
APPLICATION NO.	P09/W0536
APPLICATION TYPE	FULL
REGISTERED	18.06.2009
PARISH	DIDCOT
WARD MEMBER(S)	Tony Harbour Bill Service Roger Hawlor
APPLICANT	Mr William Service
SITE	15 Nunney Brook Didcot
PROPOSAL	Rear single storey extension.
AMENDMENTS	None
GRID REFERENCE	452737191075
OFFICER	Mr R.Turner

1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee because 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 on the end 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 and the eastern boundary borders the rear gardens of numbers 18 to 24 Ashburn Place. 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/W0536 - Erection of single storey rear extension at 11 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 properties at 18 to 24 Ashburn Place are situated over 16m from the proposed extension and will be largely screened by the existing garage at number 15 Nunney Brook. Having regard to this distance the proposed extension does not have a significantly harmful impact on the occupants of 18 to 24 Ashburn Place.

6.5 The proposed extension has a depth of 3.3 metres and is adjoined to the proposed extension at number 11 Nunney Brook which is to be considered under application P09/W0531. 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 11 Nunney Brook, its limited depth and single storey height with sloping lean-to roof means that it does not have a harmful impact on the occupants of that property. The development therefore accords with Policy H13 and advice set out in the Design Guide.

6.6 As the extension exceeds 3 metres in depth a condition has been recommended to ensure that this extension is implemented at the same time as the proposed extension at number 11. This seeks to ensure that the proposal is not unneighbourly to the occupants of number 11.

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

6.7 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.

6.8 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.**

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