
APPLICATION NO.	P11/W0204
REGISTERED	17 FEBRUARY 2011
PARISH	CHOLSEY
WARD MEMBER(S)	Mrs Felicity Aska Mrs Pat Dawe
APPLICANT	MR & MRS ASKA
SITE	78 PAPIST WAY, CHOLSEY
PROPOSAL	SINGLE STOREY EXTENSION
AMENDMENTS	NONE
GRID REFERENCE	459220/185910
OFFICER	MRS EMILY HAMERTON

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee as the applicant is a district councillor.
- 1.2 This site lies within the built up limits of Cholsey. It comprises a detached bungalow with adjoining garage constructed of red brick under a tiled roof. The property lies with the North Wessex Downs Area of Outstanding Natural Beauty (AONB). **Attached** at appendix A is a copy of the OS location plan.

2.0 PROPOSAL

- 2.1 This application is for a single storey extension to create a porch and shower room. Copies of the floor plans and elevations are **attached** at appendix B.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Cholsey Parish Council
- Approved

4.0 RELEVANT PLANNING HISTORY

- 4.1 None relevant to this application.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies:

- H13 Extensions to dwellings
G6 Promoting good design
C2 Areas of outstanding natural beauty

South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

- 6.1 The relevant planning considerations are:
- Impact on neighbours
 - Design
 - Impact on the AONB

Impact on neighbours

- 6.2 The proposed extension is modest, measuring some 3.1m wide by 2.3m long. It will have a maximum height of 4m. The extension will be on the east elevation of the

house where the closest neighbouring property is some 10m away. Given the modest size of the extension and its distance from the neighbouring property, this development would not be detrimental to the amenity of the occupiers of the nearby neighbouring properties. This development accords with policy H13 of the adopted Local Plan and advice set out in the South Oxfordshire Design Guide.

Design

- 6.3 Papist Way comprises a mixture of different house types, and designs. This extension will be visible from the street, however it is of a scale that is appropriate to the property and the surrounding area. The design of this extension accords with policy G6 of the adopted Local Plan and advice set out in the South Oxfordshire Design Guide.

Impact on the AONB

- 6.4 This property lies within the North Wessex Downs AONB. Policy C2 of the adopted Local Plan states that development within the AONB should be of a scale and type appropriate to the area and be sympathetic in terms of its siting, design and materials used. The proposed extension complies with this policy.

7.0 **CONCLUSION**

- 7.1 This proposal accords with development plan policies. The development would not be detrimental to the amenity of neighbours or the natural beauty of the AONB. The design is acceptable.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission is approved subject to the following conditions:**

1. **Commencement within 3 years**
2. **Constructed in accordance with the approved plans**

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