

APPLICATION NO.	P21/V0484/HH
SITE	16 Selwyn Crescent Radley, OX14 3AL
PARISH	RADLEY
PROPOSAL	Extend existing ground floor, with new pitched roof to form a 4 bedroom detached property. (As amended by plans received 10 April and 15 June 2021).
WARD MEMBER(S)	Bob Johnston Diana Lugova
APPLICANT OFFICER	Ms Jennifer Hitchen Sally Appleyard

RECOMMENDATION

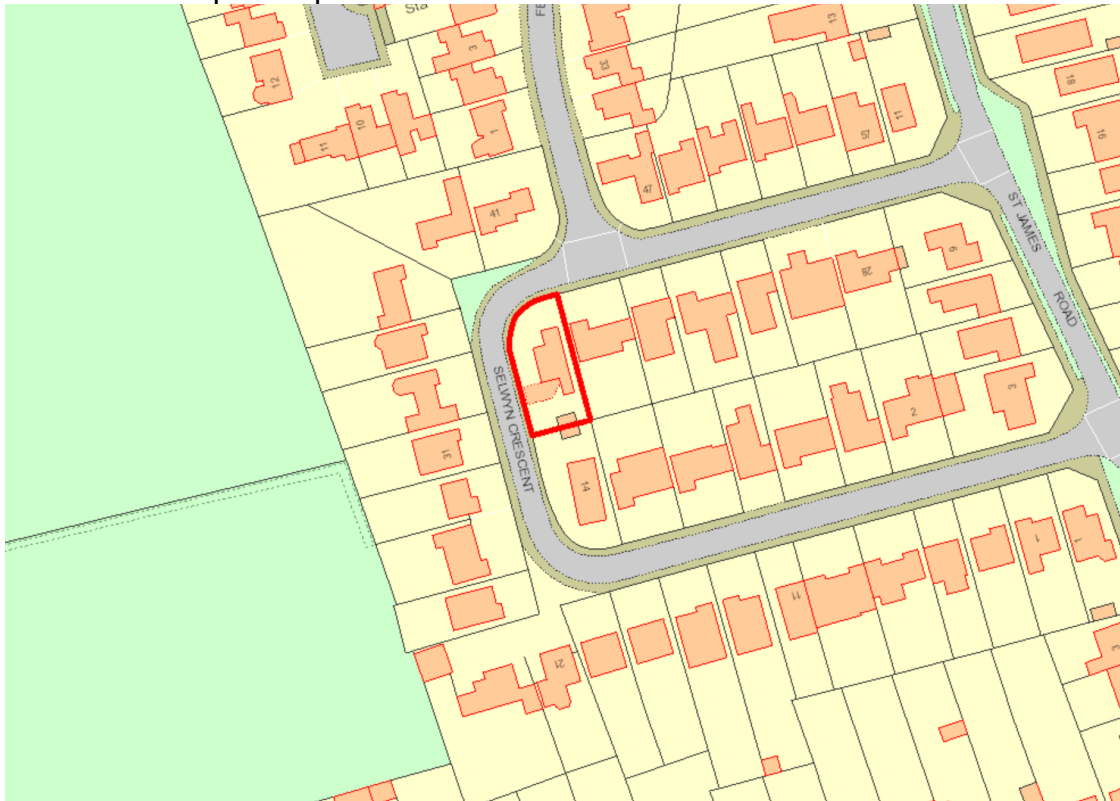
Planning permission is granted, subject to the following conditions:

- 1. Commencement of development within three years**
- 2. Development in accordance with approved plans**
- 3. Materials in accordance with submitted details**
- 4. Access and parking in accordance with approved plan**
- 5. Rooflights to have a sill height of 1.7 metres from finished floor level**
- 6. First floor windows on south elevation to have a sill height of 1.7 metres from finished floor level**
- 7. Boundary treatments in accordance with plan**
- 8. Unsuspected land contamination**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** The application is referred to planning committee at the request of Councillor Diana Lugova.
- 1.2** 16 Selwyn Crescent is a detached bungalow located within the main built up area of Radley. The dwelling is situated on a corner plot, with neighbouring properties located to the south and east of the site, while access to the site is obtained from Selwyn Crescent to the west.

1.3 A site location plan is provided below:



1.4 The application seeks planning permission to demolish the existing conservatory and erect a single storey side extension, infill the north-west corner of the dwelling, and raise the ridge height by approximately 1.3 metres. The proposal also involves alterations to the access and parking arrangements. The application plans are **attached** at Appendix 1

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 This is a summary of the final responses received from consultees and third parties to the application. The full responses can be viewed on the council website: www.whitehorsedc.gov.uk

<p>Radley Parish Council</p>	<p>Objection. The grounds for objection are as follows:</p> <ul style="list-style-type: none"> • Overdevelopment • Un-neighbourliness • Overlooking of neighbouring properties. • The Council regrets the potential loss of yet another bungalow diminishing the number of bungalows available for older and less physically able potential residents.
<p>Local Residents</p>	<p>Ten letters of objection have been received. The concerns raised have been summarised as follows:</p> <ul style="list-style-type: none"> • Loss of light to adjacent bungalows

