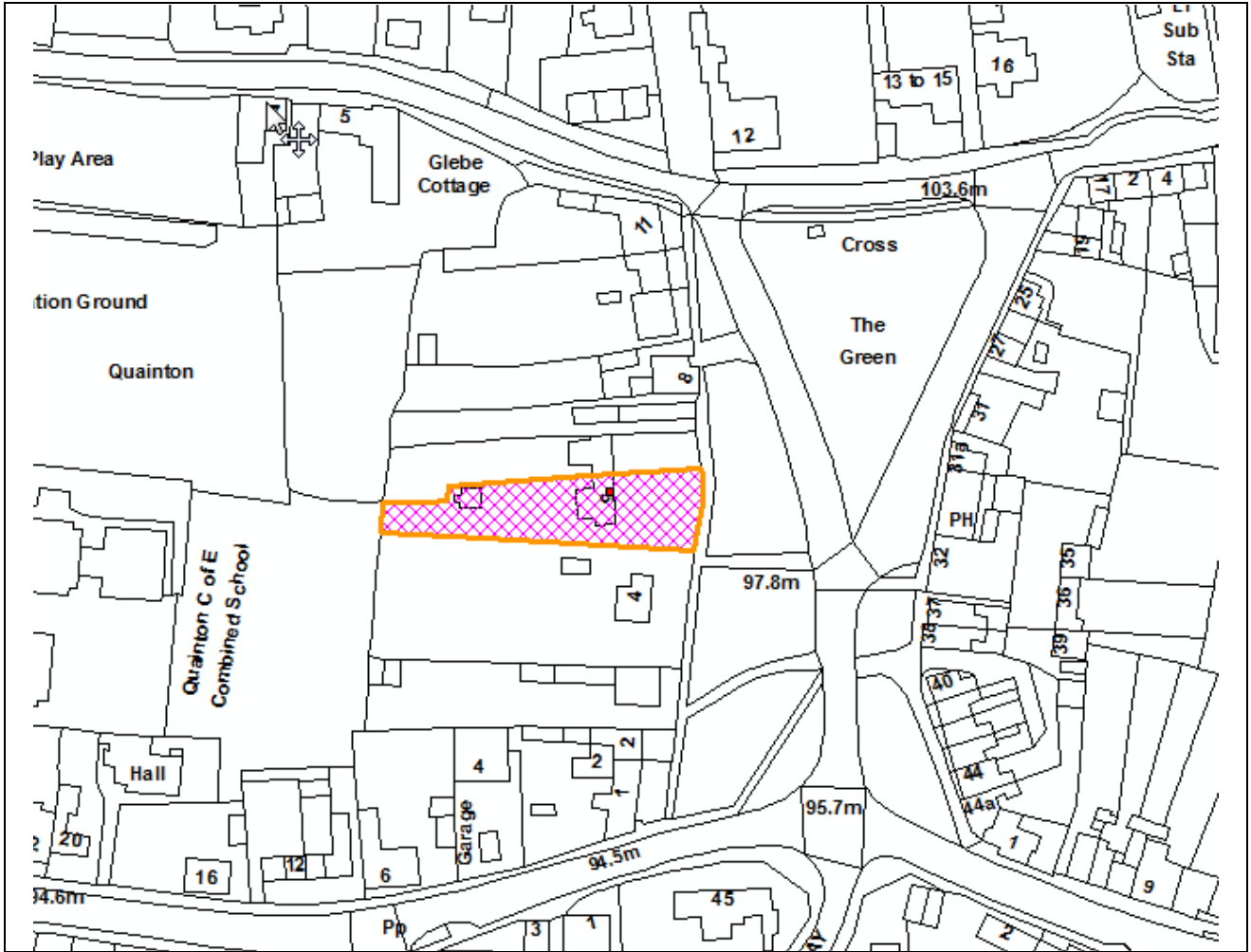


18/01687/APP



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/01687/APP	QUAINTON The Local Member(s) for this area is/are: -	16/05/18
TWO STOREY AND SINGLE STOREY REAR EXTENSION. 5 THE GREEN HP22 4AR	Councillor Scott Raven	
MS J CURTIS		
STREET ATLAS PAGE NO.85		

1.0 The Key Issues in determining this application are:-

- a) The impact of the character and appearance of the host dwelling, the streetscene, the Conservation Area and the area in general.
- b) The impact of on the amenities of neighbours.
- c) The impact on parking & highway safety.

