
APPLICATION NO.	P11/W1577
APPLICATION TYPE	FULL
REGISTERED	14.10.2011
PARISH	DIDCOT
WARD MEMBER(S)	Mr Terry Joslin Mrs Margaret Turner
APPLICANT	Mr Stephen Murphy
SITE	100 Lydalls Road Didcot, OX11 7DU
PROPOSAL	Proposal to extend garage to front by 1m and extend porch roof over. New two storey extension to rear. Remodel existing external WC to form new WC and utility room at rear of garage (As amended by drawing LYD/111 Revision B accompanying letter from agent dated 4 November 2011).
AMENDMENTS	Drawing LYD/111 Revision B
GRID REFERENCE	452182/190410
OFFICER	Mr P Bowers

1.0 **INTRODUCTION**

- 1.1 The application is referred to the Planning Committee at the request of Councillor Terry Joslin.
- 1.2 The application site comprises a yellow brick, concrete tiled roof, detached two storey dwelling on the north-west side of Lydalls Road, Didcot. The dwelling is set on a higher land level than the highway and is higher than the dwelling at number 98 to the south east but slightly lower than number 102 to the north west.
- 1.3 The dwelling includes an integral garage to the side with first floor extension above and W/C extension at the rear projecting slightly beyond the original rear wall of the building

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission to erect a two storey extension to the rear creating a fifth bedroom and en-suite at first floor level and a family room at ground floor level along with a single storey utility room extending the existing W/C extension.
- 2.2 The application has been amended removing the originally proposed patio doors on the south facing side elevation of the extension and introducing a hip end to the roof of the extension replacing the previous fully gabled roof. It also includes a front extension to the integral garage.
- 2.3 A plan identifying the location of the property can be found at **Appendix 1** and drawings of the amended scheme at **Appendix 2**. Full copies of the plans, documents and consultation responses can be viewed on the Council's website www.southoxon.gov.uk .

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Didcot Town Council** - No strong views to both original and amended scheme.
- 3.2 **Neighbour Object** – 2 x Objections to the original and amended scheme.

98 Lydalls Road – The original scheme was overbearing and oppressive due to its proximity to the boundary, overall height and the change in land levels making 100 Lydalls Road higher. The scheme also included patio doors in the side elevation which overlooked the amenity area of the rear garden of 98 Lydalls Road. Recognition that the amended plans have removed the patio doors but still concerned that the extension is oppressive.

102 Lydalls Road – Concern about the proximity of the extension to the boundary and potential boundary issues with the new occupier of 100 Lydalls Road. The extension is not in character with the area. The loss of the trees will result in the potential reduction in moisture levels of the ground thereby causing heave and structural problems to 102 Lydalls Road.

3.3 **County Archaeological Services** - No strong views

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P55/R0724](#) - Approved (11/03/1955)
PROPOSED DWELLING HOUSE AND GARAGE

5.0 **POLICY & GUIDANCE**

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

D1 - Principles of good design

G2 - Protect district from adverse development

G6 - Appropriateness of development to its site & surroundings

H13 - Extension to dwelling

South Oxfordshire Design Guide 2008

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in respect of this proposal are;

i) Impact on the amenities of the occupants of nearby properties.

ii) Impact on the character and appearance of the building.

iii) Impact on the character and appearance of the area.

iv) Parking provision.

i) Impact on the amenities of the occupants of nearby properties.

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 The two most affected properties are numbers 98 and 102 Lydalls Road on either side of the application site. The impact to both properties is discussed below;

98 Lydalls Road

6.4 This property is to the south east of the application site and due to the change in levels is approximately 1 metre lower. The proposed extension has a depth of 4.3 metres and

is set in from the boundary by 4 metres.

