
APPLICATION NO.	P10/E1930
APPLICATION TYPE	FULL
REGISTERED	04.01.2011
PARISH	ASTON ROWANT
WARD MEMBER(S)	Mrs Dorothy Brown
APPLICANT	Mr Adrian Summons
SITE	1 Aston Park, Aston Rowant
PROPOSAL	Two storey and first floor extension (as amended by drawing no. APER 05D, APER 06D and APER 07D accompanying Agents email received 21/01/11).
AMENDMENTS	One
GRID REFERENCE	472700198876
OFFICER	Miss Emma Bowerman

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee at the request of Councillor Brown who is of the opinion that that the proposal would be of an acceptable design and would not be out of place with the other properties on Aston Park, which are of varied design.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached bungalow within a 1960's development of individually designed properties. The application site forms the corner plot between Aston Park and Aston Rowant Road. The existing dwelling is rendered and the roof is covered with concrete roof tiles. The dwelling has a forward projecting garage and benefits from a large parking and turning area at the front of the property. There is a lime tree in the front garden and this is protected by a Tree Preservation Order. The site does not fall within any areas of special designation.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for an extension to the northeast side of the house. The proposed extension would not significantly alter the footprint of the house and would infill the northeast corner by an area measuring 2.6 metres x 3 metres. The first floor addition would measure 6.7 metres x 7.8 metres. The extension would project above the ridgeline with a total height of 6.1 metres. The materials proposed would match the existing.
- 2.2 Revised plans were received during the application process. The original submission included a balcony above the flat roof of the rear extension. This has been omitted on the revised plans due to Officer's concerns regarding overlooking.
- 2.3 A copy of the proposed plans is **attached** as Appendix B. The Applicant's design statement can be viewed online at www.southoxon.gov.uk.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Aston Rowant Parish Council – No strong views.
- 3.2 Forestry Officer – No objection subject to conditions requiring tree protection and confirmation of service routes.

3.3 Neighbour Representations – None received at time of writing. Officer will provide a verbal update at the Planning Committee meeting.

4.0 **RELEVANT PLANNING HISTORY**

4.1 The application property received planning permission for extensions in 1979, 1984 and 2004.

4.2 Applications P10/E0582 and P10/E1427 for similar two storey extensions were both withdrawn in 2010 before formal decisions were issued. The first submission proposed an extension with a circular front elevation and the second was an angular extension. Both applications proposed extensions that projected above the ridgeline of the existing dwelling and Officers considered that both schemes were unacceptable in terms of their design. These extensions also projected forward and the forestry officer raised concerns regarding the impact of these extensions on the roots of the protected lime tree in the front garden.

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 - Protection of the Environment

G6 – Promoting Good Design

C9 – Landscape Features

D1 – Good Design and Local Distinctiveness

H13 – Extensions to Dwellings

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 – Section 6

5.3 Government Guidance:
PPS1 – Delivering Sustainable Development
PPS7 – Sustainable Development in Rural Areas

6.0 **PLANNING CONSIDERATIONS**

6.1 The planning issues that are relevant to this application are:

1. Whether the scale and design of the proposal is in keeping with the character of the dwelling, the site and with the appearance of the surrounding area
2. Whether the proposal would materially harm the amenity of occupants of nearby properties
3. Whether the proposal would harm a protected tree

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 South Oxfordshire Design Guide advises that extensions do not need to copy the style and detail of the original house, but should complement it in terms of form and character, and be proportionate to the size of the parent building. This ensures that the original building should remain the dominant element and any extension should be subservient to it and not overwhelm the house from any given viewpoint.

- 6.3 Aston Park has a unique character, with some of the dwellings of a standard design and others that are more unusual. The cul-de-sac is an example of 1960's modernism, with some of the dwellings incorporating low asymmetrical roofs and unusual fenestration. There are a mix of single storey and two storey dwellings within the cul-de-sac, with some bungalows that have rooms in the roof. The Design Statement submitted with the application has photographs of a number of the other dwellings in Aston Park, many of which have been extended in various ways. Although the properties within Aston Park are all unique, they are generally cohesive to their own design, with extensions either remodelling the dwellings in an appropriate form or being in keeping with the original style of property. However, there are some exceptions within Aston Park, with some properties having being extended in a less sympathetic manner in previous years.
- 6.4 This application follows the withdrawal of two earlier applications for similar schemes. Officers consider that the proposal is an improvement on the previous submissions but does not go far enough to overcome concerns regarding the scale and design of the extension. The proposed extension would project by 1.7 metres above the ridgeline of the existing dwelling with a shallow pitched roof that would sweep down to a lower eaves level at one side. The proposed extension would not be subservient to the main house and in your Officers opinion, would form a dominant and intrusive feature that would detract from the character and appearance of the dwelling and the surrounding area. The site can be seen across the open field to the southeast when approaching Aston Park along Aston Rowant Road and Officers are of the opinion that the proposal would create a prominent feature on this corner plot. Officers consider that the existing building and the extension do not look like they belong together and the resulting building would not have a coordinated overall look.

Neighbour impact

- 6.5 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 occupants of nearby properties is not materially harmed. The only neighbour that would be affected by the proposed extension is No.2 Aston Park. The proposed extension would be positioned a distance of 6 metres from No.2, with this neighbour positioned at an angle to the proposed extension. The proposed extension would be pitched away from this neighbour. Given the relationship between the two properties, Officers are of the opinion that the proposal would have an acceptable impact on this neighbour in terms of light, outlook and privacy.

Trees

- 6.6 The lime tree in the front garden is a mature specimen and is a prominent feature in the local area. This tree is protected by a Tree Preservation Order. The council's forestry officer raised concerns with the previous two applications regarding the impact on the roots of this protected tree and potential pressure for it to be removed due to its proximity to the extended part of the building. The proposed extension would not project any closer to this tree and Officer's consider that it would have an acceptable impact on it, subject to conditions requiring tree protection and confirmation of service routes.

7.0 CONCLUSION

- 7.1 The application proposes an extension that would not be in keeping with the scale of the main house contrary to the requirements of Policy H13 of the Local Plan and the guidance in the Design Guide. The proposal would not be a subservient addition and in your Officer's opinion, would create a prominent feature that would detract from the character and appearance of the house. The site is visible in longer views when approaching the site from the southeast and the proposal would also have an adverse

impact on the character of the surrounding area. Officers consider that the extension would be an incongruous addition to the house and would result in a building that has an uncoordinated appearance.

8.0 **RECOMMENDATION**

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

That having regard to the scale and design of the proposed extension and specifically its projection above the ridgeline of the existing house, the extension would result in a prominent and incongruous addition that would detract from the character and appearance of the dwelling, site and surrounding area. As such, the proposal would be contrary to the provisions of the South Oxfordshire Local Plan 2011, particularly policies G2, G6, D1 and H13 and the guidance in the South Oxfordshire Design Guide 2008.

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