

APPLICATION NO.	P16/S0607/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	31.3.2016
PARISH	DIDCOT
WARD MEMBER(S)	Margaret Davies Anthony Dearlove Anthony Nash
APPLICANT	Mr T Rushton
SITE	18 East Street, Didcot, OX11 8EJ
PROPOSAL	Demolition of existing two storey rear extension. Erection of replacement two storey rear extension.
AMENDMENTS	None
OFFICER	Roseanne Lillywhite

1.0 INTRODUCTION

1.1 This application has been referred to the Planning Committee because the applicant is a South Oxfordshire District Council employee.

1.2 18 East Street, which is shown on the OS extract **attached** at Appendix 1, is a two storey semi-detached property, located near the town centre of Didcot. The property is brick-built with white render finish and plain clay tiles.

1.3 The site falls within the Didcot Northbourne Conservation Area.

2.0 PROPOSAL

2.1 The proposal involves the demolition of an existing two storey rear and attached single storey lean-to extension and the erection of a new storey rear extension.

2.2 The plans accompanying the application are **attached** at Appendix 2. Full copies of the supporting documentation and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Didcot Town Council - No strong views
No neighbour comments received

4.0 RELEVANT PLANNING HISTORY

4.1 None

5.0 POLICY & GUIDANCE

5.1 **South Oxfordshire Core Strategy policies;**
CSEN3 - Historic environment
CSQ3 - Design

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

CON6 - Demolition in conservation area

CON7 - Proposals in a conservation area
D1 - Principles of good design
D4 - Reasonable level of privacy for occupiers
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 issues in the consideration of this application are;

- **Scale and Design: the impact upon the character of the dwelling and the Conservation Area**
- **The impact upon the amenities of occupants of neighbouring dwellings**

6.2 Scale and Design: the impact upon the character of the dwelling and the Conservation Area

The proposal involves the demolition of an existing two storey projection with an attached single storey lean-to extension to the rear of the property and the erection of a new storey rear extension which extends the full width of the property along with a two storey projection. The existing extension is identical to the adjoining neighbour's extension at 16 East Street.

- 6.3 The existing rear additions are not considered historic features of the property and in particular the lean-to addition is considered an unattractive feature to the rear. The demolition of the existing extension would not cause a harmful impact upon the character of the conservation area itself. The proposal will add a more symmetrical feature to the rear and will easily be accommodated within the long rear garden which will leave a length of 27 metres from the proposed rear addition to the rear garden boundary. The proposal consists of a total depth of 6.9 metres projecting from the rear of the property, whilst the existing rear extension projects 5.7 metres from the rear. The extension itself will be painted in white render to match the existing property. As the extension utilises similar materials to the existing property and it will not be seen from public vantage points, due to its position at the rear of the property, the proposal, is would not have a harmful impact upon the character of the dwelling and therefore accords with SOLP Policy CON7.
- 6.4 A site visit to the property, confirmed the presence of a large tree within the rear garden which is located around 3 metres away from the existing rear extension. As the property is located within a Conservation Area, consideration has to be given to whether the tree is of any special significance that may require the tree to be protected with either a condition on a planning permission, or a Tree Preservation Order. During a closer inspection of the condition of the tree, it was noted that the tree has suffered from extensive works which have left it in a poor state. Due to the proposed works located at a distance of at least 2 metres away, it is considered that a condition to protect the tree would not be required and given the current condition of the tree, such condition is not necessary.

6.5 **The impact upon the amenities of occupants of neighbouring dwellings**

The proposal is not considered to have a harmful impact upon neighbouring amenity, due to the following mitigating factors;

- 20 East Street to the west projects a further 2 metres to the rear
- the two storey projection is to the opposite side of 20 East Street, at a distance of over 6 metres from this aspect
- two storey projection will have no first floor side facing windows facing the nearest boundary
- existing two storey rear extension and attached lean-to extension to 16 East Street
- projects only 1.59 metres beyond the neighbour's extension to 16 East Street
- lower ridgeline than existing of 4.7 metres

It is also noted that no neighbour objections have been received.

Community Infrastructure Levy (CIL). The council's CIL charging schedule has recently been adopted and will apply to relevant proposals from 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 development would not result in a footprint increase in excess of 100 square metres.

7.0 **CONCLUSION**

7.1 It is recommended that planning permission is granted because the proposal does not adversely affect the character and appearance of the property or the Conservation Area. The proposal does not compromise the residential amenity of neighbouring occupants in terms of outlook, privacy, overshadowing or loss of light. In conjunction with the attached conditions the proposal will accord 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. Matching materials (walls and roof).**

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