

APPLICATION NO.	P13/V1579/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15.7.2013
PARISH	KINGSTON BAGPUIZE
WARD MEMBER(S)	Melinda Tilley
APPLICANT	Mr & Mrs Burgess
SITE	5 Larch Close Southmoor Abingdon, OX13 5DD
PROPOSAL	Extension to side of property.
AMENDMENTS	None
GRID REFERENCE	440076/198410
OFFICER	Mrs C Brewerton

1.0 INTRODUCTION

- 1.1 The application site is a semi detached dwelling situated in an established residential estate in Southmoor. The property benefits from off street parking to the front and enclosed rear garden. Its front entrance is located on the side of a forward projecting element, currently the kitchen. In the front garden there is a mature coniferous hedge along much of the common boundary with the attached neighbour at no.7, together with a semi-mature copper beech tree and other shrubs.
- 1.2 Whilst the properties within the street are predominantly semi detached the surrounding character is varied in appearance with most dwellings having been altered and extended. The site is not located within any designated area. A location plan is **attached** at appendix 1.
- 1.3 This application is referred to Committee as Kingston Bagpuize-with-Southmoor parish council objects.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for a single storey front extension, situated to the side of an existing forward projection. It would extend 3.7m along a boundary with the adjoining neighbour 7 Larch Close, and would be 2.25m wide as per the submitted plans. Materials proposed include white UPVC and double glazed mono-pitch roof. Plans as submitted with the application **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Kingston Bagpuize With Southmoor Parish Council – Object: “The development would create a very congested situation as shown in the photos attached. (The upper photo shows 5 Larch Close and the lower the already congested view from 7 Larch Close) The proposed uPVC windows and door are unsuitable for this location as it would give the appearance of a front conservatory.” The photographs are **attached** at appendix 3.
- 3.2 Neighbours - no comments received

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P10/V1670/LDP](#) - Approved (07/09/2010)
Application for a lawful development certificate for a proposed extension under the existing front porch.
- 4.2 [P85/V2398](#) - Refused (06/01/1986)
Extension to garage with bathroom at first floor level over and internal alterations.

5.0 POLICY & GUIDANCE

- 5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC9 - The Impact of Development on Neighbouring Uses

5.2 National Planning Policy Framework (NPPF)

6.0 PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are:

- Whether the development is of a high quality and inclusive design such that the scale, mass, height, detailing, materials used and its relationship to adjoining buildings and open space do not adversely affect those attributes that make a positive contribution to the character of the locality.
- Whether the development takes into account local distinctiveness and character either in a modern or traditional interpretation
- Whether the development would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion.

6.2 The proposed extension would be set back and would not intrude into the surrounding street scene. It would be largely screened from view by a mature conifer tree located in the front garden. It is considered that this would reduce its prominence within the wider surrounding area.

6.3 The proposed design would be modern in appearance. The surrounding properties, many of which have been altered and extended are not of a uniform character and the proposed scale of the development would not dominate the front elevation of the application site, falling in line with an existing forward projection, originally the garage. It is considered that neither the materials nor the design would be harmful to the character of the existing property or to the wider street scene and locality. This is considered to be in accordance with Policy DC1 of the adopted Local Plan.

6.6 The proposed porch would extend along an adjoining boundary by 3.7m. Although this is longer than the normal amount for a front extension recommended in the residential design guide, when assessed in the context of the impact of the existing conifer hedge the impact on the light to the neighbour's nearest window is acceptable. Whilst the extension would be visible from the neighbours nearest front facing window its use of materials and design of the roof pitch would reduce its overall impact upon outlook, privacy or visual intrusion to neighbouring amenity. This is considered to be in accordance with Policy DC9 of the adopted Local Plan.

7.0 CONCLUSION

7.1 It is your officer's opinion that the proposed single storey extension would not be harmful to the character and appearance of the existing dwelling nor that of the surrounding locality. In addition it would have little material impact upon the amenities of adjacent properties in accordance with the Policies DC1 and DC9 of the adopted local plan.

8.0 RECOMMENDATION

To grant planning permission

1 : Commencement 3 yrs - full planning permission

2 : Approved plans

3 : Materials as on plan

Author: Charlotte Brewerton

Contact Number 01235 540347

Email: charlotte.brewerton@southandvale.gov.uk