

APPLICATION NO.	P18/S3149/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	17.9.2018
PARISH	CHINNOR
WARD MEMBERS	Lynn Lloyd Ian White
APPLICANT	Mrs L Lloyd
SITE	Cromwell Cottage 50 High Street Chinnor, OX39 4DH
PROPOSAL	Replacement of existing rear extension roof and new single storey rear extension. Removal of frontage hedge and creation of 1 x car parking space to front of property. (Amended plan received 6 November 2018 showing vision splays). (Amended plan received 19 November 2018 showing location of neighbouring tree). (Amended plans received 6 December showing reduction of the length of the rear extension to be outside the RPA of the neighbouring tree).
OFFICER	Davina Sarac

1.0 **INTRODUCTION**

1.1 This application is referred to Committee as the applicant is a District Councillor.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is occupied by a single detached dwelling located within the built up limits of Chinnor. It is located on High Street and lies within the Chinnor Conservation Area.

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the removal of the existing rear extension roof and its replacement with a new flat roof and parapet wall and the creation of a new single storey extension to the rear of the existing dwelling. The proposed extension would provide a study, shower and toilet and a second bedroom, with access to the rear garden. As part of the proposed work some of the garden would be remodelled to create a small patio area. The extension would measure 7.0 metres wide, 5.0 metres deep and 2.4 metres high, the new link would measure 2.46 metres in length, 1.4 metres wide and would have a flat sloping roof.

2.2 The application also proposes to remove part of the front boundary hedge (which does not in itself require planning permission) and to create one off street car parking space in front of the dwelling. The proposal also seeks the provision of a dropped kerb so as to allow for parking within the property curtilage, the applicant will need to apply to the Local Highway Authority separately for permission to drop the kerb outside the dwelling.

2.3 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 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Chinnor Parish Council** – Fully supports.

3.2 **Highways Liaison Officer (Oxfordshire County Council)** – The application should be refused as the proposal does not show that pedestrian awareness visibility splays (2m x 2m) can be demonstrated for consideration, given the proximity of the neighbouring boundary it is unlikely these are achievable. The proposal seeks the provision of a dropped kerb so as to allow for parking within the property curtilage which will need to be applied for separately to this application.

3.3 **Forestry Officer (South Oxfordshire District Council)** - Measures need to be taken by the applicant to minimise the extent of root damage by putting in place simple tree protection measures before works begin on site. This can be dealt with by planning condition.

3.4 **Neighbour representations:** None received

Comments following amended plans:

3.5 **Chinnor Parish Council** – Fully supports.

3.6 **Highways Liaison Officer (Oxfordshire County Council)** - After investigation and reviewing the supplied revised documents, the Highway Authority has no objection subject to the recommended conditions being applied to any permission which may be granted on the basis of highway safety.

3.7 **Forestry Officer (South Oxfordshire District Council)** – Following the submission of amended plans the Forestry Officer has no objections subject to the general tree protection condition being attached, if permission is to be granted.

3.8 **Neighbour representations:** None received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/S1210/HH](#) - Partial demolition of existing single storey extension, new single storey extension - Planning Permission on 17/08/2012

5.0 **POLICY & GUIDANCE**

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

National Planning Policy Framework Planning Practice Guidance (NPPG)

5.2 **South Oxfordshire Core Strategy (SOCS) policies**

CS1 - Presumption in favour of sustainable development

CSEN3 - Historic environment

CSQ3 - Design

CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 (SOLP 2011) policies**

C9 - Loss of landscape features

CON7 - Proposals in a conservation area

D1 - Principles of good design

G2 - Protect district from adverse development

H13 - Extension to dwelling

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

5.4 **Chinnor Neighbourhood Development Plan (CNP) policies:**

CH C1 – Design

CH C2 – Conservation areas

5.5 South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 **PLANNING CONSIDERATIONS**

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 but in front of the adjoining dwelling immediately to the south. 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 extension to the rear. The proposed new 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 existing property already has a flat roof rear extension, the roof of which would be replaced as part of the proposal. The footprint of the extension is appropriate in size and would remain subservient to the main dwelling. The dwelling has a substantial sized rear garden. In light of this, Officers consider that the proposed extension would be acceptable 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 Policies CON7 of the SOLP, CH C1 of the CNP and CSEN3 of the SOCS seek 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. The proposed creation of one off street parking space would result in the biggest change to the appearance of the site. The removal of part of the existing front boundary hedge does not require planning permission. The plans clearly show that the existing hedge will be trimmed back in height to comply with the Highway Authority's recommendation for vision splays. The front garden will be resurfaced with a permeable finish. As such, Officers consider the proposal will not have any appreciable visual impact on the appearance of the surrounding area and overall 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 and number 54 High Street to the south, 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 project beyond the existing rear elevation of the property by approximately 8 metres including the link and would not result in any harm to the existing amenities of Number 48 High Street. Similarly, and despite the rear extension being on higher ground than the rest of the existing dwelling, 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, and there is also substantial vegetation behind the boundary fence. In terms of overlooking and privacy, the existing rear garden already has views towards the rear of numbers 48 and 46 High Street. The extension will be located along the southern boundary, and officers consider that the impact upon the privacy of the neighbouring properties would not warrant refusal given the existing situation of the relationship between these properties. In light of the above Officers consider that the proposal would comply with Policy H13 of the SOLP.

Other Material Considerations

- 6.7 The Local Highway Authority Officer initially raised concerns regarding the proposal with a recommendation for refusal due to lack of information. Amended plans received during the application resolved the Officer's concerns and subject to the recommended conditions he has raised no objection in terms of highway safety or convenience.
- 6.8 The Council's Forestry Officer has assessed the proposal in terms of the potential impact upon the large neighbouring Walnut tree located at number 54 High Street. The tree is protected being within the conservation area. The proposed rear extension will require ground level changes within the rooting area of the adjacent Walnut tree growing in the rear garden of Walnut Cottage. However, the Walnut tree has a significant amount of decay within the main stem, (the tree owner has been made aware of this and advised to have a more detailed investigation undertaken). Considering the poor condition of the tree, it does not have sufficient arboricultural value to be considered as a constraint to the proposed development. However, the extent of decay does not necessarily mean the tree will need to be felled, a crown reduction might be sufficient to compensate for the extent of decay, therefore the Forestry Officer raised no objection subject to the tree protection measures being taken by the applicant to minimise the extent of root damage. This can be secured via a planning condition.

Community Infrastructure Levy (CIL)

- 6.9 The floor area of the proposed extension is less than 100 sqm and therefore CIL is not liable for this development.

7.0 CONCLUSION

- 7.1 Planning Permission should be granted as the 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. The proposal would also not cause severe harm to the highway network.

8.0 RECOMMENDATION

To grant planning permission subject to the following conditions:

- 1. Commencement of development within three years.**
- 2. Development to be in accordance with approved plans.**
- 3. Materials to be as specified on application drawings and forms.**
- 4. Tree protection details to be agreed prior to commencement of development.**

5. New vehicular access to be laid out and constructed in accordance with the local highway authority's specifications.
6. Vision splays shall not be obstructed by any object, structure, planting or other material.
7. Parking area shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles.

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