

APPLICATION NO.	P19/S3202/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	11.10.2019
PARISH	CHINNOR
WARD MEMBERS	Lynn Lloyd Ian White
APPLICANT	Mrs Lynn Lloyd
SITE	50 High Street Chinnor, OX39 4DH
PROPOSAL	Alterations to roof of existing rear extension; single-storey extensions to rear and flank of existing rear extension; associated works to retain raised garden areas. [Variations following the grant of Permission P18/S3149]
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 some changes to the previously approved application for a rear single storey extension. The proposed changes are summarised as follows:

- It is proposed that a modest extension be added to the rear and north west flank of the rear existing extension. (This would permit increased floor space for circulation purposes, allow the previously approved ‘glazed link’ building to be omitted and maintain views across the rear garden.)
- The proposed single-storey building located at the higher (i.e. garden) level, has been reduced in size and reoriented to allow good clearance of the root protection area of the existing trees and maintain views, from the main house, across the rear garden.
- The roof lights proposed for the lobby and shower room of the new building would reduce the areas of glazing facing north west and south east, whilst corner windows to the proposed bedroom would allow better views across the garden.
- Alterations to the retaining structures, and associated steps, within the plot are proposed, in order to limit the amount of intervention and improve access between the house and raised garden area.

The rear extension would be finished in render and the roof material would be single-ply flat roof membrane. The doors and windows in the new extension would be aluminium framed.

2.2 The works to construct the parking bay to the front garden, permitted under P18/S3149, have almost been completed.

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 **Forestry Officer (South Oxfordshire District Council)** - No objection subject to the general tree protection condition being attached.

3.3 **Neighbour representations** – None received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S3149/HH](#) - Approved (11/02/2019)

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).

4.2 [P12/S1210/HH](#) - Approved (17/08/2012)

Partial demolition of existing single storey extension, new single storey extension

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 On 10th October 2019 the Secretary of State for Housing Communities and Local Government issued a Holding Direction on the Council in relation to the emerging Local Plan 2034. The holding direction has been made under the provisions of Section 21A of the Planning and Compulsory Purchase Act 2004. This means that the emerging plan has 'no effect whilst the direction is in force', this is set out in section 21A(2) of the Planning and Compulsory Purchase Act 2004.

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.

6.4 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 alterations to the previously approved rear extension would in officers' opinion be an improvement in design terms on the previously approved extension. The alterations create a more harmonious and simpler form to the rear of the property, and as such the footprint of the extension (which remains relatively the same depth as previously) and the proposed alterations are considered appropriate 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, scale and design and height and would clearly be a subservient addition. Officers therefore, consider it would be in keeping with the character of the dwelling in accordance with Policies H13 and D1 of the SOLP and CH C1 of the Chinnor neighbourhood Plan.

6.5 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. As such, Officers' consider the proposal will not have any appreciable visual impact on the appearance of the surrounding area and therefore, overall would preserve the character and appearance of Chinnor Conservation Area.

The Impact on the Amenity of Neighbouring Occupiers

6.6 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.

6.7 The proposed extension would project beyond the existing rear elevation of the property by approximately 7.7 metres and would not result in any harm to the existing amenities of Number 48 High Street.

6.8 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. This is due to the fact that the extensions would sit alongside existing sheds associated with the neighbouring property. Planning permission has recently been granted for the removal of these sheds

in the neighbouring property and their replacement with a garage building. There is also substantial vegetation behind the boundary fence. Therefore, officers, consider that the proposed development would not be overbearing or result in a loss of light to this neighbouring property.

- 6.9 In terms of overlooking and privacy, the existing rear garden already has views towards the rear of numbers 48 and 46 High Street and therefore the windows proposed facing into the garden would not be dissimilar to the existing situation. 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 considerations

- 6.10 The application was accompanied by an Arboricultural Report (October 2019) and 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 which is located close to the boundary of the application site. The tree is protected being within the conservation area. The proposed rear extension will require ground level changes close to the rooting area of the Walnut tree. However, the Forestry Officer has raised no objection subject to tree protection measures being undertaken by the applicant to minimise the extent of root damage. This can be secured via a planning condition.

Community Infrastructure Levy (CIL)

- 6.11 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.

8.0 RECOMMENDATION

- 8.1 **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. Tree protection details to be agreed prior to commencement of development**
- 4. Materials to be as specified on application drawings and forms;**

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