
APPLICATION NO.	P10/W1860
APPLICATION TYPE	FULL
REGISTERED	30.11.2010
PARISH	DIDCOT
WARD MEMBER(S)	Mrs J Murphy
APPLICANT	Mr & Mrs P MacLaghlin
SITE	20 Richmere Road Didcot
PROPOSAL	Part two/ single storey extension to form new dwelling to side of existing dwelling. Sub-division of existing gardens to create new garden for new dwelling. Provision of new vehicle crossover to front boundary. Single storey extension to rear of existing property.
AMENDMENTS	None
GRID REFERENCE	452729/189390
OFFICER	Mr D.Burson

1.0 **INTRODUCTION**

1.1 This application is brought before the Planning Committee as the officer's recommendation differs from that of the Town Council.

1.2 20 Richmere Road stands as half of a pair of semi-detached dwellings set back from the road behind a low hedge. Richmere Road is made up of pairs of two storey semi-detached dwellings of brick construction with tile hipped roofs in a variety of forms. **Attached** at Appendix 1 is a copy of the OS site plan.

2.0 **PROPOSAL**

2.1 This application is for the construction of a two storey side extension and single storey rear extension to form a new one bedroom dwelling. A single storey extension is also proposed to the existing dwelling, to serve the property retained.

2.2 The extensions proposed to create the new dwelling have previously received planning permission under reference P10/W1461. This application now seeks to utilise the previously approved extensions to form a new dwelling with the addition of a sun room to the rear of the existing house. Copies of the plans approved under reference P10/W1461 are **attached** at Appendix 3.

2.3 The accommodation of the existing dwelling is to be retained with the addition of a sun lounge to the rear. The proposed dwelling contains a living room, kitchen and sun lounge at ground floor level and a single bedroom and bathroom to the first floor. The dwelling will be accessed from Richmere Road via the existing access with an additional crossover formed to serve the existing dwelling.

2.4 **Attached** at Appendix 2 are copies of the elevations, floor plans and proposed site layout. The additional supporting information supplied is available to view on the Council's website www.southoxon.gov.uk.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Didcot Town Council**

- Refused
- Proposal is an overdevelopment
- Unneighbourly with potential loss of light for neighbours

Neighbour

- 1x neighbour objection
- The additional dwelling could create issues with regard to car parking
- Proposal would lower property value

Thames Water Development Control

- No objection

County Council Highways Officer

- To be verbally updated at committee meeting

4.0 **RELEVANT PLANNING HISTORY**

4.1 P10/W0882- Part two storey, part single side and rear extension. Alterations to existing windows to create new doors to rear elevation. New porch to front elevation- Withdrawn prior to determination on 06 August 2010

P10/W1461- Part two storey, part single side and rear extension. Alterations to existing window to create new doors to rear elevation. New porch to front elevation- Planning Permission on 02 November 2010.

5.0 **POLICY & GUIDANCE**

5.1 **South Oxfordshire Local Plan 2011 policies:**

H4- Towns and larger villages outside the Green Belt (Housing)
G5- Making best use of land
G6- Promoting good design
T1- Transport requirements for new developments
T2- Transport requirements for new developments
D2- Vehicle and bicycle parking
D3- Plot coverage and garden areas
D4- Privacy and daylight

South Oxfordshire Design Guide 2008

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in this application are:

i) The principle of development

ii) Whether the proposal satisfies the amenity requirements set out under policy H4

6.2 **i) The principle of development**

Didcot is one of the four main towns in the district where new housing development is permitted under Policy H4 of the adopted South Oxfordshire Local Plan.

As the application site lies within the built up limits of the town the principle of the construction of a new dwelling is acceptable subject to the satisfaction of the amenity

criteria set out under policy H4. These are considered in the following section of the report.

6.3 **ii) Whether the proposal satisfies the amenity requirements set out under policy H4**

6.4 *i) 'An important open space of public, environmental or ecological value is not lost, nor an important public view spoiled'*

The application site is not an open space of public, environmental or ecological value. The proposed side extension would restrict views currently available from the public viewpoint of Richmere Road, the view restricted is however one of private gardens to dwellings and is not one of such importance to constrain development, particularly in the context of the extension benefiting from extant planning permission P10/W1461.

6.5 *ii) 'the design, height, scale and materials of the proposed development are in keeping with its surroundings'*

The most visible elements of the proposal have previously been permitted as house extensions and the permission remains extant. The proposed new dwelling would appear as a subservient structure to the existing property, retaining the staggered form of the building's front elevation.

