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<b>APPLICATION NO.</b>	<a href="#">P09/W0041</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	02.02.2009
<b>PARISH</b>	EWELME
<b>WARD MEMBER(S)</b>	Mr Felix Bloomfield Mrs Susan Cooper
<b>APPLICANT</b>	Mr David & Mrs Susan Cooper
<b>SITE</b>	1 Lower End Benson Road Ewelme
<b>PROPOSAL</b>	Erection of a conservatory and glasshouse to the rear (SE) corner of property and garage extension.
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	463319/192128
<b>OFFICER</b>	Mrs S Crawford

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**1.0 INTRODUCTION**

1.1 The application has been referred to Committee because the applicant is the ward member for Benson

- 1.2
- Originally a pair of cottages now knocked into one and extended.
  - Constructed in red multi brick under a slate roof.
  - Large garden to side and rear.
  - Rural location on the northern edge of RAF Benson airfield.

1.3 An Ordnance Survey extract showing the site location is **attached** at Appendix 1.

**2.0 PROPOSAL**

2.1 The application seeks full planning permission for;

- a conservatory and glasshouse to the south east corner of the dwelling; and
- an extension to the existing detached garage.

2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2.

**3.0 CONSULTATIONS & REPRESENTATIONS**

3.1 County Archaeological Services No objection, applicant is advised to contact Archaeologist if finds occur during construction.

Ewelme Parish Council

Approve

**4.0 RELEVANT PLANNING HISTORY**

4.1 P87/W0079 – Two storey extension – Approved  
 P79/W0149 – two storey extension – Approved  
 P75/W0471 – bedroom and bathroom extension - Approved

**5.0 POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan Policies  
 G2 – Protection and enhancement of the environment  
 G4 – Development in the countryside and on the edge of settlements  
 G6 – Promoting good design

H13 – Extensions to dwellings

South Oxfordshire Design Guide.

**6.0 PLANNING CONSIDERATIONS**

6.1 Policy H13 of the South Oxfordshire Local Plan allows for extensions to dwellings subject to certain criteria.

The relevant H13 criteria and main issues in this case are whether;

- The scale and design of the proposal is in keeping with the character of the dwelling and the site and the appearance of the surrounding area,
- The amenity of occupants of nearby properties is not materially harmed; and
- That adequate and satisfactory parking and amenity areas are provided for the extended dwelling.

6.2 **Scale and design.** Whilst 1 Lower End has been extended quite extensively in the past, the proposed conservatory, glasshouse and extension to the garage are single storey only. The materials and the scale of the structures mean that the proposal would be subservient to the existing buildings and easily accommodated within the large plot.

6.3 **Impact on neighbours.** There are no neighbours to the east of 1 Lower End where the extensions are proposed.

6.4 **Amenity and parking areas.** The property sits on a substantial 0.2 hectare plot and there is ample garden, parking and manoeuvring areas retained for the extended property.

**7.0 CONCLUSION**

7.1 Your officers recommend that planning permission is granted because the scale and design of the conservatory and garage extensions are in keeping with the character of the dwelling and the site, they are not unneighbourly and there is adequate parking and amenity areas for the extended dwelling. As such the proposal accords with the Development Plan Policies.

**8.0 RECOMMENDATION**

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

1. **Commencement 3 yrs - Full Planning Permission**
2. **Materials as on plan**

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