	<ul style="list-style-type: none"> • Overlooking/loss of privacy to surrounding residences • Overall roof height • The height of the extension roof will be excessive, as high as the existing bungalow • Proximity of extension to neighbouring properties • Concerns regarding position of new access and impact on highway safety • Lack of parking spaces • Design of proposed extension is out of character • Excessive development for the size of the plot • Being on a corner will make its large size particularly noticeable • Bungalows are in short supply and the loss will be unfortunate • Overdevelopment.
Highways Liaison Officer (Oxfordshire County Council)	No objection, subject to conditions: <ul style="list-style-type: none"> • Parking in accordance with plans • Visibility splays
Contaminated Land	No objection, subject to condition: <ul style="list-style-type: none"> • Unsuspected land contamination

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P11/V2692/SCO](#) - Other Outcome (16/12/2011)

Screening Opinion in respect of Environmental Impact Assessment. For Great Western Line between Oxford and Appleford

[P06/V1741](#) - Approved (12/12/2006)

Erection of a rear conservatory.

[P81/V0759](#) - Approved (02/12/1981)

Single storey extension to provide bedroom. Erection of rear porch and extension to garage.

[P62/V0071](#) - Approved (29/10/1962)

25 Houses and 47 bungalows. Planning Application History

3.2 **Pre-application History**

None

3.3 **Screening Opinion requests**

None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal does not fall within a category of development that would be subject to EIA.

5.0 **MAIN ISSUES**

5.1 **The relevant planning considerations are the following:**

- **Design and character**
- **Residential amenity**
- **Access and parking**
- **Contamination**

5.2 **Design and character**

Core Policy 37 of the adopted Local Plan 2031 Part 1 requires new development to be of a high-quality design that is visually attractive and the scale, height, massing and details are appropriate for the site and surrounding area. The Council's Design Guide provides a further guidance on how to achieve high quality, well-designed homes such as identifying the context of the site and how this should inform the development.

5.3 The proposed extensions to the bungalow will allow for the enlargement of the two existing ground floor bedrooms and facilitate a new utility room, sunroom, hobby room and garden store, and will provide two new bedrooms and a bathroom on the first floor.

5.4 The proposed front/side extension will project off of the north and west elevations to fill in the north-west corner of the property to create a rectangular floor plan. The enlargement is considered to be a subordinate addition and the proposed design, scale and massing are appropriate to the existing property.

5.5 The existing roof is to be altered to accommodate the two bedrooms and the bathroom on the first floor and to also incorporate the proposed front/side extension on the ground floor. The ridge of the roof will be increased in height from 4.5 metres to approximately 5.8 metres and the height of the eaves will remain as existing at approximately 2.2 metres.

5.6 The neighbouring property to the east is a detached bungalow, and the neighbouring property to the south is a detached 1.5 storey dwelling. Two storey dwellings are located on the opposite side of the road. Given the variety of dwellings within the vicinity, it is not considered that the increase in ridge height would appear out of place within the street scene or harmful to the visual amenity of the area. It is acknowledged that the parish council and local residents have raised concerns regarding the loss of a bungalow, however it is not considered reasonable to refuse the application on this ground alone.

5.7 The proposal involves the demolition of the conservatory on the southern elevation of the bungalow, and its replacement with a single storey extension. The proposed single storey side extension will project approximately 10.0

metres to the south. The extension will be set back from the front of the dwelling and is relatively low in height at approximately 4.0 metres in height. The extension will have a pitched roof, and will be in keeping with the design and appearance of the main dwelling. The proposed extension is considered to be subordinate in scale and acceptable in design terms.

- 5.8 The bungalow and extensions are to be rendered with a tiled roof. There are a mix of brick and rendered dwellings in the vicinity, and therefore it is considered that the proposed materials will be in keeping with the character of the area.
- 5.9 A 1.8 metre fence is proposed to enclose the private amenity space to the south. The fence is to be set back from the highway to enable sufficient space for the planting of a hedge in front to soften the appearance of the fence, in the interest of visual amenity. The northern corner of the site is to be bounded by a low wall or hedge which is considered acceptable. The boundary treatments can be secured by condition.
- 5.10 Overall, the proposed extensions and alterations to the bungalow are considered to be acceptable in terms of the scale, height and appearance, and are not considered to result in harm to the visual amenity of the area. The proposal is therefore considered to comply with Core Policy 37 of the adopted Local Plan 2031 Part 1, and with the Council's Design Guide.
- 5.11 **Residential amenity**
Development Policy 23 of the adopted Local Plan 2031 Part 1 sets out measures to minimise the impact of development on neighbouring amenity, in terms of loss or privacy, overshadowing or dominance.
- 5.12 It is noted that concerns have been raised regarding the impact of the proposed development on neighbouring properties in terms of overshadowing and overlooking.
- 5.13 Although the ridge height will increase by approximately 1.3 metres, the eaves will remain modest at approximately 2.2 metres. Taking this into account along with the orientation of the property in which the sun is mostly located to the south of the properties, it is not considered that the proposal would have a significantly harmful impact on the neighbouring properties in terms of overshadowing or dominance. There may be some impact of overshadowing at certain times of the day, more so in the Winter months, but taking into account the relatively low eaves height, it is not considered that the harm is significant enough to justify refusing the application on these grounds. The roof design will also mean that the roof will slope away from the neighbouring properties, reducing any impact.
- 5.14 It is acknowledged that the proposed extension will extend along the full length of the eastern boundary. Given the relatively low eaves height and ridge height of the extension, in which the roof slopes away from the neighbour, and its position in relation to the sun's path, it is not considered that it will significantly

