

## REPORT 2

<b>APPLICATION NO.</b>	P07/W0157
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	12.02.2007
<b>PARISH</b>	WHEATLEY
<b>WARD MEMBER(S)</b>	Mr Roger Bell
<b>APPLICANT</b>	Ms Sarah Gray
<b>SITE</b>	Mr Paul Bandler
<b>PROPOSAL</b>	36 Church Road Wheatley
<b>AMENDMENTS</b>	Single and two storey extensions to side elevations. Proposed carport, widening of access and partial demolition of boundary wall
<b>GRID REFERENCE</b>	As amended by drawing nos.P/010B, 11B, 12A, 13D, 14B and 15B received 3 April 2007.
<b>OFFICER</b>	459502/205815
	Ms N Bedggood

### 1.0 INTRODUCTION

- 1.1 This application has been called in before the Planning Committee by Councillor Bell.
- 1.2 The site lies within the built up area of Wheatley, within the Wheatley Conservation Area. The property is accessed off Church Road. The existing dwelling is a modest two storey cottage, with the principle elevation facing away from the road frontage. The property slopes down steeply to the south from the southern wall of the dwelling. The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

### 2.0 PROPOSAL

- 2.1 The application seeks full planning permission for single and two storey extensions to the eastern side of the dwelling. A double carport is proposed at the front of the property to the east of the dwelling and part of the front boundary wall will be removed to widen the access. Sliding gates will be installed across the access.

The extensions consist of a two-storey gable extension with single storey lean-to elements to the side and rear of the extension.

During the processing of the application, the applicant was advised of officer

- concerns regarding the form and detailing of the proposed extension. These
- 2.3 concerns have now been addressed with the removal of the wrap-around link to the main dwelling on the south elevation, a more traditional gable extension rather than the proposed catslide extension and amended fenestration. Amended plans were received on 03 April 2007 and any consultation responses will be reported at Planning Committee.
- 2.4 A copy of the amended plans and the applicant's Design Statement are **attached** at Appendix 2.

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Parish Council Refuse. Loss of a public view in a conservation area (in particular of Howe Field). Overdevelopment of the site. The loss of a stone wall in a conservation area. Inaccurate reference made to planning permission granted on neighbouring property.

Neighbours

None

OCC Archaeology No objection – standard advice note

Conservation and Design No objection, subject to amendments addressing concerns regarding the wrap around link to the main dwelling, the use of the catslide roof form, and the fenestration detailing.

### 4.0 RELEVANT PLANNING HISTORY

- 4.1 P06/W1156 – Demolition work, single and two storey extensions to side elevation. Withdrawn prior to determination on 18 December 2006.

### 5.0 POLICY & GUIDANCE

- 5.1 Adopted South Oxfordshire Local Plan Policies (SOLP 2011):

H13 – Extensions to dwellings

CON7 – Proposals affecting a conservation area

G6 – Promoting good design

D1 – Good design local distinctiveness

South Oxfordshire Design Guide.

## 6.0 PLANNING CONSIDERATIONS

### 6.1 The main issues to consider with this application are:

- Whether the design, height, scale and materials of the proposed development are in keeping with the character of the dwelling and its surroundings;
- Whether the character or appearance of the conservation area is adversely affected;
- Whether the proposal is unneighbourly.
- Whether adequate and satisfactory parking and amenity areas are provided for the extended dwelling

### **Policy H4 - Whether the design and scale of the proposed development is in keeping with the character of the dwelling and its surroundings;**

#### 6.2

The orientation of the dwelling is unusual in that the principle elevation faces away from the street scene and the 'rear' elevation fronts on to Church Road. This has implications for the design of the extension and has been taken into account when assessing the proposal.

#### 6.3

The proposed extension is sizeable, however it is considerably smaller than that proposed in the previous application. The extension has been set down from the ridgeline of the main dwelling and has also been marginally set back so that it appears subservient to the main dwelling. The fenestration on the southern elevation is balanced and symmetrical in keeping with the existing dwelling. The single storey lean to on the eastern end of the extension will be largely screened by the existing stone wall along the front boundary of the site. Materials are to match those of the existing dwelling.

#### 6.4

The site measures some 430 square metres in area. The proposed extension and the original dwelling have a combined footprint of some 90 square metres. The large rear garden area will be retained and the proposal will not result in overdevelopment of the site. Plot coverage equates to some 20 percent. This is well below the 30 per cent figure stated in the Design Guide as an overdevelopment indicator for detached housing. Access to the rear of the property along the side of the dwelling will be retained and the extension will not appear overly large in relation to the main dwelling.

#### 6.5

The applicant proposes environmentally sustainable features as part of the

redevelopment of the property. Solar panels for water heating are proposed on the roof of the existing dwelling in accordance with Policy D8 of the SOLP.

Overall, it is considered that the proposal is appropriate in terms of the design and scale.

**Policy CON7 - Whether the character or appearance of the Conservation area is adversely affected;**

6.6

The open spaces between buildings can often be as important an element in the character and appearance of a conservation area as the buildings themselves. This can apply not only to areas of public open space, such as urban parks, recreation grounds or village greens but to privately-owned gardens, where it is not only that which is clearly visible from the street which is important but the perception of open space behind a wall or hedge which contributes to the character and appearance of the area as a whole.

6.7

The revised application has been reduced in width and height so that it is now less intrusive when viewed from Holloway Road. The Parish Council considers that the proposal will amount to the loss of an important view within the Conservation area. This view is only possible for a short distance along Holloway Road and has not been identified as important. While the proposal will partially obstruct this view, it does not close the gap and adequate distance between the proposed extension and the neighbouring dwelling at number 40 Church Road will be retained to maintain the sense of space between the buildings.

6.8

Only a small section of the front wall (some 750mm) is to be removed to widen the existing access. The removal of this section of wall will not have a significant impact on the street scene nor affect the character and appearance of the conservation area.

6.9

Traditional materials will be used in the construction of the extension where appropriate. There is little detailing on the road side elevation in keeping with the form of the existing dwelling. The existing drainpipes will be removed from the roadside elevation of the existing dwelling as part of the redevelopment of the property which will improve the appearance from the street scene.

**Policy H4 - Whether the proposal is unneighbourly;**

6.10

The sloping topography of the site restricts overlooking to the south so the inclusion of additional first floor windows on the south elevation will not impact upon the privacy of neighbouring properties. There are no first floor windows proposed on the eastern elevation and those on the northern elevation will overlook the street. The two storey aspect of the extension is located some 3.2

metres from the property to the east of the site and will not be dominant or overbearing. There have been no representations received from neighbours.

Overall, it is therefore considered that the proposal will not adversely impact upon neighbouring properties.

**Policy H4 - Whether adequate and satisfactory parking and amenity areas are provided for the extended dwelling.**

6.11

As stated earlier in this report, more than 250 square metres of rear garden area will be retained. This is well in excess of the 100 square metres set out in the Design Guide as the minimum area for outdoor amenity space for a three bedroom dwelling. Two covered off street parking spaces are provided which is in accordance with the County parking guidelines.

## **7.0 CONCLUSION**

7.1 Your officers consider that the design, scale and materials of the proposed extension is acceptable. The proposal does not adversely affect the character or appearance of the conservation area and is not un-neighbourly to adjacent properties.

## **8.0 RECOMMENDATION**

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

1. **Commencement 3 years**
2. **Matching materials**
3. **Sample materials - roof**
4. **Details of windows**
5. **Remove PD rights Part 1, Class A**
6. **Matching materials for making good wall**
7. **Details of gates**

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