- 6.5 As originally submitted the extension included south facing patio doors which, due to the difference in levels would have introduced an unacceptable level of overlooking of the patio area closest the rear of the building of 98 Lydalls Road. The amended scheme removed the patio doors and overlooking impact it created. A condition is proposed as part of this recommendation that removes permitted development rights to add the patio doors at a later date.
- 6.6 The main impact from the extension will come from its height and position in relation to the boundary. The extension is set in by 4 metres and although the change in levels exacerbates the impact, this distance is considered sufficient to offset the impact of the depth of the extension to such an extent that it would not be significantly overbearing or oppressive.
- 6.7 The first floor window in the rear of the extension is further in to the site than the existing first floor windows which mean that oblique views from the new window will be of the rear part of the garden of number 98 away from the private amenity area of the garden nearest to the house.
- 6.8 When considering the impact of the extension it is important to consider whether there is a permitted development fall back position to gain an extension of similar proportions. The existing extension is set in from the boundary by 4 metres and has a depth of 4.3 metres. Your officers consider that a two storey extension could potentially be built 2 metres from the boundary, with patio doors overlooking the patio area of number 98, with a fully gabled roof and a depth of 3 metres without the need for planning permission from the Council. The impact of such an extension would be significantly greater than the proposed extension.
- 6.9 Weighing this all in to the balance the harm caused by the extension to number 98 Lydalls Road is not considered to be materially harmful.

102 Lydalls Road

- 6.10 This property is to the north west and orientated so that it faces north west at an angle to the boundary with number 100 Lydalls Road. The property includes a detached single garage on the boundary.
- 6.11 The juxtaposition of the two dwellings and the gap between them and the existence of the garage is considered sufficient to mitigate any issue of oppressiveness, overlooking or potential for a significant loss in sunlight to the garden.
- 6.12 The occupiers of number 102 are concerned about the excavation involved in digging the footings for the extension and the loss of the trees and hedging near to the boundary in terms of the implications for the stability of the ground and its moisture content. In respect of the trees and hedging they are not the subject of a tree preservation order or within a conservation area and could be removed at any time. In terms of the impact of the footings for the extension it has been expressed in paragraph 6.8 that a very similar extension could be erected without planning permission. Notwithstanding this however there is no evidence to suggest that in this particular case the works of extension will have an undue impact to the structural stability of 102 Lydalls Road.
- 6.13 Whilst there will be an impact to both adjoining properties the proposed extension is not considered to result in a materially harmful impact to the occupiers of the adjoining

properties. The development accords with the relevant criterion of Policy H13.

ii) Impact on the character and appearance of the building.

- 6.14 Criterion ii) of Policy H13 states 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.
- 6.15 The extension is subordinate in terms of its depth, width and height to the existing house which remains the dominant element. This follows the advice set down in the South Oxfordshire Design Guide 2008.
- 6.16 The inclusion of the hipped end to the roof of the extension is somewhat at odds with the existing roof however this has been done in an effort to reduce the impact to the neighbouring properties. It does not detract from the appearance of the extension or the house.
- 6.17 Taken overall the extension preserves the existing building's character in line with the Council's standing advice and with Policy H13 of the South Oxfordshire Local Plan 2011.

iii) Impact on the character and appearance of the area.

- 6.18 The extensions to the rear are away from public vantage points. They are of a similar scale to extensions permitted throughout the district and are in keeping with the buildings established character. The development does not detract from the wider character of the area which is a mixture of dwelling types and sizes.
- 6.19 The single storey projection on the front of the building is of a scale that does not present a material change or harm the wider street scene.

iv) Parking provision.

- 6.20 The existing property includes the garage, the driveway and a parking space cut in to the bank of the front garden. The Council's maximum parking standards requires 2+ parking spaces for properties with three or more bedrooms. The existing spaces on the property are adequate to provide for the extended property.

7.0 CONCLUSION

- 7.1 The proposed extensions do not present a significantly harmful unneighbourly impact to either adjoining property. The scale and design of the extensions are in keeping with the buildings established character and do not detract from the wider appearance of the area in general. The existing property provides for adequate parking provision. Your officers recommend that planning permission is granted.

8.0 RECOMMENDATION

- 8.1 **Planning Permission subject to:**

1. **Commencement 3 yrs - Full Planning Permission**
2. **planning condition listing the approved drawings**
3. **Matching materials (walls and roof)**
4. **No additional windows, doors or other openings**

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