harm the amenities of the neighbouring property to the east in terms of overshadowing or dominance.

- 5.15 Concerns have been raised regarding overlooking from windows on the east and south elevation. All rooflights on the east elevation of the property will have a sill height of 1.7 metres from finished floor level. This is considered an acceptable height within the roof slope to prevent any harmful overlooking to the neighbouring properties to the east. It is considered reasonable and necessary to secure this by condition.
- 5.16 The first-floor window on the south elevation has been amended to a high-level window, also with a sill height of 1.7 metres. This is considered acceptable to prevent harmful overlooking of the neighbouring properties to the south. This can also be secured by condition.
- 5.17 Overall, it is not considered that the proposed extensions and alterations to the bungalow will result in significant harm to the amenities of neighbouring properties in terms of dominance, overshadowing, overlooking or loss of privacy. The proposed development is therefore compliant with Policy DP23 of the adopted Local Plan 2031 Part 2, and with the Council's Design Guide.
- 5.18 **Access and parking**
Core Policies 35 and 37 of the adopted Local Plan 2031 Part 1 require development to be well connected to provide safe and convenient ease of movement by all users, and that adequate car parking is provided in accordance with Oxfordshire County Council (OCC) standards on all new developments.
- 5.19 Paragraph 108 of the NPPF states that development should ensure appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.20 The proposal is for extensions to the existing 2-bed bungalow, which will see the number of bedrooms increase by 2 to a total of 4 bedrooms. The dwelling is within a sustainable location, with access to a good bus service that serves Abingdon and Oxford and is within 10 minute walk to Radley train station. For these reasons, the highways officer has confirmed that two car parking spaces is acceptable in this case.
- 5.21 The existing access to the site is to be closed off, with a new access proposed directly to the front of the dwelling. The highways officer has raised no objections to the new access, subject to further details of visibility splays to ensure no obstruction to vision. Vision splays have been shown on the

submitted site plan, which shows that appropriate vision can be achieved, which will not be obstructed by the boundary treatments. These details are acceptable, and it is not considered that further details are required by condition.

5.22 The highways officer has also recommended a condition for the dropped kerbs to be brought up to standards. Separate consent will be required from OCC regarding the new access, and the dropped kerbs will be considered as part of this. A condition is not considered to be reasonable or necessary, however the applicant will be informed of the requirements by an informative.

5.23 In accordance with the NPPF, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Given that that sufficient parking has been provided and that suitable visibility splays have also been demonstrated, it is not considered that the proposal would result in an unacceptable impact on highway safety terms to justify refusal of the application.

5.24 **Contamination**

There was a former gravel pit that was located adjacent to the application site, and it is unknown if the adjacent gravel pit was infilled and if so, what material was deposited in the excavation. Given the sensitive nature of the residential development, the Environmental Health officer has recommended a condition in case any land contamination is encountered during the development. It is considered reasonable and necessary to secure this by condition.

5.25 **Community Infrastructure Levy**

As the proposed development involves less than 100 square metres of additional floor space, the proposal is not liable for CIL.

5.26 **Pre-commencement conditions**

In accordance with S100ZA(6) of the Town and Country Planning Act 1990 (a), any pre-commencement conditions need to be agreed with the applicant. There are no pre-commencement conditions imposed.

6.0 **CONCLUSION**

6.1 The proposed development is considered acceptable in design terms and will not harm the character and appearance of the area. There is no material harm to the amenities of neighbouring properties and there is no unacceptable impact on highway safety. The proposal therefore complies with the relevant development plan policies, the council's Design Guide, and the provisions of the NPPF.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

CP35 - Promoting Public Transport, Cycling and Walking
CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

- DP16 - Access
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments
- DP27 - Land Affected by Contamination

Radley Neighbourhood Plan Policies:

There are no policies relevant to this scale of development.

Supplementary Planning Documents (SPD)

Design Guide – March 2015

Other material documents/considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Other Relevant Legislation

- Community & Infrastructure Levy Legislation
- Human Rights Act 1998
- Section 149 of the Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Town and Country Planning (Development Management Procedure) (England) Order 2015 (amended)

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