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<b>APPLICATION NO.</b>	<a href="#">P09/W0357</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	20.04.2009
<b>PARISH</b>	DIDCOT
<b>WARD MEMBER(S)</b>	Mr Tony Harbour Mr Roger Hawlor Mr Bill Service
<b>APPLICANT</b>	Mr Simon Blake
<b>SITE</b>	10 Tyburn Glen Didcot
<b>PROPOSAL</b>	Erection of extension above existing garage at 1st floor level extending over drive way to create bedroom and en-suite.
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	452985/190551
<b>OFFICER</b>	Mr M Brewer

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**1.0 INTRODUCTION**

- 1.1 This application is referred to Planning Committee because the applicant is an employee of Capita, who work on behalf of SODC.
- 1.2 The site is shown on the OS Location Plan **attached** at Appendix 1.

**2.0 PROPOSAL**

- 2.1 The proposal is for a first floor extension above the garage and driveway at 10 Tyburn Glen, Didcot. This comprises a new bedroom with en suite. The construction includes a 'jettied' first floor over the existing parking bay, supported by a pillar on the front corner.
- 2.2 The application plans are **attached** at Appendix 2. Supporting information can be viewed on the council website.

**3.0 CONSULTATIONS & REPRESENTATIONS**

- 3.1 Didcot Town Council – No Strong Views.
- County Highways Officer – No objections as parking standards are maintained.
- Neighbours – No responses.

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 None.

**5.0 POLICY & GUIDANCE**

- 5.1 **South Oxfordshire Local Plan 2011:**  
G6 – Promoting Good Design  
H13 – Extensions to Dwellings
- 5.2 **South Oxfordshire Design Guide 2008:**  
6.3 Householder Extensions

## 6.0 **PLANNING CONSIDERATIONS**

### **Impact on neighbours:**

- 6.1 The proposal adds a first floor extension above the garage to the side of the property. None of the proposed works directly adjoin a neighbouring property's amenity space, but there is the potential for some impact to Number 12 Tyburn Glen as the nearest property and whose garden abuts the rear of the garage.
- 6.2 Whilst the proposal will undoubtedly change the outlook from No. 12's garden of the end of Nos. 8 and 10, the orientation of the proposed extension is to the north west corner of No. 12's garden area. As such, this would not have any impact on light, and the location at the end of the garden, and in line with the existing built form of Nos. 8 and 10 would mitigate any feeling of the proposal being overbearing to No.12.

### **Design and Appearance:**

- 6.3 Whilst the jettied first floor over the garage is not an ideal solution in terms of overall design, your officers do not consider the impact on the street scene would be sufficiently detrimental to merit refusal in this instance. The County Highways Officer has raised no objections to the proposal as this also serves to maintain the current parking standards for the property (2 vehicles) which also meet the requirements for an extra bedroom.
- 6.4 Whilst the proposal will be visible from the road, matching materials will serve to blend the proposal into the street scene. The proposal does not face onto any other significant open spaces other than scattered parking areas to the front and side of the property.

## 7.0 **CONCLUSION**

- 7.1 The development is not unneighbourly to adjacent properties and your officers do not consider that the design would detrimentally affect the property or surrounding area. The proposal therefore complies with the appropriate development plan policies.
- 7.2 The application is recommended for approval.

## 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 windows, doors or other openings**

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