 4.8 metres to the rear of the existing dwelling. Although due south of the neighbouring property, the extension is set between 2 and 2.4 metres from the boundary with this neighbour which has single storey projections to the rear and no rear facing first floor windows. Whilst there would be some impact on this neighbour, your Officers consider that given the existence of the single storey extensions and various outbuildings in the neighbour's garden refusal on neighbour amenity grounds could not be justified.
- 5.6 Cobblers Cottage to the south of the application site is a Grade II listed building. The proposed access and parking area seeks to accommodate 2 spaces for this neighbouring property to improve their currently substandard provision. Although located close to the boundary, the closest element of this property is a recent extension to the listed building. Your Officers consider that with a suitable soft surface material, such as gravel, the impact will be reduced. Furthermore the removal of cars from the existing parking area which is prominent from Cat Street is considered to be a benefit to the setting of this building.
- 5.7 In relation to the proposed access the County Engineer has confirmed that the visibility available is acceptable given the nature of the road and the benefits that this off street parking provides. Conditions are recommended relating to the access of the scheme.

6.0 **Recommendation**

6.1 *It is recommended that planning permission be granted subject to the following conditions:*

1. *TL1 – Time Limit*
2. *MC2 – Materials Samples*
3. *RE7 – Boundary Treatment*
4. *LS2 – Implementation of landscaping scheme to be submitted.*
5. *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 in the north elevation of the extension hereby approved without the prior grant of planning permission.*
6. *Prior to the commencement of the development hereby approved full details of the proposed surface materials to be used on the access, parking and turning area shall be submitted to and approved in writing by the District Planning Authority. The development shall only be carried out in accordance with the approved materials.*
7. *HY5 – Access to Specification*
8. *HY29 – No Surface Water Drainage to Highway*
9. *HY10 – Visibility (access)*