
APPLICATION NO.	P08/E0246
APPLICATION TYPE	Full
REGISTERED	26 February 2008
PARISH	BRIGHTWELL BALDWIN
WARD MEMBERS	Mr Felix Bloomfield and Mrs Susan Cooper
APPLICANT	Mr Broster
SITE	Little Chilworth, Upperton, Brightwell Baldwin
PROPOSALS	Raising of the roof to create first floor accommodation
AMENDMENTS	None
GRID REFERENCE	465429/194256
OFFICER	Emma Bowerman

1.0 **INTRODUCTION**

1.1 This application is referred to Committee at the request of Councillor Cooper.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a 1960's detached bungalow. The bungalow is set up on an embankment and is higher than the road. The site is located within a rural location but is set within a built up frontage. The neighbouring property to the southeast 'Startforth' is a bungalow and the neighbour to the northwest 'The Cobbs' is a two storey dwelling. 'Shepherds Cottage' lies across the road from the site and is a grade II listed building. The site does not lie within any areas of special designation.

2.0 **THE PROPOSAL**

2.1 The application seeks full planning permission for the raising of the roof to create first floor accommodation. The existing dwelling measures 4.8 metres in height and the proposal would increase the ridge by 1.6 metres to 6.4 metres. Two dormer windows would be inserted in the front elevation and three in the rear elevation. As existing, the front and rear elevations have gable features and these would be increased in height as part of the proposal.

2.2 A copy of the proposed plans and the Applicant's design statement are **attached** as Appendix B.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

3.1 **Brightwell Baldwin Parish Council** – Consider that the application should be refused for the following reasons:

- Overlooking of The Cobbs, Startforth and Shepherds Cottage
- Overdevelopment of the plot as the proposal would increase the floor area by 100 %.
- The proposal would result in a detrimental visual impact on the streetscene.
- The design of the building is ugly.
- The materials are unacceptable.

3.2 **OCC Highways Liaison Officer** – No objection subject to a condition requiring that the garage accommodation be retained for parking.

3.3 **Countryside Officer** – No objection.

3.4 **Neighbours** – Three letters of objection received. Issues of concern are:

- Overlooking
- The proposal would be dominating
- Loss of sunlight
- Slate roof would not be in keeping with the village

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

5.0 **POLICY AND GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 – Protection of the Environment

G6 – Promoting Good Design

D1 – Good Design and Local Distinctiveness

H13 – Extensions to Dwellings

D2 – Vehicle and Bicycle Parking

D4 – Privacy and Daylight

T1 and T2 – Transport Requirements for New Developments

5.2 Supplementary Planning Guidance:

South Oxfordshire Design Guide – Sections 4.3, 4.4 and 4.6.

6.0 **PLANNING ISSUES**

6.1 The planning issues that are relevant to this application are:

1. The impact on the character and appearance of the existing building and surrounding area
2. The impact on neighbouring properties
3. The impact on parking provision

Character and appearance

6.2 Local Plan Policy H13 allows for extensions to dwellings subject to a number of criteria. Subsection (ii) states that extensions will be permitted provided that the scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. The site is not located within the Green Belt and as such, subsection (i) of Policy H13 is not relevant and there is no specific volume limit that would be applied to an extension in this location.

6.3 The proposal would increase the height of the dwelling by 1.6 metres and would change the existing bungalow to a chalet style bungalow. There are various house types and sizes within the streetscene, with a group of semi's to the northwest of the site, a row of small terraces to the southeast and a number of detached dwellings. The site itself is located between a bungalow and a two storey dwelling. The two storey neighbour, The Cobbs, has been extended by means of a side extension that has first floor accommodation in the roof achieved through dormer windows in the front roof slope.

6.4 Given the mix of dwellings within the streetscene, Officers consider that the proposed increase in the height of the application property and the insertion of dormer windows would not look out of keeping with the surrounding properties. The extended dwelling would have a height of 6.4 metres, which is lower than the average height of a two storey dwelling. The front dormers would reflect the general design of the existing extension at The Cobbs and the front and rear gable elements replicate the gable features on the existing dwelling. The applicant originally proposed to use slate on the roof of the extended dwelling. However, as slate is not characteristic of the

streetscene, Officers consider that clay tiles would be more appropriate. The applicant has confirmed that this is acceptable and appropriate materials can be agreed through the use of a planning condition.

- 6.5 The application property is set up on an embankment and is approximately 2 metres higher than the road. Officers consider that as the immediate neighbours on the southwest side of the road are also set on the embankment, that the proposed increase in height would not be particularly prominent and would not be intrusive when viewed from the road. The proposal is therefore considered to have an acceptable impact upon the character and appearance of the existing dwelling, the site and the surrounding area.

Impact on neighbours

- 6.6 In relation to neighbour amenity, subsection (iii) of Local Plan Policy H13 states that extensions to dwellings will be permitted provided that the amenity of neighbours is not materially harmed. The proposal would introduce first floor windows into the front and rear elevations of the dwelling and the proposed rear windows would allow for oblique views into the rear of the gardens of both The Cobbs and Startforth. However, the level of overlooking would be the same as between any properties that are set alongside each other in a standard streetscene. The most private areas immediately to the rear of the neighbours would not be unacceptably overlooked. Officers also consider that the proposed windows would also not adversely overlook the conservatory at The Cobbs, as the angle from the proposed window down to this neighbours conservatory would be oblique.

- 6.7 The proposed first floor rear window closest to The Cobbs would be a long window with a Juliet balcony. This window would not allow for any greater overlooking than a standard window, with the doors opening inwards and a rail across the opening. Officers appreciate that the two immediate neighbours are not overlooked from the application site at present, but this would not be a justified reason to refuse the application, as the view from the proposed rear windows would be no different than that between any other neighbours in a standard road. Shepherds Cottage is located across the road from the application site and there is a separation of 25 metres between this neighbour and the application property. Given this distance, Officers do not consider that the proposed front windows would adversely overlook this neighbour.

- 6.8 As the application property is located directly alongside The Cobbs and Startforth, the proposal would not adversely impact upon the rear garden areas of these neighbours in terms of overshadowing or an overbearing impact. Startforth has a number of windows in its side elevation. Given that there is a separation distance of 7.5 metres between this neighbour and the application property, Officers consider that the proposed increase in the roof height would not have an adverse impact upon the rooms that these windows serve. Given the distance to Shepherds Cottage, Officers are of the opinion that the proposal would not result in any unacceptable overshadowing or overbearing impact upon this neighbour.

Highways and Parking

- 6.9 Criterion (v) of Policy H13 of the Local Plan requires that adequate and satisfactory parking is provided for the extended dwelling. The proposal would increase the number of bedrooms at the application property from three to five and subsequently could increase the need for parking at the site. There is a double garage on site and additional parking on the driveway. On the basis that the garage is retained for parking, Officers are of the opinion that the parking provision would be satisfactory and consequently there is unlikely to be any harm to highway safety as a result of the proposal.

7.0 **CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan Policies and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the area or result in conditions prejudicial to highway safety.

8.0 **RECOMMENDATION**

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

1. **Commencement 3 years**
2. **Samples of materials to be submitted**
3. **No additional windows at first floor level in the side elevations of the extension**
4. **Garages to be retained for parking**

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