The recommendation is that permission be **GRANTED, subject to conditions.**

Conclusion and recommendation

- 1.1 The proposal has been evaluated against the Development Plan, the NPPF and the Neighbourhood Plan and has an acceptable impact in visual amenity and heritage terms and does not result in any harm to the nearby resident. Special attention has been paid to the statutory test of preserving or enhancing the character or appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the development would preserve and enhance the character and appearance of the conservation area, and so the proposal accords with section 72 of the Act. In addition, no harm would be caused to the significance of the heritage asset, and as such the proposal accords with guidance contained within the NPPF.
- 1.2 It is recommended that planning permission be **APPROVED** subject to the following conditions
 1. STC5
Reason: RE03
 2. US04
Reason: RE11

WORKING WITH THE APPLICANT.

INFORMATIVE:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, AVDC has worked with the applicant/Agent to achieve an acceptable scheme and the application has been considered acceptable.

2.0 INTRODUCTION

2.1 The application needs to be determined by committee as Quainton Parish Council has raised material planning objections.

3.0 SITE LOCATION AND DESCRIPTION

3.1 The site comprises a two storey semi-detached dwelling, one of a pair of 19th century dwelling, identified in the Quainton Conservation Area Appraisal (2015) as being of Local Note.

3.2 The dwelling is located on the west side of the green facing east and is attached to No.6 on the north side. To the south is No.4 with a significant gap of 9m between the two dwellings. The land slopes gently upwards from south to the north.

3.3 To the front it has a 15m garden enclosed by hedging which fronts onto a 15m wide grassed area between the front curtilage and the highway and to the rear is a 39m garden enclosed by mature planting. The dwelling does not benefit from any off road parking.

3.4 The dwelling has been extended to the rear by way of a single storey extension with a mono pitched roof. This element is to be removed.

4.0 PROPOSAL

4.1 The proposal seeks to replace the single storey rear extension with a part single, part two storey rear extension measuring 7.2m in depth at ground floor, 4.5m in depth at first floor and a width of 5.05m.

4.2 The two storey section would have a pitched roof with a gable end 4m in height to the eaves and 7m in height to the ridge and the single storey section would have a mono pitched roof sloping downwards to the rear 2.4m in height to the eaves and 3.45m in height to the ridge.

4.3 The extension would provide a new kitchen/dining room and utility room at ground floor and create 3 bedrooms at first floor.

4.4 The application represents the resubmission of a previous scheme for a two storey and single storey rear extension 6.27m wide, 6.07m in length at ground floor and 3.56m in length at first floor which the Heritage Officer considered to be of a disproportionate size. This revised application has been submitted following extensive negotiations between the Heritage Officer and the agent.

5.0 RELEVANT PLANNING HISTORY

17/03693/APP - Two storey and single storey rear extension. – Withdrawn.

18/01437/ACL - Application for a Lawful Development Certificate for a proposed replacement of outdoor oil fuelled boiler with air source heat pump – Certificate issued.

6.0 PARISH/TOWN COUNCIL COMMENTS

6.1 Quinton Parish Council have considered the proposal against Policy E1 of the Quinton Neighbourhood Development Plan (QNDP) and have commented that the extension is longer than the previous withdrawn scheme, that the first floor extension does not comply with the 45^o sightline rules as measured from the middle of the bathroom window at No. 6 and that the height of the two storey element would provide excessive shadowing to the rear of No.6.

6.2 The Parish Council also note that the proposal would increase the number of bedrooms and as the property has no off road parking facilities, the proposal would not comply with QNDP Policy T1.

6.3 Overall, the Parish do not feel that they can support the application and support the objection from No.6.

7.0 CONSULTATION RESPONSES

7.1 The Heritage Officer comments that the amended scheme which is narrower with a shorter pitched roof extension is more proportionate to the dimensions of the host dwelling and with the deep inset, making the extension similar to that already added to No.6. The revised scheme, although thought to still be visible in views from The Green due to the wide gap between No. 4 and the host dwelling, is considered to respect the scale and form of the host dwelling and subject to a condition that the materials matching all aspects of the host dwelling, is acceptable in accordance with Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 and the NPPF.

8.0 REPRESENTATIONS

8.1 Correspondence has been received from the occupier of No. 6, the attached dwelling to the north who has objected on the grounds that the extension would provide excessive shadowing to the kitchen which is located in the rear extension to No.6 and to the first floor bathroom window located in the original dwelling adjacent to the shared boundary.

9.0 EVALUATION

(a) The impact on the character and appearance of the host dwelling, the street scene, the conservation area and the area in general.

