

<b>APPLICATION NO.</b>	<a href="#">P15/S3647/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	2.11.2015
<b>PARISH</b>	NETTLEBED
<b>WARD MEMBERS</b>	Charles Bailey David Nimmo-Smith
<b>APPLICANT</b>	Mrs Katherine Cornfield
<b>SITE</b>	14 The Ridgeway, Nettlebed, RG9 5AN
<b>PROPOSAL</b>	Demolition of existing garage and erection of two storey side extension with integral garage.
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Davina Sarac

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee as the applicant's husband is an employee of South Oxfordshire District Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) comprises a two-storey semi-detached dwelling located on the eastern side of The Ridgeway within the built up confines of Nettlebed. The Ridgeway is a cul-de-sac comprising of 20th century semi-detached and detached dwellings. No.14 has white painted render walls with a slate tiled roof and white upvc windows. The existing frontage car parking arrangements for around two (or more) cars would remain unchanged. The site is also located within the Chilterns Area of Outstanding Natural Beauty (AONB).

2.0 **PROPOSAL**

2.1 The application seeks planning permission for the demolition of the existing garage and the erection of a two-storey side extension with integral garage. The extension would measure approximately 3 metres wide, 11 metres deep and 6 metres high. The extension would be set down from the existing ridge line by 0.4 metres.

2.2 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](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Nettlebed Parish Council** – The application should be approved.

**Neighbours** – 1 letter received in support.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P71/H0872](#) - Approved (15/12/1971)  
PROPOSED GARAGE, BEDROOM AND CLOAKROOM.

[P48/H0072](#) - Approved (24/09/1948)  
Garage.

5.0 **POLICY & GUIDANCE**

5.1 Government Guidance  
National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

5.2 Policies of the South Oxfordshire Core Strategy 2027 (SOCS)

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSQ3 - Design

CSS1 - The Overall Strategy

5.3 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP)

D1 - Principles of good design

G2 - Protect district from adverse development

H13 - Extension to dwelling

5.4 Supplementary Planning Guidance

South Oxfordshire Design Guide 2008 (SODG)

Sections 3, 5 and 6

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in relation 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

6.2 Character and appearance

Criterion (ii) of Policy H13 of the SOLP 2011 requires that the scale and design of proposed extensions are in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. Section 6.3.2 of the SODG 2008 advises that the ridge of two storey side extensions should be set lower than the main ridge.

The proposed extension is set lower than the main ridge line and would appear subservient to the main dwelling. The extension would be flush with the front elevation albeit apart from the first floor which would be set back. It would not extend any further rearwards than the existing garage footprint. The extension would be finished in painted white render and have a slate roof to match the existing dwelling.

6.3 The side extension would follow the form and design of the main dwelling and would be in keeping with the character of the property. A suitable gap would be retained to the boundary so that the extension would not appear cramped on the plot. In the light of the above assessment, the proposal would comply with the above policies, criterion and guidance. Criterion (v) of Policy H13 of the SOLP 2011 requires that satisfactory amenity areas are provided for the extended dwelling. The garden area would remain an adequate size for a dwelling of this size. The proposal would comply with the above criterion.

6.4 Neighbouring amenity

Criterion (iii) of Policy H13 of the SOLP 2011 requires that proposed extensions do not harm the residential amenity of occupants of nearby properties. Section 6.2.2 of the SODG 2008 recommends that extensions should not have a harmful effect on the residential amenity of neighbouring properties. One letter in support of the development has been received.

6.5 The dwelling most affected by the proposed extension is no.12 The Ridgeway which lies to the north of the site. The side extension would extend rearwards by 5.0 metres from the existing rear wall. No 12 is set further back from the street than no.14. However, the proposed extension would not come past the rear elevation of no.12. This would result in a minimal impact in terms of loss light to the rear facing windows of no.12. There is also a first floor side (south facing) window that would directly face the

proposed extension. This window serves the first floor landing and a bedroom window. The window is not the sole source of light to the bedroom which it serves, it also has a front (east) facing window. The proposed extension would result in some loss of sunlight and daylight to this side facing window. It would also have some impact upon the outlook from this window. The distance from the extension to this window is approximately 4.8 metres. A 45 degree line taken from the mid-point of the cill of this window would clear the ridge line of the extension. Given this separation distance and the fact that the bedroom has another source of light from the front elevation window, officers' consider that, whilst there is some impact to the side window, the development would not result in a significant loss of light or outlook.

- 6.6 The adjoining semi-detached dwelling, no.16, lies to the south of the site and given the orientation of the site and location of the proposed extension there would be no loss of light to no.16. The extension does not propose any side facing windows and therefore, there would be no overlooking issues to no.16 or no.12. On the basis of the above assessment, the proposal would accord with the above criterion and guidance.

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 not result in any significant harm to the character and appearance of the existing dwelling and surrounding area. The development would also not cause any significant harm to the amenities of neighbouring occupiers.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission be granted subject to the following conditions:**

1. **Commencement of development within three years of the date of the planning permission.**
2. **Development to be carried out in accordance with the approved plans.**
3. **The materials used for the external walls and roofs of the development shall match those of the existing building.**

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