
APPLICATION NO.	P09/W0531
APPLICATION TYPE	FULL
REGISTERED	18.06.2009
PARISH	DIDCOT
WARD MEMBER(S)	Tony Harbour Bill Service Roger Hawlor
APPLICANT	Mr Iain McKenzie
SITE	11 Nunney Brook Didcot
PROPOSAL	Erection of rear lean to single storey extension.
AMENDMENTS	None
GRID REFERENCE	452727/191078
OFFICER	Mr R.Turner

1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee because the application needs to be considered in conjunction with application P09/W0536, at 15 Nunney Brook. Planning application P09/W0536 has been referred to committee as the applicant is the Ward Member for the Ladygrove Ward.
- 1.2 The application site comprises a two storey dwelling constructed in red brick with grey concrete roof tiles. Situated in the middle of a terrace of four houses within a quiet cul-de-sac on the Ladygrove development. The property benefits from a modest rear garden, enclosed with 1.8m close board fencing. The south west boundary borders the Ladygrove Primary School, the eastern boundary borders the neighbour at number 15 Nunney Brook and the western boundary borders the neighbour at number 9 Nunney Brook. The property has not previously been extended

2.0 PROPOSAL

- 2.1 The application site is shown on the OS plan **attached** at Appendix 1
- 2.2 This application seeks planning permission to erect a single storey rear extension.
- Dimensions – 4.3m x 3.3m x 5.5m
 - Materials – Red brick and grey concrete roof tiles to match the existing
- 2.3 A copy of the submitted plans is **attached** at Appendix 2

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Didcot Town Council – No decision made.

Neighbours – No responses received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P09/W0531 - Erection of single storey rear extension at 15 Nunney Brook – Not yet determined
- P98/W0499/RM - Construction of fifty-three 2-storey 1, 2 and 3-bedroom dwellings and associated garages, parking and ancillary works. – Approved

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 case 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 of daylight their house will receive. In the case of single storey extensions which adjoin or are closely positioned to neighbouring buildings they should generally not extend by more than 3 metres out.

6.4 The property at number 9 Nunney Brook is largely screened from the proposed development by the existing garage which is set back 2 metres along the western boundary. Having regard to the existing garage and a distance of 3 metres between the proposed addition and the boundary, the proposed extension does not have a significantly harmful impact on the occupants of 9 Nunney Brook.

6.5 The proposed extension has a depth of 3.3 metres and is adjoined to the proposed extension at number 15 Nunney Brook which is to be considered under application P09/W0536. Whilst the depth of the proposed extension would exceed the 3 metres recommend within the Design Guide, having regard to the proposed extension at number 15 Nunney Brook, its limited depth and single storey height with sloping lean-to roof means that it does not have a 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.**

6.6 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.

6.7 Having regard to the overall scale of the extension in respect to the modest form and overall character of this dwelling, the development is in keeping with the established character of this property and surrounding area.

7.0 CONCLUSION

7.1 The extension does not materially harm the amenities of the occupants of neighbouring properties. Its scale and design are in keeping with the character of the existing building and the area as a whole.

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. **That the extension hereby permitted shall be implemented only as part of a joint extension with that at number 15 Nunney Brook permitted by Planning Permission P09/W0536.**

Author Richard Turner
Contact No. 01491 823753
Email Add. planning.west@southoxon.gov.uk