

APPLICATION NO.	P22/V2825/S73
SITE	42 Hutchcomb Road Oxford, OX2 9HL
PARISH	NORTH HINKSEY
PROPOSAL	s73 application to vary condition 2(approved plans) on application P22/V0480/HH - alteration to proposed upper ridge height; change to roof finish for single storey rear extension; alteration to rooflight configuration over single storey extension and addition of solar photovoltaic panels to front and rear roof slopes. (Demolition of existing conservatory and raised terrace, proposed single storey rear extension, raised terrace, loft conversion and dormer window).
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT OFFICER	Mr & Mrs Smith Lewis Dixey

RECOMMENDATION

Planning Permission granted, subject to the following conditions:

Standard Conditions:

- 1. Commencement within three years**
- 2. Approved plans list**

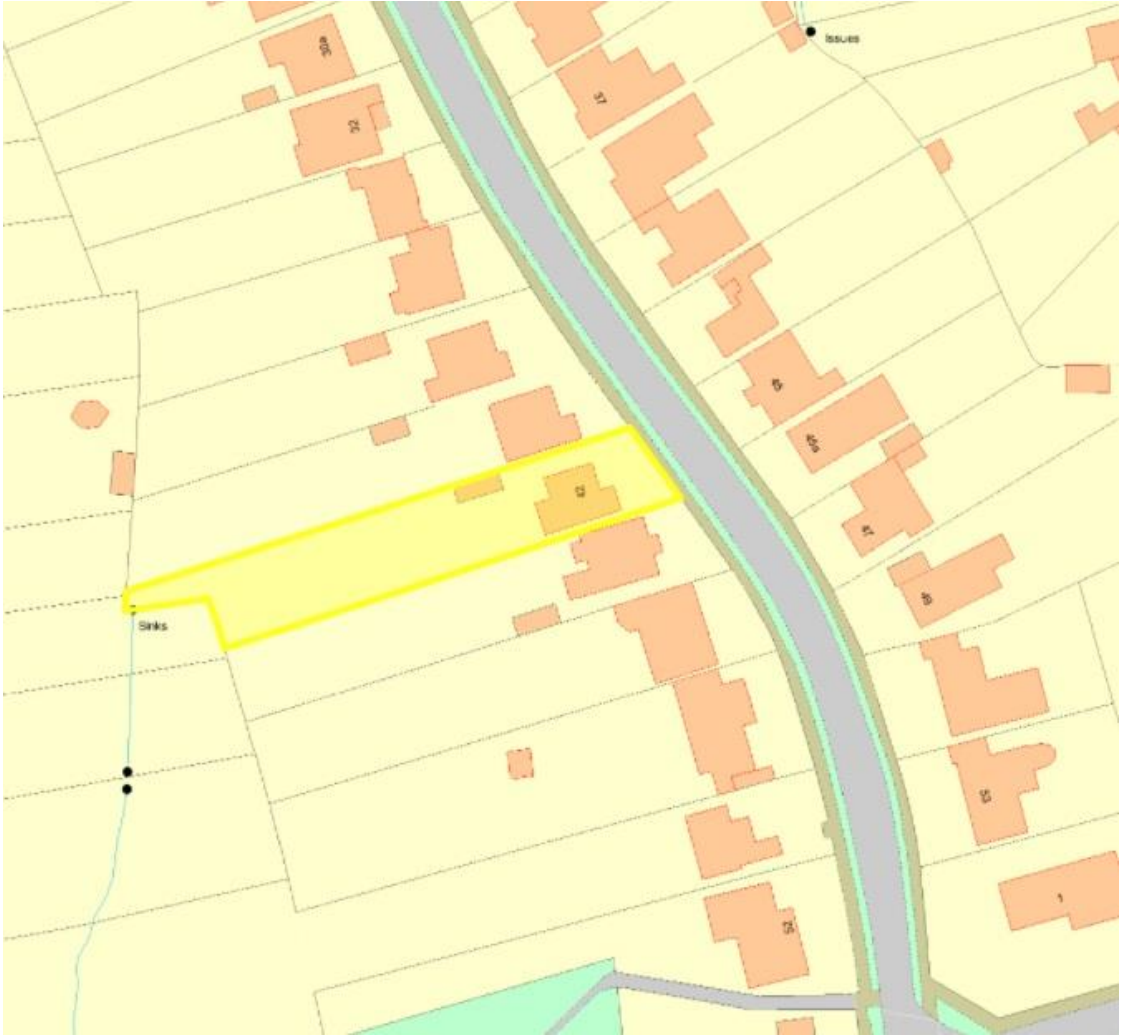
Compliance Conditions:

- 3. Parking spaces to be implemented in accordance with plans**
- 4. Materials in accordance with application details**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee as the applicant is an elected member
- 1.2** The property is a detached dwelling located within a residential area of North Hinksey. Neighbouring dwellings share boundaries to the north, south and rear (west) of the plot. Highway access on to Hutchcomb Road is obtained at the front of the site, to the east.
- 1.3** The application is seeking permission to vary condition 2(approved plans) on application P22/V0480/HH for a single storey rear extension, raised terrace and loft conversion with rear facing dormer window

