

APPLICATION NO.	P08/W0468
APPLICATION TYPE	Other
REGISTERED	29 April 2008
PARISH	Didcot
WARD MEMBER(S)	Mr Colin Daukes Capt. John Flood
APPLICANT	Mr M J Turner
SITE	18 Bosleys Orchard Didcot OX11 7MY
PROPOSAL	Erection of conservatory
AMENDMENTS	
GRID REFERENCE	452478/190103
OFFICER	Mr B Crooks

1.0 INTRODUCTION

- 1.1 The application is reported to committee because the applicant Councillor Margaret Turner is a District Councillor and her son is an employee of South Oxfordshire District Council.
- 1.2 Bosleys Orchard is located to the north of The Broadway, Didcot. It is a small residential estate development of 1970's linked detached and semi-detached two storey houses.

2.0 PROPOSAL

- 2.1 The proposal is to erect a 2.8m x 2.7m x 2.9m conservatory on the side (north) elevation of the existing dwelling. The conservatory is set back at the rear of the side elevation, within the property's side and rear garden. It will have a brick plinth to match the existing dwelling, a translucent polycarbonate pitched roof, and uvpc window and door frames.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 The Didcot Town Council's comments have not been received at the time of writing and will be reported at the meeting, if available. No third party objections have been received to date, but any received before the meeting will be reported.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P83/W0064 – Planning permission for dining room extension.

5.0 POLICY & GUIDANCE

- 5.1 Policies G6 and H13 of the South Oxfordshire Local Plan 2011. Section 4.6 of the South Oxfordshire Design Guide 2000.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues in the case of this application are whether the proposed development is in keeping with the existing dwelling and its surroundings and if it affects the amenities of neighbouring dwellings.
- 6.2 The proposed conservatory is in keeping with the existing modern dwelling and it will not be open to public view, due to its location, small size, and the fact there is a substantial front boundary hedge between it and the estate's road.

6.3 The building will be approximately 7m away from the boundary between nos. 18 and 16 Bosleys Orchard, the neighbouring dwelling to the north, and being single storey will have no effect upon the amenities of no. 16 Bosleys Orchard.

7.0 **CONCLUSION**

7.1 Planning permission should be granted because the proposed development is in keeping with the existing dwelling and is not unneighbourly in relation to its surroundings and is therefore in accordance with development plan policy.

8.0 **RECOMMENDATION**

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

1. **Commencement 3 years – Full Planning permission**

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