

APPLICATION NO.	P13/V0919/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	8.5.2013
PARISH	NORTH HINKSEY
WARD MEMBER(S)	Eric Batts Debby Hallett
APPLICANT	Mr Haq Rashid
SITE	32 Arthray Road Botley Oxford, OX2 9AA
PROPOSAL	Two storey side and rear extension to dwelling house (resubmission).
AMENDMENTS	26.6.2013
GRID REFERENCE	448562/205988
OFFICER	Katie Rooke

1.0 INTRODUCTION

1.1 The property, a semi-detached dwelling, is located on a rectangular plot that runs south to north in an established residential area. Arthray Road runs along the south boundary of the site, with Church Way running along the west boundary. To the rear of the site is the Westway service yard. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as North Hinksey Parish Council objects.

2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a two storey side / rear extension and single storey rear extensions. Measuring 2.3 metres wide at the front where it faces Arthray Road and 4.4 metres wide at the rear, the two storey extension measures 11.2 metres long, with a maximum eaves height of 5 metres and a maximum ridge height of 6.8 metres. The single storey extension which projects off the rear of the new two storey extension measures 4.4 metres wide by 2.3 metres long, with an eaves height of 2.2 metres and ridge height of 3.3 metres. The single storey extension which projects off the original rear wall of the property, and which is attached to the two storey extension, measures 3.4 metres wide by 4.8 metres long, with an eaves height of 2.2 metres and a ridge height of 3.3 metres. As part of the development is also proposed to change the existing side hipped roof to a gable and to erect a rear dormer window. A copy of the application plans is **attached** at appendix 2.

2.2 Further to concerns regarding the level of parking proposed for the extended dwelling, this element was altered. The application is therefore being considered on this amended basis.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 In response to the original plans the following consultation responses were received.

3.2 **North Hinksey Parish Council** objects to application for the following reasons;

- "Increased noise.
- Over development of the site.
- The re-developed property would be out of character with other nearby properties."

- 3.3 **Local District Councillor, Debby Hallett** states “It’s an extreme over-development of the site on a busy corner with insufficient parking and access for residents and their taxi business vehicles”.
- 3.4 **County Highway Liaison Officer** required further details of parking provision, as “The existing parking on frontage is considered insufficient for such a large property. Double yellow lines exist in the immediate vicinity of the site, but unrestricted areas in neighbouring streets suffer from high levels of on street parking”.
- 3.5 **Neighbours** One letter of objection has been received, which makes the following points;
- This house is currently in multiple occupation.
 - The proposal increases the number of bedrooms from three to six, and is far too large for its site and its neighbours.
 - It is unneighbourly and adversely affects amenity.
 - The extension will affect light to the rear garden of the adjoining semi [no.30].
 - Two parking spaces is inadequate for a six bedroom house; the owners are taxi drivers and have several cars.
 - The proposed study is the same size as one of the bedrooms.
 - The extension is too large and out of keeping with the area, it is unneighbourly and will affect the quiet enjoyment of occupants of neighbouring properties.
- 3.6 One letter of support has been received, stating that the application should be granted.
- 3.7 In response to the amended plans, which were put out for re-consultation, the following comments were received.
- 3.8 **North Hinksey Parish Council** objects to application for the following reasons;
- “Increased noise.
 - Over development of the site.
 - The re-developed property would be out of character with other nearby properties.”

Local District Councillor, Debby Hallett makes the following points;

- Neighbours have advised there is trouble with car parking on this property.
- The proposal is an over development of the site on a busy corner with insufficient access.
- Whilst sympathetic to a need to increase the house size to accommodate a growing family, do not think this location in Arthray Road will accommodate such a large house.

County Highway Liaison Officer states “I am satisfied that three parking spaces is a reasonable proposal in this location, given the adjacent parking controls. Subject to this parking being provided prior to first use, and the existing access being closed off and dropped kerb reinstated, I have no objection”.

Neighbours One letter of objection has been received, which makes the following points;

- There should not be the need for an extra vehicle access at the rear of the property. They are a large family and clearly need additional bedrooms, but their family are young and do not need extra parking.
- Concerns about the risks posed to pedestrians using Church Way and vehicles then being parked there.
- Concern that the property will be turned into a multi-occupancy or even used as a business for taxi’s.
- If the potential redevelopment of the shopping centre goes ahead, the Church Way

- may become pedestrianised, which would prohibit any vehicular access.
- The size of the development appears excessive and out of character with neighbouring properties.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1020](#) - Withdrawn (22/08/2012)

Proposed single storey rear extension, two storey rear extension and side extension. Creation of new vehicular access off Church Way, creation of hard standing for parking and dormer window to rear elevation.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

Vale of White Horse Local Plan (adopted July 2006)

- 5.2 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
- 5.3 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.4 Policy DC9 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.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate off-street car parking within the site for the dwelling.

Impact on visual amenity

- 6.2 The proposed extension, which is subordinate to the main house, will be seen within the context of the existing property. Whilst it extends up to the boundary of the site, the position of the property on a corner means that the proposal will not appear cramped. The character of the pair of semis will be altered by the proposal, however, the size and design of the extension is considered to be appropriate in its context and it is not felt that the proposal could reasonable or justifiable be refused on this basis. It is proposed to use matching materials in the construction of the extension, which is acceptable.

Impact on residential amenity

- 6.3 The proposed two storey extension is positioned away from the boundary with the adjoining property (no.30) and does not encroach beyond a 40 degree line taken from the edge of the nearest first floor window in the rear elevation of this dwelling. The orientation of the properties is such that the two storey extension may have a limited impact the afternoon / evening sunlight which reaches no.30, however, the relationship is such that it is not considered that the application could reasonably or justifiably be refused on the grounds of harmful overshadowing or dominance.

- 6.4 The proposed single storey extension, which adjoins the boundary of the site with no.30, will be visible above the fence line which separates the two properties. The roof line slopes away from the neighbour, however, and it is not considered that residential amenity would be compromised by this element.
- 6.5 The proposal incorporates rear facing first and second floor windows. These will provide views down the garden of the property, and angled views over the adjoining garden to the east. This relationship, which already exists between the properties given existing rear first floor windows, is not unusual in such a residential area, and it is not considered that harmful overlooking would be caused. The incorporation of a first floor window and a rooflight in the side (west) elevation will not cause harmful overlooking of other properties.

Impact on highway safety

- 6.6 The county highway liaison officer raises no objections to the proposal on highway safety grounds. The creation of a new access onto Church Way is considered acceptable, subject to the blocking up of the existing access onto Arthray Road at the front of the site. The provision of three parking spaces for the extended property, which will contain five / six bedrooms, is considered acceptable in this location. In order to ensure the parking is provided and maintained it is considered reasonable and necessary to condition this.

Other issues

- 6.7 The extended property is, according to the submitted information, to be used by one family unit. Committee members will be aware that concerns regarding potential future uses of the property, whether for multi-occupancy or a business, are not material considerations to this particular planning application.

7.0 **CONCLUSION**

- 7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site for the extended property. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse local plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

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

1 : TL1 - Time limit - full application (full)

2 : List of approved plans

3 : The materials to be used externally in the development shall match those of the existing dwelling in terms of their colour, finish, method of laying/construction and appearance.

4 : Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces and turning space shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing number 374/02D. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept

Vale of White Horse District Council – Committee Report – 18 September 2013

permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.

5 : Prior to the use of the new vehicular access, the existing vehicular access to the highway shall be permanently stopped up in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the local planning authority.

Author: Katie Rooke
Contact number: 01235 540507
Email: katie.rooke@southandvale.gov.uk