- 1.4 The rear extension would replace an existing conservatory to create increased living space and a fourth bedroom would be added via the conversion of the loft space.
- 1.5 A site location plan is provided below, and the application plans are **attached** at Appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1	North Hinksey Parish Council	No objections.
	Highways Liaison Officer (Oxfordshire County Council)	No objection – Subject to condition
	Neighbours	No responses

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P22/V0480/HH](#) - Approved (23/06/2022)

Demolition of existing conservatory and raised terrace, proposed single storey rear extension, raised terrace, loft conversion and dormer window.
(Amendment to clarify existing built form of neighbouring property as shown on P02A)

[P21/V2921/PD](#) - Advice provided (21/12/2021)
Dropped kerb

[P20/V3188/HH](#) - Approved (16/02/2021)
Loft conversion and ground floor rear extension

[P60/V0008](#) - Refused (30/05/1960)
Two dwellings. Planning Application History

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Householder development does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

The main relevant planning considerations are the following:

- Design and character
- Residential amenity
- Access and parking

5.1 **Design and character**

Planning permission has been granted under P22/V0480/HH to demolish the existing conservatory and replace it with single-storey rear extension spanning the full width of the rear elevation to a depth of 5.5m and projecting out 1.69m off the northern side. The extension would create an enlarged kitchen / living space opening out onto a raised terrace providing more practical amenity space as the land slopes steeply downhill away from the dwelling and also downhill from south to north. The twin gable design would be finished in brickwork with a tile roof and is considered to be of a subservient scale in relation to the original building, complying with the advice within the council's Joint Design Guide SPD.

5.2 This application seeks to vary condition 2 (Approved Plans) and would see a minor increase in the ridge height by 0.2m to provide an improved ceiling height.

5.3 The rooflight configuration over the single storey rear extension would be changed with one removed from south-east elevation and one added to north-west elevation. Two further rooflights would be added in the valley between the twin gables.

- 5.4 Solar photovoltaic panels would be added to the front and rear roof slopes and a change to the roof finish on the single storey rear extension from standing seam zinc to tiles.
- 5.5 The proposed changes to the previous permission are considered to remain in-keeping with the character of the area, which includes many varied forms of extended dwellings and do not significantly detract from the appearance of the approved scheme. Taking into account the previously approved application and what could be achieved under permitted development, the revised works are considered acceptable, and the design and appearance of the proposed development is in compliance with Policy CP37 of the Vale of White Horse Local Plan 2031 Part 1 and the advice contained within the Design Guide SPD and the NPPF.
- 5.6 **Residential Amenity**
No objections have been raised to this application. The previously approved P22/V0480/HH was assessed and considered acceptable in terms of its impact on neighbouring dwellings. The proposed changes to this scheme do not, in the opinion of officers, result in any increased impact.
- 5.7 Taking into account the orientation of the property and its relationship with the surrounding dwellings, officers do not consider that the proposal would harm the amenities of any of the neighbouring properties in terms of dominance, overshadowing or overlooking. It is considered to comply with Policy DP23 of the Vale of White Horse Local Plan 2031 Part 2 and the advice contained within the Design Guide SPD and the NPPF.
- 5.8 **Access and parking**
The proposal involves the demolition of an existing garage on the site and the creation of a fourth bedroom within the converted loft. The County Council Highways Officer has been consulted and raises no objections to the works. Two parking spaces have been demonstrated on the existing driveway and measurements confirm that these would meet county standards. A compliance condition has been added accordingly to ensure implementation and retention of these spaces.
- Taking into account the scale and nature of the proposal, and the provision of adequate parking provision to mitigate the proposed works, the development is considered to comply with Policies CP35 and CP37 of the adopted Local Plan 2031 Part 1 as reviewed, Policy DP16 of the adopted Local Plan 2031 Part 2 and Policies TR1 and TR2 of the North Hinksey Neighbourhood Plan 2031.
- 5.9 **CIL**
The Community Infrastructure Levy (CIL) is a levy charged on new development in the Vale. The money raised will be used to fund infrastructure to support growth in the district. The proposed additional floorspace would be below 100sqm and therefore the proposal would not be CIL liable

6.0 **CONCLUSION**

6.1 In the absence of any negative weight that can be attached to the proposal, in the form of identified harm from any material consideration, officers consider the outcome of the planning balance is that the proposal complies with the provisions of the development plan, in particular policies CP35 and CP37 of the adopted Local Plan 2031 Part 1 as reviewed and Policies DP16 and DP23 of the adopted Vale of White Horse Plan 2031 Part 2. The proposal is also considered to comply with the provisions of the National Planning Policy Framework and the council's adopted Design Guide SPD 2015.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 Policies:

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy

Vale of White Horse Local Plan Part 2 Policies:

DP16 - Access

DP23 - Impact of Development on Amenity

North Hinksey Neighbourhood Plan (NHNP) (2021)

TR1 Cyclists, pedestrians and public transport

TR2 Parking, Access and Electric Vehicle Charging

Vale of White Horse Design Guide SPD 2015

National Planning Policy Framework and National Planning Practice Guidance

Other legislation

Equalities Act 2010

The proposal has been assessed against section 149 of the Equalities Act. It is considered that no identified group will suffer discrimination as a result of this proposal.

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Vale of White Horse District Council – Planning Committee – 14 February 2023

Author: Lewis Dixey
Contact No: 01235 422600
Email: planning@whitehorsedc.gov.uk