

**WTT/20222/1 – Mr & Mrs C Hillier**

**Demolition of existing side extension at 12 St Peters Close and for the erection of a two storey two bedroom dwelling and replacement porch to existing dwelling.**

**Adjacent to 12, St Peters Close, Wootton, Abingdon.**

**1.0 The Proposal**

1.1 This application seeks planning permission for the demolition of the existing side extension at 12 St Peters Close and for the erection of a two storey two bedroom dwelling and replacement porch to existing dwelling. 12 St Peters Close is semi detached property located in a cul-de-sac in a residential area of Wootton.

1.2 A location plan, together with the proposed floor plans and elevations design statement are at **Appendix 1.**

1.3 This application comes to Committee as the Parish Council has objected.

**2.0 Planning History**

2.1 A previous similar planning application was refused on the 18<sup>th</sup> September 2007 due to the lack of adequate off street parking provision. That proposal provided for three off street parking spaces for both the existing and proposed dwellings.

**3.0 Planning Policies**

3.1 Policy H11 of the adopted Local Plan allows for new housing development within the built up villages which include Wootton (but not Wootton Old Village) provided the scale, layout, mass and design of the new dwellings would not materially harm the form, structure or character of the settlement and does not involve the loss of facilities important to the local community (i.e. informal public open space).

3.2 Policies DC1, DC5 and DC9 of the adopted Local Plan require all new development to be acceptable in terms of design, highway safety and impact on neighbours.

**4.0 Consultations**

4.1 Wootton Parish Council objects for the following reason: "The development is likely to cause parking problems and it will create a precedent for the overdevelopment of other plots in the area".

4.2 County Engineer: No objections as the proposal provides for four off street parking spaces and provided that the applicant makes a contribution of a £1000 by way of a unilateral undertaking towards Public Transport Infrastructure improvements in the vicinity. (This has now been carried out by the applicant.)

4.3 Three letters of objections have been received from neighbours. Their concerns include: setting a precedent in the area, increased traffic movements, noise during construction work, overlooking, on street parking problems, blocking of driveways by parked vehicles, the proposal will turn the pair of semi detached houses into a terrace, over development, and overloading drainage and sewerage systems on the estate.

**5.0 Officer Comments**

- 5.1 The main issues to consider in determining this application are: 1) the impact of the proposal on the character and appearance of the area; 2) the impact of the proposal on neighbouring properties; and 3) parking arrangements.
- 5.2 In terms of the first issue, the proposed house will be located directly adjacent to 12 St Peters Close with a cat slide roof at the rear. Officers consider that the proposed size, design and siting of the new house will not have a harmful impact on the street scene. There are also similar extensions to other properties in the area.
- 5.3 Regarding the second issue, it is considered that no undue harm would be caused to those properties directly opposite the site to the north east and to No 48 Hawkins Way located to the northwest which are over 20 metres away.
- 5.4 The main windows of 12 St Peters Close face front and rear gardens. Officers consider that due to the orientation and proposed projection to the rear of the new house, it will not overshadow the rear windows of this property - i.e. it meets the Council's Design Guide in that it will not encroach within a 40 degree line taken from the edge of the ground floor rear kitchen window.
- 5.5 Finally, on the last issue, parking and traffic, the County Engineer has no objection to the proposed development. The proposed parking arrangements have overcome the previous reasons for refusal namely the lack of adequate off street parking provision. There is adequate off street parking provision now proposed – i.e. for four cars at the front of the site.

## 6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:*

1. *TL1 Time Limit*
2. *MC2 Materials to be submitted*
3. *Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order) the proposed bathroom window on the North West elevation shall glazed with obscured glass only and shall be top hung only. Thereafter no additional windows shall be inserted at first floor level and above in the north west elevation of the development hereby approved without the prior grant of planning permission.*
4. *Prior to the first occupation of any development, the car parking area shown on the approved block diagram and proposed ground floor plan which was received on the 27th November 2007 showing parking provision for four vehicles shall be constructed, drained, laid and marked out in accordance with the specification of Oxfordshire County Council for such works. Thereafter the area shall kept permanently free from obstruction to such use.*