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<b>APPLICATION NO.</b>	<a href="#">P11/W2347</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	22.2.2012
<b>PARISH</b>	WALLINGFORD
<b>WARD MEMBER(S)</b>	Mrs Pat Dawe Mr Mark Gray
<b>APPLICANT</b>	Mr & Mrs Wood
<b>SITE</b>	13 Hurst Close Wallingford, OX10 9BQ
<b>PROPOSAL</b>	Erection of two-storey side extension.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	460415/188811
<b>OFFICER</b>	Mrs E Hamerton

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1.0 **INTRODUCTION**

- 1.1 This application has been referred to Planning Committee as the applicant is a member of staff.
- 1.2 13 Hurst Close is a detached property that lies within the built up limits of Wallingford. The property has a garage and utility room to the side with a flat roof over which wraps around the front of the property, creating a flat roof canopy area at the front.
- 1.3 Hurst Close comprises a mixture of semi-detached and detached houses, many of which have benefited from extensions. The site has no special designation. It is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 This application is for a two storey side extension which will create a first floor above the existing garage and utility room. The additional accommodation at first floor will comprise a bedroom and shower room.
- 2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Wallingford Town Council - Approve

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P06/W0212](#) - Approved  
Erection of single storey rear extension. Planning permission 25 April 2006.

5.0 **POLICY & GUIDANCE**

- 5.1 **South Oxfordshire Local Plan 2011 policies;**  
 D2 - Safe and secure parking for vehicles and cycles  
 D4 - Reasonable level of privacy for occupiers  
 G6 - Appropriateness of development to its site & surroundings  
 H13 - Extension to dwelling  
 T1 - Safe, convenient and adequate highway network for all users

South Oxfordshire Design Guide 2008

### **National Planning Policy Framework (NPPF)**

None of the policies within the South Oxfordshire Local Plan of relevance to this application are inconsistent with, or contradictory to, the provisions of the Framework and this application can be determined against the relevant policies of the Local Plan

## **6.0 PLANNING CONSIDERATIONS**

6.1 The relevant planning considerations in relation to this application are:

- Impact on neighbours
- Design
- Parking

### **6.2 Impact on neighbours**

No 12 Hurst Close is the closest neighbouring property affected by the proposal, which sits some 3m to the north of no. 13. The neighbour has a first floor and ground floor window and a side door which is partially glazed in the south elevation of the property which will face the proposed extension. The proposed extension will not have any windows in the side facing no. 12 and the existing window and door to the utility room will remain therefore there will no additional overlooking.

6.3 No. 13 already has a single storey extension that sits approximately 3m from no. 12. The addition of the first floor will not have a significantly greater impact on the neighbouring property and would not have an oppressive or overbearing impact in your officer's view given the distance between the extension and the neighbour's property. This development therefore complies with policy H13 of the adopted Local Plan and advice set out in the South Oxfordshire Design Guide.

### **6.4 Design**

The design of the extension is simple and in keeping with the character of the original house. The extension will result in all the existing flat roof elements being replaced by pitched roofs, which will improve the overall appearance of the property. As such, this development accords with Policy G6 of the adopted Local Plan and advice set out in the South Oxfordshire Design Guide.

### **6.5 Parking**

This proposal will result in an additional bedroom, taking the total number of bedrooms to 4. In terms of parking provision the property will require at least two spaces. The property currently achieves three parking spaces. This is adequate on plot parking for this development. This accords with advice set out in the South Oxfordshire Design Guide.

## **7.0 CONCLUSION**

7.1 It is recommended that planning permission be granted because the proposal accords with the relevant development plan policies. This development would not be detrimental to the amenity of nearby neighbours and the design is acceptable.

**8.0 RECOMMENDATION**

**8.1 To grant planning permission subject to the following conditions;**

- 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**

Author: Emily Hamerton  
Contact No: 01491 823275  
Email: [planning.west@southandvale.gov.uk](mailto:planning.west@southandvale.gov.uk)