9.1 Policy E1 of the QNDP seeks to conserve and enhance the Conservation Area and that proposals are in keeping with existing buildings and the street scene and that buildings should be of an appropriate scale, massing and proportions so as to ensure that they are in keeping with the traditional buildings located in the Conservation Area.

9.2 The extension would be to the rear and due to the extensive gap between No.4 and the host dwelling, some views would be afforded when approaching the property from the south. However, given the generous gap between the host dwelling and No.4 and the positioning of No. 4 sitting further forward in its plot that No.6, views of the extension would not be a prominent feature in the street scene and therefore not detrimental to the area or conservation area.

- 9.3 The extension would be constructed from materials that match the existing dwelling, which can be controlled by condition, and incorporate traditional features of the main dwelling which would complement the character and appearance of the host dwelling. Although the extension represents a fairly substantial addition to the rear of the dwelling is considered to be of an appropriate scale in relation to size of plot and existing dwelling in accordance with policy GP9 of the AVDLP
- 9.5 In summary the proposal is considered to be of a scale and design that respects the character and appearance of the existing dwelling and does not overwhelm it. In addition is considered that the proposal would not appear overly prominent within the streetscene or the locality in general and would not harm the character and appearance of the conservation area. The proposals are therefore considered to comply with GP9, GP35 and GP53 of the AVDLP, the Council's Design Guide Residential Extensions and NPPF. The proposal would also comply with Policy E1 Environment of the QNDP.
- 9.6 Special attention has been paid to the statutory test of preserving or enhancing the character or appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the development would preserve and enhance the character and appearance of the conservation area, and so the proposal accords with section 72 of the Act. In addition, no harm would be caused to the significance of the heritage asset, and as such the proposal accords with guidance contained within the NPPF.

(b) The impact on the amenities of neighbours.

- 9.7 Policy GP8 of the AVDLP states that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal. Where planning permission is granted, the Council will use conditions or planning obligations to ensure that any potential adverse impacts are eliminated or appropriately controlled.
- 9.8 The proposed extension would be 5.3m from the shared boundary with No. 4 and altogether 9m from the side elevation of No.4 and therefore the impact on the residential amenities of this dwelling are unlikely to be affected.
- 9.9 To the north, the occupier of No.6 has objected on the grounds that the extension would cause excessive shadowing to the kitchen and first floor bathroom window. Although it is accepted that the extension does infringe on the 45^o sightline from the bathroom window of No.6, this is not a habitable room and therefore the proposal would not have a significant impact in this respect.
- 9.10 There is a small window at ground floor level below the bathroom window which is in close proximity to the shared boundary. This window is a secondary window serving a lounge that already suffers some impact from the existing extension and boundary treatment but the main window that serves this room is in the front elevation thus the extension would not result in a significant loss of light to this room.
- 9.11 With regard to the concern raised in relation to the overshadowing of the kitchen which is located in a rear extension to No.6, and has a door and window in the side elevation facing towards No.5. The proposed extension would be set in 2m from the shared boundary and with the additional 4.6m separation distance between the proposed extension and the kitchen extension of No.6, it is considered that although there would be some limited impact on amenities, this impact would not be so severe so as to warrant refusal of this scheme. The kitchen also benefits from a large window in the rear elevation.

9.12 In summary, given the positioning of the proposal and its relationship relative to the neighbouring properties in terms of scale, position of windows and orientation it is considered that the proposal would not have an unacceptable adverse impact upon the neighbouring amenity that would sufficiently warrant the refusal of permission in this instance. Therefore the proposal accords with GP8 of AVDLP, the NPPF and Policy H1 Housing of the QNDP.

(c) The impact on parking & highway safety.

9.13 Policy T1 of the QNDP states that proposals to extend the number of bedrooms in a property must include a matching increase in the number of parking spaces. The property was originally a 3 bed dwelling and the proposal would reinstate the 3rd bedroom and therefore there is no net increase in the parking requirement.

9.14 Supplementary Planning Guidance on parking requires that for a three bedroomed property, 2 parking spaces should be provided, one of which should be located within the curtilage of the dwelling. However, this property historically has no off road parking provision with parking for the property being on the road to the front. To provide off road parking would involve crossing the wide front verge which would be considered to be detrimental to the Conservation Area and the wider street scene and therefore it is considered that in these circumstances the existing parking provision is acceptable. In this instance given the proposal would not result in any change to the parking requirements for the property and it is considered that the proposal is acceptable in this respect.

Case Officer: Janet Mullen

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