

REPORT 6

APPLICATION NO.	P07/W1275
APPLICATION TYPE	OTHER
REGISTERED	14 November 2007
PARISH	Didcot
WARD MEMBER(S)	Mrs Margaret Davies
	Mrs Margaret Turner
APPLICANT	Mr & Mrs Cox
SITE	47 Bowness Avenue, Didcot
PROPOSAL	Two storey rear extension.
AMENDMENTS	None
GRID REFERENCE	4517/189256
OFFICER	Mr. P. Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to the Committee as one of the applicants is 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 two storey extension to the rear of the property to enlarge an existing third bedroom and create a fourth bedroom in addition to creating a first floor bathroom, enlargement of lounge and internal alterations on the ground floor. The extension spans the entire rear elevation with a double hipped roof. It extends out from the existing rear elevation by 3.5 metres. Extracts from the plans and elevations of the proposal are **attached** as an Appendix to the report.
- 2.2 The application is to be considered concurrently with a similar extension to the other half of the semi detached property number 45 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 Nothing relevant to this proposal.

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 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 45 Bowness Avenue. In isolation the extension would project along the mutual boundary between the two properties by 3.5 metres at two storey level. This would have a significantly harmful overbearing and oppressive impact on number 45. However, this impact is reduced if the proposed extension at 45, 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 condition 3 which states the two extensions shall be implemented together.

6.4

In terms of the neighbouring 49 Bowness Avenue the impact of the increase depth of the building is offset by the existing two storey extension at that property such that it has no material impact on the amenities of the occupiers 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 extension is large in terms of its bulk and depth at 3.5 metres, however it includes a double hipped roof which is lower than the main ridge of the roof by 0.4 metres. If the extension at number 45 is approved the building will regain a sense of balance to the rear elevation which had been previously lost as a result the existing extensions at number 45.

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. 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 45 will not have an unneighbourly impact on adjoining properties and given the existing extensions to adjoining and 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 45 Bowness Avenue.**

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