

REPORT 7

APPLICATION NO.	P07/W1293
APPLICATION TYPE	OTHER
REGISTERED	12 November 2007
PARISH	Didcot
WARD MEMBER(S)	Mrs Margaret Davies
	Mrs Margaret Turner
APPLICANT	Mr & Mrs Barlow
SITE	45 Bowness Avenue, Didcot
PROPOSAL	Two storey rear extension.
AMENDMENTS	None
GRID REFERENCE	451759/189265
OFFICER	Mr. P. Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to the Committee as the application is part of a joint scheme with the adjoining property number 47 Bowness Avenue one of the applicants of which are employed by the South Oxfordshire District Council.
- 1.2 The property is one half of a semi detached pair of dwellings on Bowness Avenue, Didcot. The site lies within a large residential area on the southern side of the town. The character of the area is made up of mostly semi-detached two storey dwellings of similar design. Over the course of the last century these properties have been adapted and extended in various ways.

2.0 PROPOSAL

- 2.1 The application seeks planning permission to erect a first floor extension to the rear of the property to create a fourth bedroom and a first floor extension to the side to create an en-suite bathroom with an open space beneath. The first floor extension has a depth of 3.5 metres and projects along the boundary with number 47 Bowness Avenue. The extension to the side will come in line with the existing two storey rear extension and adjoin with the two storey side extension.

Extracts from the plans and elevations of the proposal are **attached** as an

- 2.2 Appendix to the report.
- 2.3 The application is to be considered concurrently with a similar extension to the other half of the semi detached property number 47 Bowness Avenue.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Didcot Town Council – To be reported.

Neighbours – To be reported.

4.0 RELEVANT PLANNING HISTORY

4.1 P90/W0160 - Demolition of garage. Erection of new garage with bedroom above. –Planning permission 22 May 1990.

P91/W0190 - Single storey extension to rear. – Planning permission 22 May 1991.

P04/W1226 - Rear first floor extension (as clarified by drawing no.04/1001/P2(a) received on 13 December 2004). – Planning permission 21 December 2004

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan Policies:

G2 – Protection of the environment

G6 – Design of development

CON7 – Proposals affecting a conservation area

H13 – Extensions to dwellings

D1 – Good design and local distinctiveness

D8 – Energy, water, and materials efficient design

D9 – Renewable Energy

Government Advice PPG 3: Housing

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 extension would have an adverse impact on neighbouring properties.

2) Whether the scale and design of the extension is in keeping with the character and appearance of the building and the appearance of the surrounding area.

3) Whether there is sufficient parking provision on the property.

1) Whether the extension would have an adverse impact on neighbouring properties.

6.2

Policy H13 of the South Oxfordshire Local Plan 2011 indicates that the extensions to dwellings will be permitted subject to a number of criteria. One of these is that the amenity of the occupants of nearby properties is not materially harmed.

6.3

The property most affected by this extension is the other half of the semi-detached property number 47 Bowness Avenue. In isolation the extension would project along the boundary between the two properties by 3.5 metres at two storey level. This would have a significantly harmful overbearing and oppressive impact to number 47. However, this impact is reduced if the proposed extension at 47, which seeks to continue the extension across its rear elevation, is built. It is therefore necessary that the two extensions be implemented together to address this unneighbourly issue. This can be ensured by the addition of condition 3 which states that the two extensions shall be implemented together.

6.4

Number 43 is orientated at an angle to the application property. This difference in position mitigates the impact of the existing extensions and means that the proposed side extension is not materially harmful to the amenities of the occupants of that property.

2) Whether the scale and design of the extension is in keeping with the character and appearance of the building and the appearance of the surrounding area.

6.5 Policy H13 also states that the scale and design of the proposal should be in keeping with the character of the dwelling, the site and with the appearance of the surrounding area.

6.6

The extensions are further additions to this previously extended property. In isolation the proposed additions would mean a further loss of the original character of the building and balance of the pair of semi detached dwellings. Taken as one scheme the symmetry of the pair at the rear is partially restored and assists in

offsetting the impact of these latest additions.

6.7

The character of the area is made up of dwellings which have been extended and altered in various ways. The proposed extension is similar in design and scale as those on nearby buildings such that it is not out of keeping with the overall character and appearance of the locality.

- 3) Whether there is sufficient parking provision on the property.

6.8

The advised number of car parking spaces for an extended property such as this would be for 3 on site spaces. However, Government guidance as set out in PPG 3: Housing, requires only 1.5 on site spaces. The property currently has a fully paved frontage which is used for parking and can accommodate for at least two vehicles in addition to the existing integral garage. Given that this is above the Governments minimum standards and the site is in a sustainable location, the parking provision is considered satisfactory.

7.0 CONCLUSION

7.1 The extension when implemented with the extension at number 47 will not have a materially harmful unneighbourly impact on adjoining properties and given the existing extensions to nearby properties it is not out of keeping with the established character of the area.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions.

1. **Commencement 3 years.**
2. **Matching materials – walls and roof.**
3. **That the extension shall be implemented as part of joint scheme with 47 Bowness Avenue.**

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