

## REPORT 4

|                         |  |
|-------------------------|--|
| <b>APPLICATION NO.</b>  | P07/E0705  |
| <b>APPLICATION TYPE</b> | FULL   |
| <b>REGISTERED</b>       | 08.06.2007   |
| <b>PARISH</b>           | HENLEY-ON-THAMES                                   |
| <b>WARD MEMBER(S)</b>   | Joan Bland   |
| <b>APPLICANT</b>        | Mrs Lorraine Hillier<br>Mr & Mrs Dunbar            |
| <b>SITE</b>             | 1A Gainsborough Crescent, Henley-on-Thames,        |
| <b>PROPOSAL</b>         | Two storey side extension with room in roof space. |
| <b>AMENDMENTS</b>       | None   |
| <b>GRID REFERENCE</b>   | 475456/181799                                      |
| <b>OFFICER</b>          | Mr. P. Bowers                                      |

### 1.0 INTRODUCTION

- 1.1 This planning application is before the Planning Committee because the applicant is an employee of South Oxfordshire District Council.
- 1.2 The site is shown on the OS extract **attached** as an Appendix. It lies within an estate of 1950's housing. The application property was originally a two storey dwelling on the end of a terrace of two storey properties. The property has since had a single storey extension at the rear and has been subdivided into two flats, known as 1A and 1B Gainsborough Crescent (located at ground and first floor respectively). The land to the side (west) of the building, which provides car parking space and amenity space, is owned by the applicants.

### 2.0 PROPOSAL

- 2.1 This is an application for the erection of a two storey side extension, with a room in the roof space to the existing flat. The application is amendment to planning application P07/E0014 for a two storey extension with a room in the roof space and involves the addition of a solar panel on the rear elevation roof slope, replacement of a ground floor window with a door, enlarge the first floor front window by 0.5 metres and add rear facing first floor window. Work in respect of the permission granted in March this year has not yet started. Extracts from the plans and elevations of the proposal are **attached** as an Appendix to the report.

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Henley Town Council – No strong views

Monson – No objection

Neighbours – No responses received

#### **4.0 RELEVANT PLANNING HISTORY**

- 4.1 P95/S0167 – Two storey side extension and conversion of single dwelling into 2 maisonettes.
- P94/S0256 – Erection of 3 bedroom dwelling and access – refused planning permission July 1994.
- P07/E0014 – Two storey side extension with room in roof space – planning permission 21 March 2007.

#### **5.0 POLICY & GUIDANCE**

##### 5.1 South Oxfordshire Local Plan Policies:

- G2 – Protection of the environment
- G6 – Design of development
- H13 – Extensions to dwellings
- D1 – Good design and local distinctiveness
- D8 – Energy, water, and materials efficient design
- D9 – Renewable Energy

South Oxfordshire Design Guide

#### **6.0 PLANNING CONSIDERATIONS**

##### 6.1 The main issues to consider in the determination of this application are as follows:

- 1) Whether the scale and design of the extension is in keeping with the character and appearance of the terrace and the appearance of the surrounding area
  - 2) Whether the extension would have an adverse impact on neighbouring properties
  - 3) Whether adequate and satisfactory parking and amenity area are provided for the extended dwelling
- 6.2 1A Gainsborough Crescent is located at the end of a terrace and is a ground floor flat within a two storey building. The proposed extension would be located at the side of the property and would create a two storey dwelling. The end elevation of

the terrace is clearly visible from the street scene and as a result the extension would be prominent in public views. The proposed extension would not be set back from the front elevation of the house or set down from the ridge in accordance with advice contained in the Council's Design Guide. However in this case the design of the extension was not considered to be out of keeping with the terrace and permission was granted for the work in March this year. Permission is now being sought for various amendments to the detailed design and external appearance of the extension.

- 6.3 The enlarged opening on the front elevation of the extension at first floor level creates a three light window. Windows sizes in the original building and terrace vary and consequently a three light window will not be out of character and result in any adverse impact.
- 6.4 The solar panel on the rear elevation is not considered to be obtrusive; it is sited such that it takes full advantage of the southerly aspect of the building. Public views will be limited and it will not have a harmful visual impact. The change of a previously approved window to a door does not have a harmful impact to the appearance of the building.
- 6.5 There are residential properties located opposite the proposal, to the rear and to the side. The houses at the rear are located over 30 metres away. The additional window at first floor level on the rear of the extension serves a stairwell. The properties which run at right angles to the property would be closer to the proposed two storey extension but would still retain a gap of approximately 14 metres to the rear elevation of number 11 and approximately 18 metres to the rear elevation of number 13. Any additional overlooking would be limited as there are no proposed windows in the side elevation.
- 6.6 Whilst it is unusual for a ground floor flat to be extended with a two storey addition the proposal is not considered to have significant impact on the amenities of the existing first floor flat. The property as enlarged would have two bedrooms. Two car parking spaces would be provided in line with the Council's standards. A substantial private garden would also be retained.

## **7.0 CONCLUSION**

- 7.1 It is recommended that planning permission be granted because the proposed bulk and mass of the extension is identical to what has already been approved. The proposed changes are to the development, previously granted planning permission, are not considered to be harmful to the amenities of nearby properties, or to the character of the building and area in general. The inclusion of sustainable design features is welcomed. As such the scheme accords with the relevant Development Plan Policies.

## **8.0 RECOMMENDATION**

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

1. **Commencement 3 years**
2. **Sample materials**
3. **Specification of the rainwater goods submitted prior to commencement**
4. **No additional windows on the first or second floor**
5. **Remove Permitted Development rights for extensions and alterations**

**Author:** Mr P Bowers

**Contact no:** 01491 823750

**Email Add:** [planning.east@southoxon.gov.uk](mailto:planning.east@southoxon.gov.uk)