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<b>APPLICATION NO.</b>	P08/E0362
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	01 April 2008
<b>PARISH</b>	WHITCHURCH
<b>WARD MEMBERS</b>	Mrs Ann Ducker and Mrs Pearl Slatter
<b>APPLICANT</b>	Mr and Mrs Nisbet
<b>SITE</b>	10 Swanston Field, Whitchurch-on-Thames
<b>PROPOSALS</b>	Two storey and single storey side extension to form annexe, plus two storey rear extension, single storey side garage and side dormer window.
<b>AMENDMENTS</b>	As amended by block plan 10SF.SP02 Rev A accompanying Agents dated 06.05.08.
<b>GRID REFERENCE</b>	463746/177297
<b>OFFICER</b>	Emma Bowerman

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1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee at the request of Pearl Slatter.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is located within the built up limits of Whitchurch-on-Thames. The site contains a 1960's chalet style dwelling, with the first floor accommodation set within the roof. The dwelling is gable fronted and is constructed in pale facing bricks and concrete roof tiles, with areas of tile hanging for detail. There is a detached flat roof garage to the west of the dwelling and a footpath runs along the eastern boundary linking Swanston Field to Eastfield Lane. The dwellings within Swanston Field were all constructed within the same phase of development. The site falls within the Chilterns Area of Outstanding Natural Beauty.

2.0 **THE PROPOSAL**

2.1 The application seeks full planning permission for various extensions to the dwelling. The two storey extension to the west side of the dwelling would have a width of 5.8 metres and would be pitched to the same height as the main dwelling. This element of the proposal would have a gable facing to the rear and a small single storey section. The side extension would create an annexe with the first floor providing one bedroom that would serve the annexe and one bedroom that would be integrated into the main dwelling. The proposed rear extension would increase the depth of the two storey element of the dwelling by 2.5 metres and would follow the line of the existing dwelling. The application also proposes an additional dormer to the east side of the dwelling and a single garage that would be set in 1 metre from the east side boundary.

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 **Whitchurch-on-Thames Parish Council**- No objection. (The Parish Council originally objected to the application but withdrew their objections when a revised block plan was submitted showing the garage set in one metre from the boundary to the footpath).

3.2 **OCC Highways Liaison Officer**- No objection subject to conditions requiring that the

parking and manoeuvring area is provided and the garage is retained for parking.

- 3.3 **Forestry Officer**- No objections raised. Commented that the proposals should not affect the Root Protection Area of the trees in the rear garden of No.12 Swanston Field and that the hedge marking part of the boundary to the footpath may be lost.
- 3.4 **Monson (Drainage Consultants)**- Commented that a foul sewer line runs along the eastern boundary of the site and that Thames Water should be consulted on the application.
- 3.5 **Thames Water**- No objection
- 3.6 **Rights of Way Conveyor (CPRE)**- Raised concerns over the close proximity of the proposed garage to the footpath. Commented that the extension should not encroach onto the footpath and that run off should not drain onto the footpath.
- 3.7 **Rights of Way Field Officer (OCC)**- Requested that the applicant should be made aware that no objects should be deposited on or adjacent to the footpath.
- 3.8 **Neighbour Representations**- Six letters received. Two commented that the works should take place during certain hours and that the road should be cleaned and repaired as appropriate (which are not planning matters). One commented that the proposals would be in keeping with other developments in Swanston Field. Three letters (from two neighbours) raise objections to the application and these are summarised below:
- The resulting building would be large and on a scale out of keeping with its neighbours and the locality
  - The garage may be a potential safety hazard
  - The development may become a precedent for indiscriminate infilling
  - The building would block views and evening sun to No.9
  - The tarmac frontage would be more at home in an urban suburb and could result in flooding pressure
- 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  
C2 – Areas of Outstanding Natural Beauty  
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.
- 5.3 Government Guidance  
PPS1 – Delivering Sustainable Development  
PPS7 – Sustainable Development in Rural Areas

