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<b>APPLICATION NO.</b>	P09/E0314
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	21st April 2009
<b>PARISH</b>	WATLINGTON
<b>WARD MEMBERS</b>	Mr Rodney Mann and The Rev'd Angie Paterson
<b>APPLICANT</b>	Mr N Paterson
<b>SITE</b>	86 Hill Road, Watlington
<b>PROPOSALS</b>	Ground floor front extension and part first floor extension
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	469773/193954
<b>OFFICER</b>	Emma Bowerman

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1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee as one of the owners of the property is an Elected Member and the Cabinet Member for Planning.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) falls outside the built up limits of Watlington and is within a line of ribbon development that runs from the southeast of the village. The site is within a built up frontage and there are various house types in the streetscene. The application property was constructed in the 1960's and was originally a bungalow. It has since been extended and has a section of first floor accommodation. The property benefits from a long rear garden and has a large parking area within the front garden. The site falls within the Chilterns Area of Outstanding Natural Beauty.

2.0 **THE PROPOSAL**

- 2.1 The application seeks full planning permission for extensions to the dwelling. The proposed front extension would bring part of the dwelling forward by 0.9 metres in line with the existing garage. The proposed first floor extension would be the same height as the existing first floor element. It would have a width of 11.7 metres and maximum depth of 11.3 metres. Three dormer windows would be set in the front roof slope of the extension and two gables would be added to the rear. The rear gable closest to No.84 Hill Road would project by 3.2 metres from the main rear wall and an existing flat roof between the two rear projecting gables would be used as a balcony.
- 2.2 A copy of the proposed plans are **attached** as Appendix B.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

- 3.1 **Watlington Parish Council** - No objection.
- 3.2 **Forestry Officer** - No objection subject to conditions regarding tree protection and a landscaping scheme.
- 3.3 **Neighbour Representations** – One letter of objection received from No.84 Hill Road. The issues of concerns raised are, in summary:
- The height of the proposal would result in unreasonable intrusion in terms of its visual impact.
  - Loss of light to the eastern side of the house.

- The perception of being overlooked and the loss of the private feel of the property.

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 The application property was constructed in the 1960's and received planning permission for a number of extensions in the 1970's and 1980's, including the existing first floor extension.

#### 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 2008 – Sections 5 and 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. Design and Scale
2. The impact on the character and appearance of the existing dwelling and surrounding Area of Outstanding Natural Beauty.
3. The impact on neighbouring properties

#### **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 first floor addition would be the same height as the existing first floor part of the dwelling and as a result would not be subservient to the main dwelling. The proposal would be a sizable addition to the dwelling and would result in a material change in its appearance. Whilst the proposal would alter the scale of the dwelling, the site is located along a built up frontage that is characterised by large detached dwellings, many of which are two storey. In your Officers opinion, the scale of the extended dwelling would be in keeping with the size of the surrounding properties and would not detract from the established character of the streetscene.

6.4 The existing dwelling has been extended in a rather haphazard fashion with disjointed rooflines and an unattractive flat roof section. The proposal would result in a more cohesive building. From the front, the proposed extension would have the appearance of a chalet style bungalow, with dormer windows set in the roof slope. The streetscene

has a variety of dwelling types and the application site is set between an extended bungalow at No.88 Hill Road and a two storey dwelling at No.84 Hill Road. The road slopes upwards towards Christmas Common and No.84 is on lower ground than the application site. No.84 is over 1 metre higher than the application property and as a result there would not be a significant step between the heights of the buildings and the proposed extension would not appear prominent in the streetscene. A gap would be retained between the application property and the side boundary and the proposal would not result in the dwelling appearing cramped on its plot.

- 6.5 The site is within the Chilterns Area of Outstanding Natural Beauty. In your Officers opinion, the proposed alterations would result in a dwelling that is appropriate in terms of its design and would not detract from this part of the AONB. The site is located within a row of residential properties and the proposed extensions would have a limited impact upon the quality of the surrounding landscape. There are a number of trees within the front garden of the application site. The Councils Forestry officer has commented that they are of low arboricultural value due to their poor physiological condition. The Forestry Officer has requested a condition requiring a landscaping scheme to mitigate the loss of a willow tree and a tree protection scheme to ensure that the other trees on site are protected during construction.

#### **Impact on neighbours**

- 6.6 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 first floor addition to the dwelling would be screened from No.88 Hill Road by the existing first floor element of the dwelling and would not have an adverse affect on this neighbour in terms of light, outlook and privacy.
- 6.7 To the other side, No.84 Hill Road is located 2.8m from the northwest side of the dwelling. This neighbour received planning permission for a two storey side extension and single storey rear extension in 2004 and these have been constructed. The extensions are not shown on the site location plan but have been plotted by the Architect on the block plans submitted with the application. The application property is approximately in line with No. 84 and the proposal would not affect the outlook from the front or rear windows of this neighbour and would not lead to an unacceptable loss of light to the rooms at the front and rear of the house. There are two obscure glazed bathroom windows in the side elevation of No.84 that face the application site. The proposed first floor extension may have some impact upon the light levels in these rooms but given that bathrooms are not primary living spaces, the impact would not be unacceptable. The proposed extension would not project beyond the rear of No.84 and Officers do not consider that it would have an overbearing impact on the rear garden area.
- 6.8 A first floor level window would be introduced into the side elevation of the dwelling and this would face No.84. This window would be high level and would not allow for any views of the neighbouring property. The proposal also introduces additional first floor windows into the rear elevation of the application property and these would be closer to the boundary with No.84 than the existing first floor windows. The proposed first floor rear windows would allow for oblique views into the rear of the garden of No.84. However, the level of overlooking would be the same as between any properties that are set alongside each other in a typical streetscene. The most private area immediately to the rear of the neighbour would not be overlooked and Officers consider that the relationship between the two dwellings would be acceptable. It is noted that the plans show that the first floor rooms closest to No.84 would be bathrooms and due to the difference in levels between the application site and No.84, it would be reasonable to condition that these are obscure glazed to prevent overlooking. A

balcony is shown between the two projecting gables and as views into the neighbour's garden would be obscured by the gable, Officers are of the opinion that this element of the proposal would not result in an unacceptable level of overlooking into the neighbours garden.

**7.0 CONCLUSION**

7.1 The application envisages a sizable addition to this detached property. However, the application property lies within a built up frontage that is characterised by large detached dwellings and the extended dwelling would be in keeping with the streetscene. 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.

**8.0 RECOMMENDATION**

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

1. **Commencement 3 years**
2. **Samples of materials to be submitted for approval**
3. **Ensuite windows in the southwest elevation to be obscure glazed**
4. **Tree protection scheme to be submitted for approval**
5. **Landscaping scheme to be submitted for approval**
6. **No additional windows**

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