6.6 The heavily hipped roof of the existing dwelling presents a challenge with regard to the incorporation of a two storey side extension to form the new dwelling. The proposed structure is not of the highest quality design in your officer's view with the eaves set above those of the dwelling to which it is to be attached. However having regard to the character of the dwelling and other extensions undertaken in the locality a refusal of planning permission on the basis of design would not be sustainable, particularly in light of the extant planning permission.

6.7 The proposed dwelling is to be constructed in materials to match the existing dwelling in keeping with the locality.

6.8 *iii) 'the character of the area is not adversely affected'*

As considered above the proposed development is of a design, height and scale, and proposed in materials considered to be in keeping with the locality.

6.9 The development involves two storey development to the side of the existing dwelling. Where a two storey extension is proposed among semi-detached properties there is a risk of a terracing effect upon the streetscene. Whilst the proposal involves development close to the boundary, in view of the arrangement of dwellings and the setback of 20 Richmere Road from the neighbour to the south, the proposal would not have an unacceptable terracing effect in your officer's.

6.10 *iv) 'there are no overriding amenity, environmental or highway objections'*

The bulk of the proposed development is set to the southern side of the application dwelling.

6.11 The dwelling 18 Richmere Road is attached at the northern side of the existing dwelling and features a single storey extension to the rear. The proposed sun room extension to the rear of the existing dwelling would be sited in close proximity to the northern boundary. The extension would be of single storey, lean-to construction projecting 3

metres beyond the adjacent rear wall of 18 Richmere Road. The 3 metre extension accords with advice contained in the South Oxfordshire Design Guide, and would be possible to construct as permitted development. Having regard to the scale of the proposed extension and the level of projection the impact of the proposed rear extension to the existing dwelling would not have such an impact upon 18 Richmere Road as to justify a refusal of planning permission.

- 6.12 The proposed dwelling involves built development matching that benefiting from planning permission P10/W1461 as a house extension. The new dwelling is set 6 metres from the boundary with 18 Richmere Road at its closest point, the two storey element would extend 3 metres beyond the existing rear wall with a conservatory extending a further 3 metres to the rear at ground floor level. In view of the separation of the development from the boundary with 18 Richmere Road these elements would not have such an impact upon amenity as to merit a refusal of planning permission.
- 6.13 The side extension involves the extension of the dwelling to the south toward 22 Richmere Road, a two storey semi-detached dwelling. A separation of one metre is to be retained between the proposal and the site boundary. Number 22 has three small windows in the northern elevation. Number 22 is set forward of the application dwelling by around 2.4 metres with a single storey rear projection to the northern side of the rear elevation. Having regard to the orientation of the application property in relation to number 22, the staggered relationship and the physical separation between dwellings the impact of the development would not be such as to merit a refusal of planning permission.
- 6.14 The relationship between the proposed dwelling and the existing dwelling within the site must also be considered in terms of occupiers' amenity. The proposed dwelling involves extension to the rear alongside the boundary with 20 Richmere Road to the depth of 3 metres. The scale of development is such that it would have an acceptable impact upon the amenity of the occupiers of 20 Richmere Road. However any further addition to the rear of the proposed dwelling would have a detrimental impact on amenity; as such it is considered necessary to impose a restriction on permitted development rights for the new dwelling.
- 6.15 The creation of the new dwelling also reduces the amenity area of 20 Richmere Road; the amenity area retained however exceeds that required for a two bedroom dwelling while the area for the new dwelling exceeds the requirements for a one bedroom unit. To the front of the dwellings parking areas are to be provided with two spaces for 20 Richmere Road and a single space for the new dwelling, the provision is in accordance with the levels set out under the South Oxfordshire Local Plan 2011. The proposal also includes provision of cycle parking in accordance with the requirements of the Local Plan.
- 6.16 *v) 'if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement'*

The proposed dwelling does not constitute backland development.

7.0 **CONCLUSION**

- 7.1 This proposal accords with development plan policies. The development is not considered to be harmful to the amenity of neighbours, the character of the street scene or highway safety and convenience.

8.0 RECOMMENDATION

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

- 1. Commencement within 3 years**
- 2. Condition listing the approved drawings**
- 3. Boundary walls and fences**
- 4. Matching materials**
- 5. Sustainable methods of construction**
- 6. Parking areas**
- 7. Withdrawal of permitted development rights for extensions and alteration (new dwelling)**

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