

**1.0 The Proposal**

- 1.1 This application seeks permission for the erection of a two storey extension to the side and rear of 10 West Street, Childrey. The proposed extension would sit above and adjacent to an existing single storey flat roofed projection which extends along the rear of the property. The house is a semi-detached property outside but adjacent to the Conservation Area. The Conservation Area boundary runs along the northern edge of West Street.
- 1.2 The proposed extension would accommodate an additional living room on the ground floor and a further bedroom and bathroom on the first floor. There is an existing garage to the side of the property which would be demolished to accommodate the extension. The property has a large parking area to the front.
- 1.3 Extracts from the application plans are at **Appendix 1**.
- 1.4 The application comes to Committee as the Parish Council objects.

**2.0 Planning History**

- 2.1 Planning permission was granted in June 1987 for a single storey extension to the lounge and kitchen, and an application for a conservatory was approved in August 2004.
- 2.2 A previous application for a similar 2 storey extension to that now proposed was submitted in June 2005. That proposal was withdrawn due to concerns over some elements of the scheme. The current application is an amendment to this previous proposal. Copies of the previous plans are at **Appendix 2**.

**3.0 Planning Policies**

- 3.1 Policy H18 of the adopted Vale of White Horse Local Plan relates to extensions to existing dwellings and lists a number of criteria against which proposals should be considered.
- 3.2 Policies D1, D2 and D3 of the adopted Local Plan refer to the design of new development, impact on neighbouring properties and the provision of adequate parking and access.
- 3.3 Similar policies in the Second Deposit Draft Local Plan are H24, DC1, DC5 and DC9.

**4.0 Consultations**

- 4.1 Childrey Parish Council object to the application. A full copy of their comments is at **Appendix 3**.
- 4.2 The County Engineer has no objections subject to conditions.
- 4.3 5 neighbouring properties have submitted letters of objection raising the following concerns:
- The proposed extension is too big and will overshadow the adjoining property.
  - The proposed extension will be out of keeping with the other properties in the road in terms of design and size.
  - Concern over the proximity of the flank wall of the extension to the neighbouring property - may result in subsidence.
  - Concern over loss of trees on the boundary.
  - The extension will add to the parking problems in the street.
  - The development does not respect the adjacent Conservation Area

## 5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are;

- i) The impact of the proposed extension on the character of the area and the setting of the Conservation Area;
- ii) The impact on the amenities of neighbouring properties; and
- iii) Whether there is sufficient parking provision to compensate for the loss of the garage.

5.2 Your Officers consider that although the proposed extension appears relatively large in plan form, it will be set a significant distance back from the front of the property with a lower ridge height. This will enable the extension to appear subordinate to the main property so that it does not appear prominent in the street scene. The plans have been revised from the original proposal (plans attached at Appendix 2) reducing the height and altering the front elevation to achieve a more traditional appearance and reflect the character of the existing dwelling. Your Officers consider, therefore, that the proposed extension would not appear out of character with the surrounding houses on the southern side of West Street and would not have a harmful impact on the setting of the Conservation Area.

5.3 The scheme has been reduced in size at the rear from the previous application, with a smaller bathroom window and can be obscure glazed, to address the concerns of the adjoining property. The extension previously projected partially over the existing single storey extension at the rear, but this has now been omitted and the extension would now be located 8 metres from the boundary with No. 9.

5.4 The property to the south west, No. 11 West Street, is set at an angle to the application site and at a higher level. Concern has been expressed by the neighbouring property that the distance between their house and boundary is not correctly presented on the plan. Your Officers however consider that due to the angle between the two properties and a distance of 1.8 metres between no.11 and the boundary, the extension would not have a harmful impact in terms of over dominance or overshadowing. The concern over potential subsidence is an issue to be addressed at the Building Regulations stage, and so is not a planning matter. Your Officers therefore consider that the proposed extension would not have a harmful impact on either of the neighbouring properties in terms of over shadowing, over dominance or overlooking.

5.5 Although the proposal would result in the loss of the garage, there is a large area of parking to the front of the property capable of accommodating at least 4 vehicles. In your Officers opinion, therefore, refusal on highway safety grounds could not be justified.

## 6.0 **Recommendation**

*That permission subject to the following conditions:*

1. *TL1 Time Limit - Full Application*
2. *RE1 Matching Materials*
3. *MC10 Obscured Glazing (top hung) (east elevation)*