

APPLICATION NO.	P15/S1482/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	21.5.2015
PARISH	KIDMORE END
WARD MEMBER	Robert Simister
APPLICANT	Mr B Townsend
SITE	Oakdene, Rokeby Drive, Tokers Green, RG4 9EN
PROPOSAL	Two storey rear extension and roof conversion raising the ridge height and single storey side extension. (As amended by plans received 2015_07_08 to reduce the depth of the two storey element by 1.5m and height of the property by 1m).
AMENDMENTS	None
OFFICER	Marc Pullen

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee following a call-in by the Ward Member.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) contains a detached single storey bungalow which falls within the parish boundary of Kidmore End and within the settlement of Tokers Green. The site is not within any designated area.

2.0 **PROPOSAL**

2.1 This application seeks planning permission to enlarge the property, which would include raising the eaves and ridge height of the dwelling to create a two storey property and extending the property to the rear at two storey height, and to the side and rear at single storey height.

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.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Kidmore End Parish Council – Object

- Size and bulk of extension would harm the light of St Albins and cause overlooking

Countryside Officer (South Oxfordshire & Vale of White Horse) - No strong views; subject to informative.

Neighbour- Objections received from four addresses raising the following issues:

- Overdevelopment of the site
- Loss of light to neighbours
- Development would be within close proximity of neighbours
- Style and bulk of the development is out of keeping with immediate neighbours
- Overlooking of neighbours gardens and into rooms
- Consolidated impact on St Aubins

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P58/H0106](#) - Approved (22/01/1958)
BUNGALOW WITH ACCESS

5.0 **POLICY & GUIDANCE**

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

5.2 **South Oxfordshire Core Strategy 2012 (SOCS) policies;**

- CS1 - Presumption in favour of sustainable development
CSB1 - Conservation and improvement of biodiversity
CSQ3 - Design
CSS1 - The Overall Strategy

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

- C8 - Adverse affect on protected species
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
 - Other material considerations

Impact on the character and appearance of the site and surrounding area

- 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. The property falls within the built up limits of Tokers Green. Rokeby Drive has a number of properties to either side which vary in architectural character and appearance with a number of bungalows and two storey properties. The property in question is one of three bungalows which appear similar in scale and design. This property is the middle property among these three.
- 6.3 The proposed development would enlarge the existing property in height and depth. The height of the property would increase from approximately 5.5 metres to approximately 6.3 metres. The property would increase in depth from approximately 8.8 metres to approximately 13.4 metres. The design appears to adopt that of a previously approved development two properties down at Wyebury. Officers appreciate that these three bungalows are consistent in terms of their scale and design and that this development would diminish their collective contribution to the character and appearance of this short section of the street. However, given the differing architectural design and varying size and height of nearby properties Officers consider that the development would not result in any significant harm to the character and appearance of the area when considered within the context of the wider street scene.

Impact on the amenity of neighbouring properties

- 6.4 Policy H13 (iii) of the SOLP 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.

- 6.5 Privacy – The proposed development would provide first floor windows which would overlook the rear of the property and roof lights which would face both the east and west of the site. Officers appreciate that the existing property does not have any first floor windows and that these new windows would overlook neighbouring gardens. However it should be noted that the existing property could implement these windows or provide a rear facing dormer window without first needing to obtain planning permission by utilising Permitted Development rights. The new windows would allow for views across neighbouring gardens, typical of the general relationship that two storey properties have on neighbouring properties and typical of this area within Tokers Green. The proposed first floor rooflights to the east and west would look towards neighbouring properties. These windows would be above 1.7m in height and would not offer views toward neighbours. Officers consider that the level of impact would not cause any adverse impact on the privacy of neighbours.
- 6.6 Overbearing harm – The proposed development would increase the depth of the dwelling to the rear by approximately 4 metres. The proposed development would extend from the rear elevation of neighbouring Rivetin at two storey height by approximately 2.5 metres within close proximity to the boundary. This impact would be 2.2 metres along the boundary to neighbouring St Aubins. The single storey aspect along the boundary of neighbours would be 2.7 metres to eaves and 3.7 metres at full height. Officers acknowledge that the increased depth, height and bulk of the extended dwelling would adversely affect the outlook from the rear elevations and garden areas of the adjoining properties, however, on balance Officers consider this would not result in significant harm to the neighbouring occupiers. Whilst the proposed development would lie within close proximity to neighbours' boundaries at full two storey height, the neighbours would still benefit from a large area of open garden which would be unobstructed which would allow those occupants to continue enjoying their private garden. Therefore Officers do not consider that the development would be excessively overbearing or oppressive on neighbours.
- 6.7 Light/daylight – The proposed development, as discussed above, would extend to the rear of the property along the boundary with the adjoining properties. The neighbours have a number of habitable rooms which currently benefit from open and unobstructed access to daylight during the day. Neighbouring Rivetin has a rear conservatory that would be partially obstructed from evening light and neighbouring St Aubins has a kitchen window to the rear which would be partially obstructed from morning light. Whilst Officers accept that this development would to some extent obstruct light to neighbours the level of obstruction would not be tantamount to the complete obstruction of light which would be to the severe detriment of neighbouring amenity. The neighbouring conservatory and rear facing kitchen would continue to enjoy a sufficient level of light during the day. In light of this Officers consider that the proposed development would have an acceptable impact on the habitable rooms of neighbouring properties.

Other matters

- 6.8 The site falls within a buffer area of protected species. The site and immediate surrounding area is known for accommodating roosting bats which are protected by national legislation. An informative would be attached to any planning permission to advise that, having regard to the requirements of UK and European legislation related to the protection of wildlife, a licence may be necessary if bats are affected by the development.

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 constructed in accordance with the approved plans.**
3. **The materials (walls and roof) to be used should match the existing.**
4. **The cill level of the rooflights to be at least 1.7 metres above internal floor level.**

Author: Marc Pullen
Contact No: 01235 540546
Email: planning@southoxon.gov.uk