

APPLICATION NO.	P16/S1261/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15.4.2016
PARISH	CHOLSEY
WARD MEMBER(S)	Pat Dawe Jane Murphy
APPLICANT	Mrs Hayden
SITE	38 Ilges Lane Cholsey, OX10 9PA
PROPOSAL	Erect a two storey side extension
AMENDMENTS	None
OFFICER	Kim Gould

1.0 INTRODUCTION

- 1.1 This application is before Planning Committee as the applicant is a member of staff at South Oxfordshire District Council.
- 1.2 The site lies within the built up limits of Cholsey towards the eastern edge of the village in an established residential area. No 13 Ilges Lane backs onto open countryside.
- 1.3 The site lies outside any area of restraint. An OS extract showing the location of the site is **attached** as Appendix 1. The property has been extended previously to the rear under planning ref P04/W0083.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for the removal of the existing garage at the side of the dwelling and the erection of a two storey side extension. This would provide a replacement garage and new utility room at ground floor with a fourth bedroom with en-suite bathroom at first floor.
- 2.2 The proposed extension would be finished using materials to match those on the existing dwelling. A copy of the proposed floor and elevation plans is **attached** as Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Cholsey Parish Council – Approve
- 3.2 Neighbour- No Strong Views (1) Would like to see matching materials for the extension and set in from the side boundary.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P04/W0083](#) - Approved (10/03/2004)
Demolition of existing single storey extension and conservatory. Erection of new single storey extension.
- [P01/W0599](#) - Approved (13/09/2001)
Single storey extension to front and new pitched roof to existing garage (as amended by plans accompanying letter from agent dated 24 August 2001).

[P86/W0806](#) - Approved (25/03/1987)

25 metre strip of existing field to be used for domestic garden purposes of adjoining properties.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

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 considerations in the determination of this planning application are:

- i. Impact on the neighbours' amenity.
- ii. Impact on the character of the existing dwelling and the immediate surrounding area.
- iii. CIL

6.2 **Impact on neighbours' amenity**

6.3 The proposed extension is on the eastern elevation of the property. The closest neighbour to that elevation is number 40 Ilges Lane. At present the single attached garage abuts the boundary with no 40. The proposed extension will do the same but will be brought forward to be in line with the front of the existing canopy along the front elevation. There are no windows proposed in the eastern elevation of the extension which faces number 40. As such the proposed extension would not result in any direct overlooking and given what is there at present, will not be materially overbearing or oppressive on the occupiers of no 40 Ilges Lane.

6.4 **Impact on the character of the existing dwelling and the immediate surroundings.**

6.5 The extension would appear as a subservient extension to the main dwelling with a ridge height lower than the main dwelling in accordance with advice set down in the South Oxfordshire Design Guide. A condition has been recommended which would ensure that the proposed materials used for the erection of the proposed extension shall include the use of red brick at ground floor to match those on the existing dwelling and the first floor of the proposed extension plus the first floor of the existing dwelling to be rendered. As such, the development would be in keeping with the character of the locality and would reinforce local distinctiveness in accordance with policy D1 of the South Oxfordshire Local Plan.

- 6.6 **Community Infrastructure Levy (CIL).** The council's CIL charging schedule was adopted on 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case CIL is not liable as the proposed extension does not exceed the trigger figure of 100sqm.

7.0 **CONCLUSION**

- 7.1 The proposed extension would not be unneighbourly and would not harm the character of the existing dwelling or the surrounding area. The proposal accords with Development Plan policies.

8.0 **RECOMMENDATION**

That planning permission is granted subject to the following conditions:

- 1. Commencement three years - full planning permission.**
- 2. Approved plans.**
- 3. Materials (walls and roof).**

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