
APPLICATION NO.	P12/S1210/HH
APPLICATION TYPE REGISTERED	Householder 22 nd June 2012
PARISH	Chinnor
WARD MEMBERS	Mr Christopher Hood Ms Lynn Lloyd
APPLICANT	Ms Lynn Lloyd
SITE	50 High Street, Chinnor
PROPOSALS	Partial demolition of existing single storey extension, new single storey extension
AMENDMENTS	None
GRID REFERENCE	475655/201150
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

1.1 This application is referred to Committee as the applicant is one of the Ward Members for Chinnor.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is occupied by a single detached dwelling lying within the Chinnor Conservation Area.

2.0 **THE PROPOSAL**

2.1 The application seeks planning permission for a single storey extension to the rear of the existing dwelling following the partial demolition of an existing single storey element. The proposed extension would provide an extended kitchen/garden room and would measure 3.6 metres wide, 4.8 metres deep and 2.4 metres high. The extension would have a flat roof with a central lantern light. A roof light is also shown on the proposed rear elevation of the dwelling, however, this does not require planning permission.

2.2 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

3.1 **Chinnor Parish Council** – The application should be approved.

3.2 **Neighbours** – No correspondence has been received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

5.0 **POLICY AND GUIDANCE**

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

- G2 – Protection and enhancement of the environment
- G4 – Development in the countryside and edge of settlements
- CON7 – Proposals affecting a conservation area
- D1 – Good design and local distinctiveness
- H13 – Extensions to dwellings

5.3 Government Guidance:
-National Planning Policy Framework (NPPF)

5.4 Supplementary Planning Guidance
-South Oxfordshire Design Guide 2008 (SODG)

6.0 **PLANNING ISSUES**

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

1. The impact on the character and appearance of the site and surrounding area
2. The impact on the amenity of neighbouring occupiers
3. Other considerations

The Impact on the Character and Appearance of the Site and Surrounding Area

6.2 The application property is set back from the High Street behind the building lines of the adjoining properties to the north west but in front of the adjoining dwelling to the south east. The property forms part of the attractive but varied built form within this part of the village.

6.3 Policy H13 of the SOLP relates to proposals for extensions to dwellings and seeks, amongst other matters, to ensure that the scale and design of development is in keeping with the character of the dwelling and the appearance of the surrounding area. The existing dwelling is a building of traditional appearance with a pitched and tiled roof with a single storey rear gable projection to the rear. The proposed extension would be a relatively large flat roofed addition to the rear of the property, and such development is often inappropriate as it does not generally relate well to the host dwelling. However, in this case the proposal would replace an existing area of flat roof to the rear of the dwelling and would only extend the depth of this element by approximately 1 metre and would only add approximately 4m² of additional floor space. In light of this Officers consider that the proposed extension would be modest in size and height and would clearly be a subservient addition. Due to the existing situation and the scale of the development, Officers consider that the proposal would be in keeping with the character of the dwelling.

6.4 Policy CON7 of the SOLP seeks to ensure that development within a conservation area does not harm the character or appearance of the conservation area. The proposed extension is to the rear of the property and will be well screened in any public views from the High Street by existing buildings and structures. As such the proposal will not have any appreciable visual impact on the appearance of the surrounding area, and would preserve the character and appearance of Chinnor Conservation Area.

The Impact on the Amenity of Neighbouring Occupiers

6.5 The dwelling adjoins Number 48 High Street to the north west and Number 54 High Street to the south east, both of which are two storey residential properties. The site also adjoins neighbouring dwellings to the rear (south west) but these properties would not be affected by the development.

6.6 The proposed extension would only project beyond the existing rear elevation of the property by approximately 1 metre and would not result in any harm to the existing amenities of Number 48 High Street. Similarly the impact on Number 54 High Street would also be very limited due to the relationship of the site with this property and the fact that the extensions would sit alongside existing sheds associated with the

neighbouring property. In light of the above Officers consider that the proposal would comply with Policy H13 of the SOLP.

Other Material Considerations

6.7 No important vegetation would need to be removed to facilitate the development and there are no proposed alterations to the existing access and parking arrangements, and nor are such changes necessary as a result of the proposed development.

7.0 **CONCLUSION**

7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area, and would not harm the amenities of neighbouring occupiers.

8.0 **RECOMMENDATION**

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

1. **Commencement – 3 years**
2. **Development to be in accordance with approved plans**
3. **Materials to be as specified on application drawings and forms**

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