

<b>APPLICATION NO.</b>	<a href="#">P21/S0414/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	26.1.2021
<b>PARISH</b>	DIDCOT
<b>WARD MEMBER(S)</b>	Alan Thompson Ian Snowdon
<b>APPLICANT</b>	Gemma Willis
<b>SITE</b>	5 Lydalls Close, Didcot, OX11 7LD
<b>PROPOSAL</b>	Single and two storey extensions to existing bungalow.
<b>OFFICER</b>	Roseanne Lillywhite

1.0 **INTRODUCTION AND PROPOSAL**

1.1 This application has been referred to the Planning Committee at the request of the Ward Member Councillor Alan Thompson. The planning reasons for the call-in are as follows;

- *no damage to the character of the area*
- *new additional footage is not overbearing*

1.2 This report sets out the officer's recommendation of refusal and how that has been reached, with regards to the relevant material planning considerations and the development plan.

1.3 Number 5 Lydalls Close is a detached chalet bungalow located on a corner plot between Lydalls Close and Britwell Road. The property has outbuildings to the rear / side; of which the long wooden clad barn to the Britwell Road side of the plot is in poor condition and is to be demolished. The property is not located within a conservation area. A plan identifying the site in greater context is attached at **Appendix 1** to this report.

1.4 Householder Planning Permission is sought for a similar proposal for a two storey side extension and single storey rear extension. Detailed drawings submitted for this application are available in **Appendix 2** to this report.

1.5 Planning permission was recently refused under application reference [P20/S4376/HH](#) for a similar two storey side and single storey rear extension see **Appendix 3** of this report. The application is currently at appeal, but no decision has yet been reached on the application. This current application is running in parallel to the appeal process.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Didcot Town Council** – No objections

**Drainage - (South & Vale)** – Surface water drainage condition required

**Forestry Officer (South and Vale)** – No objections

**No neighbour comments have been received**

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P20/S4376/HH](#) - Refused (25/01/2021)  
Single and two storey extensions to existing bungalow.

[P85/W0705](#) - Approved (29/01/1986)  
Single storey extension

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES6 - Residential Amenity

H20 - Extensions to Dwellings

5.2 **Neighbourhood Plan**

Not applicable in this case

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 **National Planning Policy Framework and Planning Practice Guidance**

6.0 **PLANNING CONSIDERATIONS**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

Development which is not in accordance with an up-to-date development plan should be refused unless material considerations indicate otherwise.

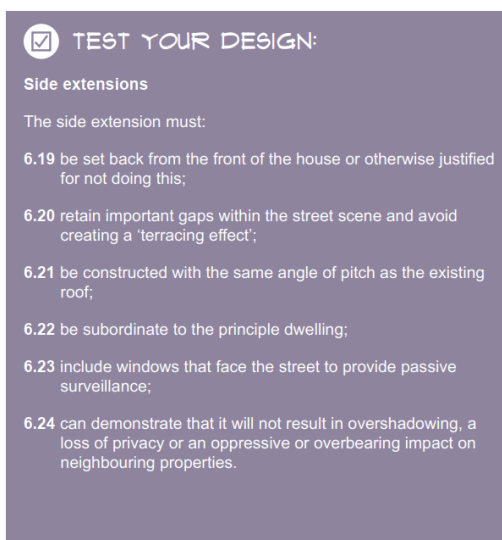
6.1 **The main considerations in the determination of this application are;**

- **Design and Scale: the impact of the proposal on the character of the existing property, the site and the wider street scene**
- **Impact of the proposal on the amenities of neighbouring occupants**
- **Drainage.**
- **CIL.**

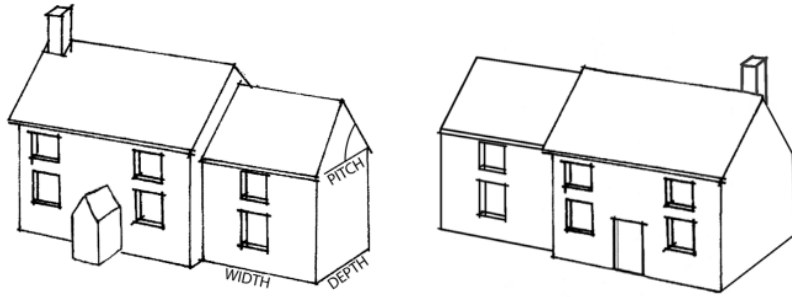
6.2 **Design and Scale: the impact of the proposal on the character of the existing property, the site and the wider street scene**

The relevant development plan policies in this case are South Oxfordshire Local Plan (SOLP) Policies DES1, DES2, DES8 and H20 and specific design guidance from the South Oxfordshire Design Guide 2016 (SODG).

