

<b>APPLICATION NO.</b>	<a href="#">P15/S0529/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	24.2.2015
<b>PARISH</b>	BINFIELD HEATH
<b>WARD MEMBERS</b>	Martin Akehurst Paul Harrison
<b>APPLICANT</b>	Mr M Dodson
<b>SITE</b>	1 Holmwood Farmhouse, Shiplake Row, Binfield Heath, RG9 4DP
<b>PROPOSAL</b>	Proposed part two storey and part single storey side extension and a single storey rear extension. (As amended by plans received 9 April 2015 amending porch design to take into account protected trees to front of site, as further amended by plan received 28 April 2015 clarifying distance to trees and further amended by plans received 17 June clarifying distance to boundary and relationship with neighbour).
<b>AMENDMENTS</b>	Yes
<b>GRID REFERENCE</b>	474777/178477
<b>OFFICER</b>	Marc Pullen

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee following a member call-in.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached two storey property which falls within the settlement of Binfield Heath. The site does not have any special designation but contains two birch trees which are protected by a Tree Preservation Order.

2.0 **PROPOSAL**

2.1 This application seeks planning permission to enlarge the property at two storey height to the western elevation and a single storey extension along the southern elevation.

2.2 This application has been amended during the application process to amend the porch design in order to avoid harm to the protected trees on site. Clarification has also been provided to show the distance and relationship to the boundary and neighbouring The Red Barn.

2.3 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 Binfield Heath Parish Council – Object

- The extension would not be in keeping with the character of the property and its surroundings and overly dominant. Would result in a loss of the main facade of the property. Wrap around extension should be avoided.

3.2 Forestry Officer - No strong views, subject to condition

3.3 Neighbours – Three letters of objection

- Two storey aspect would impinge privacy of neighbours
- Proposal would be overbearing on boundary to neighbours, loss of daylight
- Overly dominant extension, out of keeping with the character and appearance of existing property and would have an unbalanced effect on adjoining 2 Holmwood Farmhouse
- The addition of both single storey and two storey extensions are not subservient to the original dwelling and would double the footprint and width of the property
- Loss of visible gap between properties

3.4 Neighbours – One letter of support

- The proposed development would improve upon the existing property
- Would better improve facilities within the property
- Would not have any material adverse harm on this neighbour (2 Holmwood)

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P02/S0739](#) - Approved (12/02/2003)

First floor side extension above existing single storey extension (as amended by drawings: south elevation rev A, east and north elevation rev A and ground floor rev A accompanying applicants letter dated 6 December 2002 and first floor plan rev A received on 20 December 2002).

[P01/S0101](#) - Approved (02/05/2001)

New access (as amended by applicant's letter dated 26 March 2001 and accompanying site and Block Plan).

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  
CSS1 - Overall Strategy  
CSQ3 - Design

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

C9 - Loss of landscape features  
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
- The impact on protected trees on site

**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 The proposed two storey extension would extend from the western elevation which is the principal elevation to the property. The extension, at a height of approximately 6.2 metres would be set down lower than the height of the existing property. The depth of the extension would measure approximately 5.8 metres with a width of 6.5 metres. Whilst it could be considered large in footprint, Officers are of the opinion that the two storey extension represents a subservient addition to the property in all respects and would not overwhelm or dominate the existing character or appearance of the property.
- 6.4 The proposed single storey extension is a subservient addition also and would mostly be contained to the rear of the property. The extension would match the depth of the single storey aspect to the neighbouring property, 2 Holmwood Farmhouse. Officers do not consider the single storey extension would overwhelm the character or appearance of the property.
- 6.5 The proposed materials would be sympathetic to the established character of the area and would be in keeping with the existing property by applying matching brickwork and roofing tiles, with a rendered finish. The proposed design of the extensions attempts to draw from the architectural details of the existing property with hipped roofs, timber fenestration and detailed finishes including matching lintels and multi-paned casement windows.
- 6.6 The existing north facing elevation, which fronts the highway, is currently inactive with a large chimney providing a dominant focal point with only a single window at ground floor level which is often obscured by parked cars. The proposed extension would relocate the entrance from the western elevation to the northern elevation and would provide a more active elevation facing the highway which would, in Officer's opinion, improve the dwelling's relationship with the existing street scene.

#### **Impact on the amenities of neighbours**

- 6.7 Policy H13 criteria (iii) of the Local Plan seeks to ensure that the amenity of occupants living in nearby properties is not materially harmed, by way of harming privacy, access to light or having an overbearing impact.
- 6.8 Privacy – The proposed extension would incorporate a number of new first floor windows which would face toward the adjoining property to the west, The Red Barn. A west facing window would serve a bathroom, and Officers consider it necessary for this window to be obscure glazed and non-opening above 1.7 metres in height. The increased number of windows facing the south of the site are not considered to result in any increased privacy impact given the oblique angle between the proposed windows and the neighbour's habitable rooms and garden. The increased windows to the south of the property are not considered to cause any increased privacy harm to neighbouring 2 Holmwood Farmhouse than those existing first floor windows which already overlook their garden.
- 6.9 Overbearing harm – The proposed two storey extension would lie approximately three metres away from the boundary to The Red Barn with the single storey aspect closer at two and a half metres. Given the staggered relationship between the two properties, the proposed extensions would lie alongside the boundary to the front of the property. To the front of The Red Barn there is currently a gravelled area of car parking, which a number of habitable rooms overlook. The new block plan shows that the proposed two

storey extension would fall within a 45 degree line of sight of the neighbour's dining room. However this two storey aspect would lie more than ten metres away from the neighbour's closest window.

- 6.10 Given the slanted and staggered relationship between the two properties, Officers do not consider the extension would have a significant overbearing impact on the neighbours and that any such impact would be concentrated on the parking area to the front of the neighbour's property. The proposed single storey rear extension would not materially harm the neighbours at neighbouring 2 Holmwood Farmhouse to the east as it would run to a depth similar to their single storey extension.
- 6.11 Light/daylight – The proposed extensions would extend from the property to the west and to the south. The neighbours lie to the east and to the west of the site. Given the orientation of the property in relation to its neighbours, Officers do not consider the extensions would result in any adverse loss of light to neighbours. The proposed two storey extension would, by orientation, obstruct light to neighbouring The Red Barn during the early morning and afternoon. But this loss of light would be contained to the front garden with minimal impact on the neighbour's habitable rooms. Officers do not consider that the proposed extensions would harm the neighbours to the east of the site by way of obstruction of light.

#### **Impact on protected trees**

- 6.12 Policy C9 of the SOLP seeks to ensure that development does not cause the loss of important landscape features, including protected trees. The three birch trees, which are shared between the application site and the neighbouring site of The Red Barn, are protected by a Tree Preservation Order. Two of these trees are within the curtilage of 1 Holmwood Farmhouse. An amended plan demonstrates that there will be a clearance of 4.9m and 5m between the proposed extension and these two trees. This is considered outside of the root protection areas of the trees and therefore the Council's Forestry Officer raises no objection to the application subject to attaching a detailed tree protection condition.

#### **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.

#### **8.0 RECOMMENDATION**

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

- 1. Commencement of development within three years - full planning permission.**
- 2. Development to be in accordance with the approved plans.**
- 3. The materials (external) to be used should be those as shown on approve plans.**
- 4. Tree protection (detailed) - requiring arboricultural method statement to ensure protection of those trees sought to be retained and those trees which are protected on site.**
- 5. Obscure glazing to the new bathroom window along the western elevation at first floor level.**

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