

APPLICATION NO.	P14/S2577/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18.8.2014
PARISH	CHOLSEY
WARD MEMBER(S)	Mrs Pat Dawe Mr Mark Gray
APPLICANT	Mr Jon Dawson
SITE	12 Paternoster Lane, Cholsey, OX10 9NW
PROPOSAL	Single storey extension to side and rear of existing bungalow
AMENDMENTS	None
GRID REFERENCE	458870/186447
OFFICER	Emily Karau

1.0 INTRODUCTION

- 1.1 The application is referred to committee because the applicant is a member of staff at this council.
- 1.2 The dwelling forms one of two detached bungalows on Paternoster Lane within the built-up limits of Cholsey village. The dwelling has been previously extended to the rear to provide a kitchen, bathroom and porch. Access is provided via a narrow track forming the lane and there is parking within the curtilage for up to two vehicles.
- 1.3 The site lies within an Area of Archaeological Constraint.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for:
- a single storey extension to the north side elevation (1.5 metres wide)
 - a single storey extension to the existing rear extension
- 2.2 A plan identifying the site can be found at **Appendix 1** and a block plan and elevations 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.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Cholsey Parish Council – Approve

County Archaeological Services - No objection subject to conditions that require the applicant to undertake a watching brief.

Neighbours – No representations received

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P68/R3940](#) - Approved (05/09/1968)
Proposed addition of kitchen and bathroom

5.0 POLICY & GUIDANCE

- 5.1 South Oxfordshire Core Strategy policies

CSEN3 - Historic environment
CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 policies;

- CON11 - Protection of archaeological remains
- CON13 - Archaeological investigation recording & publication
- CON14 - Building record survey
- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D4 - Reasonable level of privacy for occupiers
- G2 - Protect district from adverse development
- H13 - Extension to dwelling

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in this case are as follows:

- (i) Whether the scale and design of the proposal is in keeping with the character of the dwelling and the area**
- (ii) The amenities of neighbouring properties**
- (iii) Whether the proposal would be tantamount to the creation of a separate dwelling**
- (iv) The provision of adequate parking and outdoor amenity space**
- (v) Impact upon an archaeologically sensitive area**
- (vi) Other matters**

6.2 **(i) Whether the scale and design of the proposal is in keeping with the character of the dwelling and the surrounding area.**

6.2i The buildings immediately surrounding 12 Paternoster Lane are generally dwellings of 20th Century construction. Although inconspicuous buildings of limited architectural merit, the pair of bungalows (one of which is the subject of this application) do have some charm in their small size and uniformity and allow other more notable buildings to maintain some prominence.

6.2.ii This application would not result in an increase in the overall height of the property or disproportionately increase the footprint to result in a dwelling which would be overly prominent. The proposed additions would be visible from the principal elevation but remain subservient in design to the main form of the original house showing a sufficient set down from the ridge and set back from the frontage. The proposed materials would match the existing dwelling with the exception of the windows which would be UPVC double glazed.

6.2iii Given that the extensions are of a modest size, scale and design, it is considered that the proposal would not be detrimental to the visual amenity of the area or to the character of the pair bungalows.

6.3 (ii) The amenities of neighbouring properties

6.3i The single storey side extension to the north elevation would be adjacent to 14 Paternoster Lane however there are no side windows in this neighbouring dwelling which would be affected by the proximity of this extension and the height of the extension would not exceed the ridge height of either dwelling. As such the impact upon this neighbour is minimal.

6.3ii The extension to the rear of the property would also extend to the south side adjacent to the garage of 10 Paternoster Lane. Given the distance (over 10 metres) between these dwellings and that the extension would not exceed the height of the bungalow or the neighbouring dwelling, the proposal is not considered to be materially harmful. Any affects in both instances could be remedied by the improvement of boundary treatments.

6.4 (iii) Whether the proposal would be tantamount to the creation of a separate dwelling

6.4i The proposal is a small scale domestic addition and would not encourage subdivision to create a separate residential unit. Any subdivision would require a separate application for planning permission.

6.5 (iv) The provision of adequate parking and outdoor amenity space

6.5i Parking provision at this dwelling is relatively unaltered by this proposal. The bulk of the extension would be sited to the rear of the original dwelling maintaining existing parking to the side. As such off road parking for two vehicles is maintained in accordance with parking standards in Appendix 5 of the South Oxfordshire Local Plan.

6.5ii A garden area of over 200 square metres would be maintained. This exceeds the Council's recommendations detailed in the Design Guide for a three bedroom dwelling (100 square metres).

6.6 (v) Impact upon an archaeologically sensitive area

6.6i The application site is located in an area of some archaeological interest and within the historic core of the settlement. Previous archaeological evaluations immediately to the north of the site recorded medieval and early medieval remains in the form of rubbish pits and ditches. These features are thought to extend to the garden. The proposed development will likely have an impact on the archaeological features.

6.6ii The Oxfordshire County Council's archaeologist has recommended two conditions be imposed on any forthcoming planning permission that ensures that archaeological monitoring and recording action be maintained during the period of construction. These conditions are therefore proposed as part of this recommendation.

6.7 (vi) Other matters

6.7i The site lies within a Conservation Area where trees are protected however there were no trees of substance within the immediate vicinity which would be affected by this proposal.

7.0 CONCLUSION

7.1 Your officer's recommend that planning permission is granted because the extensions are modest and inconspicuous additions which would not be harmful to the character of the bungalow or the surrounding area. Adequate parking and outdoor amenity provision would be maintained and the amenities of neighbouring dwellings would not be materially harmed. Subject to the carrying out of archaeological investigation required via condition, your officers consider that this development is acceptable and in accordance with development plan policies.

8.0 RECOMMENDATION

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

- 1 : Commencement 3 years - full planning permission**
- 2 : Approved plans**
- 3 : Matching materials (walls and roof)**
- 4 : Archaeological watching brief**
- 5 : Implementation of programme or archaeological work**

Author	Mrs E Karau
Contact Number	01491 823059
Email Add.	planning.west@southoxon.gov.uk