
APPLICATION NO.	P09/W0352
APPLICATION TYPE	OTHER
REGISTERED	30 April 2009
PARISH	Didcot
WARD MEMBER(S)	Bill Service Tony Harbour Roger Hawlor
APPLICANT	Mr. Joshua Nathanielsz
SITE	25 Nene Grove, Didcot
PROPOSAL	Single Storey Extension.
AMENDMENTS	None
GRID REFERENCE	453626/190611
OFFICER	Mr. P. Bowers

1.0 INTRODUCTION

- 1.1 The application is referred to the Planning Committee as the applicant and his wife are employed by Capita who work on behalf of South Oxfordshire District Council.
- 1.2 The application site comprises a two storey dwelling which is on the end of a terrace of three houses on the Ladygrove Estate, to the north east of Didcot town centre. The south western boundary of the site borders a public footpath that links Nene Grove with Calder Way. The property has been extended previously with conservatory on the rear elevation. This was the subject of a retrospective planning application in 2007.

2.0 PROPOSAL

- 2.1 This application seeks planning permission to erect a single storey pitched roof extension to the rear of the dwelling replacing the existing conservatory. The extension measures 3 metres in depth and is set in from the boundary with the neighbouring 23 Nene Grove by 0.5 metres. The extension covers the width of the building and projects 0.7 metres beyond the wall forming the side elevation.
- 2.2 A site location plan is **attached** at Appendix 1 and a block plan and elevation plans are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Didcot Town Council – Not yet responded.
- Neighbours – No responses received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/W0286/RET – Erection of a conservatory to the rear of the property (retrospective). – Planning Permission 18 May 2007.

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Local Plan 2011 policies;
- G2 - Protection and enhancement of the environment.
G6 - Promoting good design.
H13 - Extensions to dwellings.

South Oxfordshire Design Guide 2008.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in this instance are;

- i) **Whether the amenity of the occupants of nearby properties is materially harmed.**
- ii) **Whether the extension is in keeping with the character of the building and the area in general.**

- i) **Whether the amenity of the occupants of nearby properties is materially harmed.**

6.2 Policy H13 of the South Oxfordshire Local Plan 2011 indicates that extensions to dwellings will be permitted subject to a number of criteria. One of these is that the amenity of the occupants of nearby properties is not materially harmed.

6.3 In addition, Section 6.2 of the South Oxfordshire Design Guide relates to householder advice. Paragraph 6.2.2 advises that extensions should not intrude upon a neighbour's privacy or significantly reduce the amount daylight their house will receive. In the case of single storey extensions which adjoin or closely positioned to neighbouring buildings they should generally not extend by more than 3 metres out.

6.4 The dwelling is an end of terrace with a public footpath running along its side boundary. This means that the only property that will be affected by the development will be the immediate neighbour number 23 Nene Grove. The proposed extension has a depth of 3 metres and is set in from the boundary by 0.5 metres. Its limited depth and single storey height with sloping lean-to roof means that it does not have a significantly harmful impact to the occupants of that property. The development therefore accords with Policy H13 and advice set out in the Design Guide.

- ii) **Whether the extension is in keeping with the character of the building and the area in general.**

6.5 Policy H13 also states in criterion ii) that the scale and design of the proposal should be in keeping with the character of the dwelling, site and with the appearance of the surrounding area.

6.6 Having regard to the overall scale of the extension in respect the modest form and overall character of this end of terrace dwelling the development is in keeping with the building established character.

6.7 The design of the extension is very much in keeping with established extensions in the immediate vicinity and elsewhere on the Lady Grove Estate.

6.8 The footprint of the extension is offset slightly to that of the main building and given the height of the boundary fence running along the south western boundary with the public footpath the extension will be extremely visible. However it is not so at odds with the existing building that its prominence detracts from the overall character and appearance of the street scene.

7.0 **CONCLUSION**

7.1 The extension does not materially harm the amenities of the occupants of 23 Nene Grove. Its scale and design are in keeping with the character of the existing building and although prominent it does not detract from the area as a whole.

8.0 **RECOMMENDATION**

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

1. **Commencement 3 Years.**
2. **Matching materials walls and roof.**

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