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 dwelling and surrounding Area of Outstanding Natural Beauty.
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 proposed two storey side extension would incorporate a set back from the front elevation but would not feature a set down from the ridgeline as advised in the Council's Design Guide. However, the ridgeline of the proposed side extension would be set back 5 metres from the front elevation of the dwelling and would therefore be perceived as being lower than the main dwelling when viewed from the road. The front of the extension would contain a dormer window, which would be set in an appropriate position on the roof slope and would be acceptable in terms of its scale. The proposed side extension would be 2 metres narrower than the existing dwelling at ground floor level and would be set in 1 metre from the side boundary to No.12 Swanston Field. Given the above, Officers consider that the proposed two storey side extension would not be detrimental to the appearance of the front of the property and would not appear cramped in the streetscene.
- 6.4 The boundary to the adjoining footpath is marked by a high fence, which would screen some of the views of the rear elevation of the proposed two storey side extension. Also, given that it would be located to the west of the dwelling, Officers do not consider that it would appear overly prominent when viewed from the footpath. The proposed extension to the rear of the existing dwelling would not significantly increase the depth of the dwelling and would follow the same line as the existing dwelling. Officers consider that this element of the proposal would not detract from the character or appearance of the dwelling.
- 6.5 To the east side of the dwelling, a dormer window is proposed alongside the existing dormer window. The proposed dormer would be the same size and design as the existing and as such it would not appear out of character with the dwelling. The proposed garage would clearly be a subservient addition to the main dwelling. This element of the proposal would be appropriate in terms of its design and as it would be set in 1 metre from the side boundary, Officers consider that it would not appear overly cramped in the plot.
- 6.6 The block plan submitted with the application shows that much of the front garden would be hard surfaced. Although this is regrettable, it is necessary to provide the required level of parking to reduce the likelihood of on street parking. The applicant has advised that block paving would be used instead of tarmac. Officers consider that block paving is preferable and given the extent of hard surfacing proposed, the use of an appropriate paving material can be controlled by condition. The parking layout would still allow for small areas of planting and is considered to be acceptable. The

parking spaces would also result in the loss of hedging adjacent to the parking area, up against the footpath. A 1.4 metre high fence would be erected to enclose this side boundary. The removal of the hedge would not require planning approval.

- 6.7 The proposed side extension would create an annexe. Subsection (iv) of Policy H13 of the Local Plan allows for extensions providing that they would not be tantamount to the creation of a separate dwelling. The annex is sizable but the accommodation could easily be integrated back into the main dwelling at a later stage. An appropriately worded condition would ensure that the extension is not used as a separate dwelling and would remain ancillary to the main dwelling on site.
- 6.8 A number of other dwellings in Swanston Field have been extended in the past. No.27 has been extended at first floor level to either side of the dwelling, with the final part of the development receiving planning approval in 2007. No.24 also has a substantial side extension and the dwelling opposite the site has a narrower side extension. Officers do not consider that these earlier extensions detract from the character and appearance of the area. The proposal would not be out of keeping with the street scene or have an unacceptable impact on this part of the Chilterns Area of Outstanding Natural Beauty. Officers appreciate that the proposal would significantly increase the amount of living accommodation on site. However, given that the resulting dwelling would have an acceptable appearance and would not materially detract from the character of the area, Officers do not consider that there would be adequate justification to refuse the application on this basis.

#### **Impact on neighbours**

- 6.9 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 proposed garage would be located a distance of 8 metres from the side elevation of No.9 Swanston Field, with the proposed two storey extensions a greater distance from this neighbour. Given this level of separation, it is not considered that the proposed extensions would adversely affect the outlook from this property or result in an unacceptable level of overshadowing. The proposed dormer window that would face No.9 would serve an en-suite bathroom and could be conditioned to be obscure glazed.
- 6.10 The proposed two storey side extension would be located 2.8 metres from the side elevation of No.12 Swanston Field. There are no windows in the east side elevation of this neighbouring dwelling. The proposed extension would project by 6 metres to the rear of this dwelling, of which 2 metres would be single storey and would be angled away from No.12. The proposed extension would not infringe a 45 degree angle taken from the centre point of the closest rear window at No.12 (as shown on the plans) and as such, would not result in an unacceptable loss of light to the rear windows of this neighbouring property. Given that the rear part of the extension would be single storey and the garden at No.12 is particularly large, Officers do not consider that the proposal would be unduly overbearing to this neighbouring property. The proposed extension would incorporate two rooflights that would face No.12 and as these serve en suites, they could also be conditioned to be obscure glazed.

#### **Highways and Parking**

- 6.11 Criterion (v) of Policy H13 of the Local Plan requires that adequate and satisfactory parking is provided for an extended dwelling. The proposal would increase the number of bedrooms at the application property from four to five and consequently could increase the need for parking at the site. The parking plan submitted with the application shows that the site would be served by four parking spaces. On the basis that the garage is retained for parking, Officers are of the opinion that the parking

provision would be satisfactory and there is unlikely to be any harm to highway safety as a result of the proposal.

**7.0 CONCLUSION**

7.1 The application envisages substantial additions to this detached property. However, 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 site and surrounding Area of Outstanding Natural Beauty 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. **External materials to match existing**
3. **Samples of paving material to be submitted**
4. **No additional windows at first floor level in the side elevations of the extension**
5. **Windows at first floor level in the east and west elevations to be obscure glazed**
6. **Parking and manoeuvring areas to be provided in accordance with plan**
7. **Garage accommodation to be retained**
8. **Extension to remain ancillary to 10 Swanston Field**

**Author:** Miss E Bowerman  
**Contact no:** 01491 823761  
**Email:** [planning.east@southoxon.gov.uk](mailto:planning.east@southoxon.gov.uk)