

APPLICATION NO.	P23/S1389/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18.4.2023
PARISH	GORING HEATH
WARD MEMBER	Peter Dragonetti
APPLICANT	Mr & Mrs Dragonetti
SITE	Covert Cottage Hill Bottom Whitchurch Hill, RG8 7PT
PROPOSAL	Single storey rear extension.
OFFICER	Lilua Iheozor-Ejiofor

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to Planning Committee because the applicant is a District Councillor.
- 1.2 This report sets out the justification for officers' recommendation to grant planning permission having regard to the development plan and any other material planning considerations.
- 1.3 Covert Cottage, shown on **Appendix A** is a detached two-storey dwelling located within the built-up limits of Whitchurch Hill. The site lies within the Chilterns Area of Outstanding Natural Beauty.
- 1.4 The application seeks planning permission for a single storey rear extension. The proposed extension is to be finished in painted bricks and natural slate roof tiles. A copy of the relevant plans are shown on **Appendix B** and other documentation associated with the application can be viewed on the council's website:

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P23/S1389/HH>

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 Full copies of the representations are available on the Council's website at www.southoxon.gov.uk under the planning reference number.

Goring Heath Parish Council – No Strong views

3.0 RELEVANT PLANNING HISTORY

- 3.1 [P96/S0520](#) - Approved (27/11/1996)
Two storey side extension. Implement store.

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:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

H20 - Extensions to Dwellings

ENV1 - Landscape and Countryside

5.2 Neighbourhood Plan

N/A

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 Other Relevant Legislation

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Carbon reduction**

6.2 Principle of development

The principle of development is acceptable having regard to Policy H20 of the SOLP. The development does not affect the parking provision or private garden space for the dwelling.

6.3 Design and character

The proposed extension would be a subservient addition to the rear of the property. The extension would be finished primarily with materials similar to the main dwelling, with some variations when it comes to the roof finishes. The use of materials would be sympathetic to the existing dwelling. The proposed extension would blend into the appearance of the existing dwelling and would not materially alter the landscape character of the surroundings.

Overall, the proposed development is not considered to harm the overall character or appearance of the property or wider AONB area.

6.4 Residential amenity

Given the degree of separation to the neighbouring dwellings, officers are satisfied that the proposal would not result in any harm to the amenity of neighbouring occupiers.

6.5 Carbon reduction

The Sustainable Construction Checklist submitted addresses the requirements of Policy DES8.

6.6 Community Infrastructure Levy

The proposal is not CIL liable because the proposed development would not result in a net increase in floorspace of more than 100 square metres.

6.7 Pre-commencement conditions

No pre-commencement conditions are required.

7.0 CONCLUSION

7.1 The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not harm the amenity of neighbouring properties. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

8.0 RECOMMENDATION

That Planning Permission be granted subject to the following conditions:

1 : Commencement of development within 3 years

2 : Development to be carried out in accordance with the approved plans

3 : Materials to be used as shown on the approved plans

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