
APPLICATION NO.	P09/W0349
APPLICATION TYPE	FULL
REGISTERED	01.05.2009
PARISH	BENSON
WARD MEMBER(S)	Mr Felix Bloomfield Mrs Susan Cooper
APPLICANT	Mr Stuart Roberts
SITE	39 Blacklands Road Benson
PROPOSAL	Single and two storey extension to side and rear of house.
AMENDMENTS	
GRID REFERENCE	462090/192178
OFFICER	Mrs K Gould (W)

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee at the request of Councillor Mrs Cooper.
- 1.2 The application site occupies a prominent corner location in a predominantly open plan part of an established residential area in Benson. No 39 Blacklands Road is one half of a pair of symmetrical semi detached, two storey houses. Directly across the road on the eastern side of Blacklands Road are semi detached bungalows. An Ordnance Survey extract is **attached**

2.0 PROPOSAL

- 2.1 The application seeks full planning permission to build a single storey rear extension and a two storey side extension. The side extension would provide 2 additional bedrooms at first floor allowing one of the existing bedrooms to become an upstairs bathroom and a games room and reception hall at ground floor. The rear extension would provide a new kitchen allowing the existing kitchen to become a dining room. The extensions would be constructed in materials to match the existing and many of the windows in the existing dwelling would be reused in the proposed extension.
- 2.2 The side extension would be 3.3m wide and, the rear extension would project some 2.5m beyond the rear elevation on the boundary with the neighbouring dwelling extending to 3.6m within 1.3m from that boundary. The two storey side extension is set back from the front wall of the main house by 0.1m only and the ridge of the extension is set down by the same distance. A copy of the submitted plans together with the design statement is **attached**.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 OCC (highway) – No Objection
- Benson Parish Council – No Objection

4.0 RELEVANT PLANNING HISTORY

- 4.1 P69/M0533 – Porch – Approved

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan Policies

G2 - Protection and enhancement of the environment

D1 - Good design and local distinctiveness

D4 - Privacy and daylight

H13 – Extensions to dwellings

South Oxfordshire Design Guide 2008

Section 06 – paragraphs 6.3.2 and 6.3.3

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered in the determination of this planning application are the criteria set down in policy H13 of the SOLP which deals with extensions to dwellings.

6.2 **Policy 13** permits extensions to dwellings provided that :

- **In the Green Belt, outside the limits of the larger and smaller villages, the extension would be no greater than 40% of the volume of the original dwelling.** The site does not lie within the Oxford Green Belt and therefore this volume restriction does not apply to this proposal.
- **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 proposed extension is large in comparison to the existing dwelling and will effectively double the size of the dwelling. Given the prominent corner location of the site which is visually prominent and the strong symmetry between the pair of semi detached dwellings, it is important that the design of the extension is sympathetic to the main dwelling. The South Oxfordshire Design Guide sets out advice to householders on how to extend a dwelling. It clearly states that in considering two storey side extensions, the extension should normally be set back from the front of the house by a minimum of 0.5m and that the ridge height of the extension should be set down by a similar distance. This is to ensure that the extension would appear subservient to the main dwelling and that the scale and proportions of the extension are correct. If the set back is not incorporated in the proposal, justification should be set down in the design and access statement. The proposal includes only very minor set backs of 0.1m which will hardly be discernable if constructed in this manner and detailing at the junction will be very clumsy. Amendments have been sought by your officer but the applicant wishes the application to be determined as originally submitted. No justification for this has been included in the submitted access statement. It is acknowledged by your officers that the property at no 4 Newton Way has been extended in a similar way to what is proposed without a set back or set down. However, this was extended in the 1970's prior to the current Design Guide. In the applicant's design statement for the proposed extension they refer to a similar extension at no 14 Offas Close which is close by which was approved in 2004. This application was approved following the submission of amended plans which increased the set back to 0.7m and the set down to 0.5m at the request of the planning officer. There are several other examples of two storey rear extensions constructed more recently which accord with Design Guide advice.
- **The amenity of occupants of nearby properties is not materially harmed.** The neighbours most affected by this proposal are those in the attached dwelling at no 2 Newton Way. Given the modest depth of the proposed rear single storey extension on the boundary, the proposal would not be

unneighbourly or oppressive to the occupiers of this dwelling.

- **The proposal would not be tantamount to the creation of a separate dwelling.** Although the extensions are substantial in relation to the size of the existing dwelling, the internal layout of the development would not lend itself easily to the creation of a separate dwelling. Furthermore, Benson is a village where infill development can be acceptable.
- **Adequate and satisfactory parking and amenity areas are provided for the extended dwelling.** Sufficient off street parking has been proposed to satisfy the requirements of the Local Highway Authority and not objections have been raised on this issue. The property has a private rear garden which is adequate for a four bedroom dwelling.

7.0 CONCLUSION

7.1 The site is visually prominent occupying a corner plot and the pair of semi detached dwellings have a strong symmetry. The lack of a sufficient set back and set down on the proposed two storey side extension would result in a large extension which would not relate well to the existing dwelling. Whilst there are some extensions in the vicinity that do not accord with the Design Guide advice these were constructed prior to the adoption of this supplementary Planning Guidance and since the adoption of the SPG extensions have only been allowed where they accord with this advice.

8.0 RECOMMENDATION

8.1 **That planning permission be refused for the following reason:**

1. **That, given the prominent corner location of the dwelling and the strong symmetry between no 39 Blacklands Road and 2 Newton Way, the lack of a sufficient set back and set down to the extension will result in a visually prominent development which would not be subservient in scale and design and would detract from the character of the area and the character and appearance of this semi detached pair of dwellings contrary to policies D1 and H13 of the adopted South Oxfordshire Local Plan and to advise set down in section 6.3.2 of the South Oxfordshire Design Guide.**

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