

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 8

REPORT OF Head of Planning & Building Control

APPLICATION NO.	P08/W0496
APPLICATION TYPE	FULL
REGISTERED	01.05.2008
PARISH	GORING
WARD MEMBER(S)	Mrs Ann Ducker Mrs Pearl Slatter
APPLICANT	Mr J Payne
SITE	14 Milldown Road Goring
PROPOSAL	Two storey side & rear extension
AMENDMENTS	As amplified by drawings accompanying letter from Applicant received 5 July 2008
GRID REFERENCE	460356/181242
OFFICER	Mrs K Gould (W)

1.0 INTRODUCTION

1.1 The application has been referred to the Planning Committee at the request of Ann Ducker

1.2 14 Milldown Road is a two-storey, detached house constructed in an orange brick under a plain tile, hipped roof. The existing house has an L-shape plan form with a projecting wing to the front and dates from the 1930's. There is an attached flat roof garage to the side, with a parapet wall to the front, which was built at the same time as the house. A modern conservatory has been added to the rear of the property. The character of the road is varied with some very attractive Edwardian semi – detached houses, 1930's detached houses and more modern properties in bungalow and two-storey form. The site lies within the Chilterns Area of Outstanding Natural Beauty.

1.3 The site is shown on the Ordnance Survey extract which is **attached**.

2.0 PROPOSAL

2.1 The proposal, as amended, seeks full planning permission for the removal of the existing conservatory and the erection of a two storey side and rear extension. The extension would provide a living room ,kitchen and utility room extension at ground floor with the creation of a new master bedroom with ensuite and two further bedrooms and a bathroom over the garage. In total the property would have 5 bedrooms. Copies of the plans submitted are **attached**.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Goring Parish Council - Refuse – The amendments have resulted in little change to the overall effect of the proposed extension. The view from 16 Milldown Road would be that of a large, overbearing brick wall close to the boundary, running alongside the conservatory and patio of that property, and resulting in a loss of evening sunlight to those areas. The proposed chimney stack on the east elevation would result in a large and oppressive structure 1m from the boundary with 16 Milldown Road. The Council consider that the proposals would be contrary to Sections 4.6 and EX5 of the South Oxfordshire Design Guide and policy H13 of the South Oxfordshire Local Plan , representing an oppressive and overbearing form of development which would block evening sunlight to no 16 Milldown Road and would be detrimental to the residential amenity of the occupants of that property.
- 3.2 Neighbour Objectors (1) Loss of light to the patio, conservatory and living room. Oppressive form of development. Reducing the area of the proposed extension slightly would significantly improve the residential amenity of the occupiers of no 16 Milldown Road (a full copy of the letter of objection is **attached**).

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P08/W0022 – Two storey side and rear extension - withdrawn prior to determination.
P03/E0137 – Single and two storey rear and side extensions and porch alteration – Refusal of planning permission.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan
G2, G6, D1, H13, C2

South Oxfordshire Design Guide.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in this case are:
- i) whether the extensions are in keeping with the design, proportions and character of the existing building and the area in general; and
 - ii) whether the proposal has an adverse impact on the occupants of any surrounding dwellings.

6.2 **Design and scale**

Many of the properties on the southern side of Milldown Road are detached, two storey dwellings and several of them have had sizeable two- storey extensions. To the side, a hipped roof first floor extension would be built over the existing flat roofed garage. The hipped roof would match that on the existing dwelling and the proposed materials would match those used in the construction of the main dwelling.

- 6.3 With regard to the two storey extension, to the rear, the design reflects the traditional detailing on the original building and the proportions and scale are in keeping with the character of the dwelling and the area in general. Whilst the extensions are large, they are not considered to represent an overdevelopment of a plot of this size. A gap of 2.0m would be retained to the boundary to the west, a distance of some 1.5m would be retained to the boundary to the east.

6.4 **Neighbour impact**

The neighbours at no 16 Milldown Road have objected to the proposal on the grounds that the proposed extension would have an oppressive and overbearing impact on their

property which would result in a loss of light to their conservatory and patio area. Goring Parish Council has also objected to the proposal on similar grounds. Milldown Road runs due west from Wallingford Road. Development close to the boundaries may have implications for blocking morning and evening sunlight depending on the position of the neighbouring houses.

- 6.5 **Impact on no 16 Milldown Road** There is a difference of approximately 0.8m in ground level between nos 14 and 16 Milldown Road with no 16 being on the higher level. The main body of no 16 Milldown Road is set forward of 14 by some 2 metres and a glazed sun lounge and a two storey rear extension has been added to the rear. (A two storey entrance hall projection has recently been granted but not yet constructed – P08/W0047.) The first floor part of the extension closest to no 16 is proposed to be set back from the ground floor part of the extension by 2m. This will reduce the impact on no 16 Milldown Road. The existing conservatory projects some 4m from the rear elevation of the dwelling. The proposed ground floor of the extension would project some 6.3m from the rear elevation of the dwelling. The first floor part of the extension closest to no 16 would project some 4.5m from the rear elevation and would be 1.5m from the boundary with no 14. An overall distance of some 3.4m would exist between the side elevation of no 16 and the side elevation of the extension.
- 6.6 The resulting relationship would be relatively close but not dissimilar to others in Milldown Road and as such, is considered by your officers to be acceptable. A condition to withdraw permitted development rights to add further windows or rooflights in the side elevation facing no 16 to prevent overlooking to this neighbour has been recommended.
- 6.7 It is accepted that the proposed extension will cast a shadow onto the conservatory and patio area of no 16 in the late afternoon – after 4pm. However, these properties benefit from large, south facing rear gardens (some 655sqm in the case of no 16) Therefore, although there will be some loss of sunlight to the conservatory and patio area of no 16, the majority of the rear garden would remain unaffected by this proposal.

7.0 **CONCLUSION**

- 7.1 The proposed extensions are large. However, the scale and design of the proposed alterations are in keeping with the main house and the relationship with neighbouring properties is considered, by your officers, to be similar to others in the vicinity and acceptable in planning terms.

8.0 **RECOMMENDATION**

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

1. **Commencement 3 yrs - Full Planning Permission**
2. **Matching materials (walls and roof)**
3. **No additional windows, doors or other openings**

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