

<b>APPLICATION NO.</b>	<a href="#">P14/S4032/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	7.1.2015
<b>PARISH</b>	HARPSDEN
<b>WARD MEMBERS</b>	Robert Simister Malcolm Leonard
<b>APPLICANT</b>	Mr Robert Simister
<b>SITE</b>	Yew Tree Cottage, Harpsden Bottom, Harpsden, RG9 4HS
<b>PROPOSAL</b>	Erection of a single storey rear extension.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	474796/180837
<b>OFFICER</b>	Marc Pullen

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**1.0 INTRODUCTION**

- 1.1 This application is referred to the Planning Committee as the applicant is a District Councillor.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached two storey cottage which has been previously extended to the side at two storey height. The site appears divorced from the main settlement of Harpsden Bottom and lies within the Chilterns Area of Outstanding Natural Beauty (AONB).

**2.0 PROPOSAL**

- 2.1 The application seeks to obtain planning permission for the erection of a single storey extension which would extend to the rear and side of the previously constructed two storey extension.
- 2.2 A copy of all the current 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](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Harpsden Parish Council - Approve  
Neighbours – No responses received

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 [P05/E0856](#) - Refused (22/09/2005)  
Erection of two storey side extension with associated alterations.

[P97/S0262](#) - Approved (12/06/1997)  
Two storey side extension.

**5.0 POLICY & GUIDANCE**

- 5.1 **National Planning Policy Framework & National Planning Practice Guidance**

- 5.2 **South Oxfordshire Core Strategy 2012 policies;**  
CS1 - Presumption in favour of sustainable development  
CSEN1 - Landscape protection  
CSS1 - Overall Strategy

CSQ3 - Design

**5.3 South Oxfordshire Local Plan 2011 policies;**

D1 - Principles of good design

H13 - Extension to dwellings

G2 - Protect district from adverse development

**5.4 South Oxfordshire Design Guide 2008**

**6.0 PLANNING CONSIDERATIONS**

6.1 The main planning considerations in the determination of this application are:

- The impact on the character and appearance of the site and its surroundings
- The impact on the amenity of neighbouring occupiers

**Impact on character and appearance**

6.2 Council policies seek to ensure that principles of good design are adopted for all development. These policies look to reinforce and to protect local character by ensuring development is of a scale and appearance appropriate to the site and surrounding area.

6.3 As the property falls within the Chilterns AONB it falls to be considered by Policy CSEN1 of the SOCS. Policy CSEN1 reiterates the above requirements but places high priority on the conservation and enhancement of the Chilterns AONB. The landscape character should be protected against any inappropriate development and measures should be sought to integrate development into the landscape character of the area.

6.4 The extension would wrap around the side and rear of the property along the western and southern elevations. These extensions are single storey height and would be subservient to the size of the original dwelling as extended. The extensions are not considered to undermine the original character and size of the cottage. The proposed extensions would be sited away from the views from the public highway and away from views from the distant countryside. Officers consider that having regard to the location of the proposal and the size of the proposed additions the character of the property would not be adversely harmed.

6.5 The proposed extensions would be constructed using brickwork which would be finished with cream render to match the existing use of render and clay tiles to match the use of roofing tiles. The proposed windows and doors would be constructed from wooden frames and painted aluminium respectively. Officers consider that the proposal would apply appropriate materials which would be sympathetic to the original property and to the landscape qualities of the Chilterns AONB.

**Impact on the amenities of neighbours**

6.6 Policy H13 criteria (iii) of the Local Plan seeks to ensure that the amenity of occupants living in nearby properties is not materially harmed. Officers are satisfied that given the location of the existing property and the siting of the proposed extension, the amenities of those occupants living in nearby properties would not be adversely harmed.

**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 cause any harm to the amenities of neighbouring occupiers.

**Agenda Item 11**  
**South Oxfordshire District Council – Planning Committee – 11 March 2015**

**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).**

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