- 6.3 SOLP Policy H20 refers to extensions to dwellings and sets out criteria for extensions within the Green Belt, supports proposals with adequate parking and sufficient amenity areas.
- 6.4 The property is located within Didcot and therefore, criterion (i) of this policy is not relevant with the property not falling within the Oxford Green Belt.
- 6.5 Criterion (ii) and (iii) of this policy are considered to have been met and do not form part of the recommendation for refusal.
- 6.6 The size of the plot allows for the possibility of a reasonably sized extension to the side and a modest rear extension, whilst retaining adequate amenity space and parking for the resulting property and parking. Therefore, the principle of extending the property is acceptable.
- 6.7 SOLP Policy DES2 relates to enhancing local character and sets out that new development must be designed to reflect the positive features of the local area and should physically and visually enhance the surroundings.
- 6.8 This application seeks planning permission for a replacement single storey rear extension and a two storey side extension. The single storey extension will replace the existing conservatory and allow for a larger kitchen and living room area at the rear of the property. The rear element, is considered acceptable.
- 6.9 It is your officers opinion, the proposed side extension as submitted will appear dominant in relation to the existing bungalow, due to its large footprint and overall height in comparison to the existing property. The extension does not respond positively to the character of the existing bungalow in terms of scale and will appear visually as a separate dwelling when viewed within the street scene.
- 6.10 The Councils advice for applicants is set out the South Oxfordshire Design (SODG) and has a specific element in relation to side extensions which states the following;



- 6.11 The side extension will be contrary to specific design guidance (points 6.21 and 6.22), as it will not be *subordinate* to the principal dwelling or constructed with the same angle and pitch as the existing roof. Further visual aids are provided within the SODG which demonstrate acceptable forms of two storey side extensions. These are shown below;



- 6.12 The proposed side extension in this case clearly dominates the existing bungalow in terms of scale and will not appear visually subordinate. This is demonstrated in the image below showing the Proposed front elevation, with the large one and a half storey extension attaching to the single storey bungalow;



- 6.13 Also of material relevant to the consideration of this application is the previously refused scheme under application reference P20/S4376/HH ([appendix 3 to this report](#)). This application was refused as it was contrary to the same policies covered in this report. The applicants have exceeded their The footprint and eaves of the side extension has been revised with the eaves now level with the existing property. The end of the extension has changed from gable to a half hip. However, the minor changes that have been made to the development proposed in this application does not address the reason for refusal. A direct comparison of the front elevation of the refused scheme and this scheme is shown below;



**This scheme**

**Originally refused scheme**

- 6.14 SOLP policy DSE8 encourages sustainable design within new development. The most relevant part of this policy states *'All new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impact of their design and construction.*
- 6.15 The agent has submitted an Energy Statement confirming the following, which is acceptable to comply with the above policy;

*The design is a product of the clients requirements so the method of construction is the only practical means of complying with DES8. The extension will be built in accordance with the latest regulations which will result in the new parts being superior, in terms of thermal performance, than the existing.*

*This is achieved through the use of high performance insulation products to make the new floors, walls, windows & roof comply with current regulations, which, when averaged across the whole house, will result in lower energy consumption per square metre than before the extension was built.*

6.16 **Impact of the proposal on the amenities of neighbouring occupants**

The most relevant criteria of SOLP 2035 policy DES6 states that ‘*Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, when considering both individual and cumulative impacts, in relation to the following factors:*

- i) loss of privacy, daylight or sunlight*
- ii) dominance or visual intrusion’*

6.17 Due to the location of the property on a corner plot, the proposed side extension will not cause a harmful impact on the amenities of neighbouring occupants, in the form of loss of privacy, day or sunlight and dominance or visual intrusion. As such the proposal is considered compliant with SOLP Policy DES6 and does not form part of the recommendation for refusal.

6.18 **Drainage**

Had this application been recommended for approval, a specific condition would be have been recommended at the request of the Drainage Team to request a surface water drainage scheme is submitted and approved prior to the commencement of development.

6.19 **CIL.**

The development to which this refusal relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire Charging Schedule. Please refer to the CIL Regulations 2010 (as amended) to the amount of £11,013.22

7.0 **CONCLUSION**

7.1 The proposed development fails to address the reason for refusal of planning permission of application P20/S4376/HH. The proposed extension in respect of footprint and height would dominate and be out of keeping with the modest character of the existing bungalow detracting from the visual amenities of the street scene. The application is therefore recommended for refusal.

8.0 **RECOMMENDATION**

8.1 **That planning permission is refused for the following reason;**

**That, the proposed side extension, particularly by reason of its footprint and overall height, would dominate and be out of keeping with the modest character of the existing bungalow detracting from the visual amenities of the street scene. The development would be contrary to policies DES2 and H20 of the South Oxfordshire Local Plan 2035 and points 6.21 and 6.22 of the supplementary Technical Document 5 relating to Householder extensions as part of the South Oxfordshire Design Guide 2016.**

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