

APPLICATION NO.	P16/S4108/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	13.12.2016
PARISH	DIDCOT
WARD MEMBER(S)	Tony Harbour Steve Connel Bill Service
APPLICANT	Mr & Mrs I Lokhon
SITE	56 Roding Way, Didcot, OX11 7RQ
PROPOSAL	Proposed ground and first floor side extension
AMENDMENTS	None
GRID REFERENCE	453319/190823
OFFICER	Roseanne Lillywhite

1.0 INTRODUCTION

1.1 This application has been referred to the Planning Committee because the applicant is a South Oxfordshire District Council elected Local Member.

1.2 56 Roding Way, which is shown on the OS extract **attached** at Appendix 1, is a two storey semi-detached property, which is located within the Ladygrove Estate to the north east of Didcot.

2.0 PROPOSAL

2.1 The proposal is to erect a two storey extension to the side (south) of the current property.

2.2 The plans accompanying the application are **attached** at Appendix 2. Full copies of the supporting documentation and consultation responses are available for inspection on the Council’s website at www.southoxon.gov.uk

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Didcot Town Council - No strong views

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies;
CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 policies;
D1 - Principles of good design
D4 - Reasonable level of privacy for occupiers
H13 - Extension to dwelling

South Oxfordshire Design Guide 2016

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 **The main issues in the consideration of this application are;**

- **Scale and Design: the impact upon the character of the dwelling and the overall street scene**
- **The impact upon the amenities of occupants of neighbouring dwellings**
- **Parking provision**

6.2 **Scale and Design: the impact upon the character of the dwelling and the overall street scene**

In my opinion, the proposal is a subservient addition to the property and would not harm the overall character of the dwelling. The side extension would be set 0.6 metres down from the man ridge line and is set back 1.6 metres from the front of the property. It will have visual subservience from the street scene, and due to its location within Roding Way, it would not have a harmful impact upon the overall street scene.

6.3 **The impact upon the amenities of occupants of neighbouring dwellings**

Due to the application property's location within Roding Way, there are no neighbouring properties adjacent to the proposal, which is located to the south of the property. The adjoining property is located to the north and therefore would not be affected by the proposal. Therefore, the proposal would not have a harmful impact upon the neighbouring amenities, in terms of loss of light, privacy or outlook. It is also noted that no neighbour objections have been received.

6.4 **Parking provision**

As the proposal will increase the number of bedrooms from 2 to 3 and the car parking space to the side of the property will be lost, adequate parking provision will need to be provided. The council's parking standards as set out in Appendix 1 of the South Oxfordshire Local Plan (SOLP), states that for a 2 /3 bedroom property, the maximum off-street parking spaces is the same at 2 spaces. A site visit confirmed that the front garden area could be converted to accommodate a car and there is also parking to the south of the property on a gravelled area. I therefore, consider that the parking provision is adequate to accommodate the proposal.

7.0 **CONCLUSION**

It is recommended that planning permission is granted because the proposal does not adversely affect the character and appearance of the property or the overall street scene. The proposal does not compromise the residential amenity of neighbouring occupants in terms of outlook, privacy, overshadowing or loss of light. In conjunction with the attached conditions the proposal will accord with development plan policies.

8.0 **RECOMMENDATION**

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

- 1 : Commencement three years - full planning permission.**
- 2 : Approved plans.**
- 3 : Matching materials (walls and roof).**

Author: Roseanne Lillywhite
Contact no: 01235 422600
Email: planning@southoxon.gov.uk