

Agenda

www.oxford.gov.uk



West Area Planning Committee Amended Reports

Date: **Wednesday 10 October 2012**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

Sarah Claridge, Democratic and Electoral Services Officer

Telephone: 01865 252402

Email: sclaridge@oxford.gov.uk

If you would like help to understand this document please call Sarah Claridge, Democratic and Electoral Services Officer or in advance of the meeting.

West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen
	Councillor John Goddard
	Councillor Elise Benjamin
	Councillor Anne-Marie Canning
	Councillor Bev Clack
	Councillor Colin Cook
	Councillor Graham Jones
	Councillor Shah Khan
	Councillor John Tanner

The quorum for this meeting is three members. Substitutes are not permitted.

HOW TO OBTAIN AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
- Sent to you in hard copy form upon payment of an annual subscription.

AGENDA

PART ONE PUBLIC BUSINESS

	Pages
7 24 COMPLINS CLOSE, OXFORD - 12/02166/FUL	1 - 6
<p>The Head of City Development has submitted a report which details a planning application for the erection of a single storey rear extension. Loft conversion to include insertion of rear dormer and three rooflights to front elevation. (Amended plans).</p> <p>Officer recommendation: Approve subject to conditions.</p>	
8 37 MEADOW PROSPECT, OXFORD - 12/02113/FUL	7 - 14
<p>The Head of City Development has submitted a report which details a planning application for the demolition of existing outbuilding. Erection of part single, part two storey, side and rear extensions and insertion loft roof lights to front and rear roof slopes.</p> <p>Officer recommendation: Approve subject to conditions.</p>	
9 21 BUCKLER ROAD, OXFORD - 12/01901/CT3	15 - 20
<p>The Head of City Development has submitted a report which details an application for the erection of two storey side extension.</p> <p>Officer recommendation: Approve subject to conditions.</p>	

This page is intentionally left blank

West Area Planning Committee

10th October 2012

Application Number: 12/02166/FUL

Decision Due by: 16th October 2012

Proposal: Erection of single storey rear extension. Loft conversion to include insertion of rear dormer and three rooflights to front elevation. (Amended plans)

Site Address: 24 Complins Close, **Appendix 1**

Ward: St Margarets Ward

Agent: Mr D Turner

Applicant: Mr S Spittlehouse

Application called in by Councillors Campbell, Fooks, Rundle, Royce and Goddard due to concerns that the proposal is potentially overbearing and will take light from the neighbouring property.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The extension is considered to form an appropriate visual relationship with the existing house and surrounding development without resulting in unacceptable harm to neighbouring residential amenity. Consequently the proposal complies with policies CP1, CP8, CP10, HS19 and HS21 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 and policies HP9 and HP14 of the Sites and Housing Development Plan Document proposed submission 2011-2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 3 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials to match existing

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HS19 - Privacy & Amenity

HS21 - Private Open Space

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan - Submission

HP9 - Design, Character and Context

HP14 - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None

Representations Received:

23 Complins Close: Objection – Inaccuracies in plans relating to parking spaces and proposed roof plan. Affect on amenity and loss of light, overbearing and oppressive development caused by size and materials.

Statutory and Internal Consultees:

Highways Authority: No objection

Environmental Development: Comments received regarding contaminated land issues, an informative has been recommended.

Determining Issues:

- Design
- Impact on Neighbouring Amenity

Officers Assessment:

Site Description and Proposal

1. The application site comprises an end of terrace two storey property comprising two bedrooms. Complins Close is located off the Elizabeth Jennings Way residential development which was constructed in 2002 following the demolition of factory buildings. The Close is characterised by two and three storey houses and a block of flats with shared green spaces rather than individual front gardens. The green spaces are edged with trees and shrubs as well as several parking bays and bicycle racks. The property backs onto a parcel of land, close to Port Meadow to the east of the railway line which is shielded from the property by mature trees to the rear. Appendix 1.
2. The application seeks planning permission for a single storey rear extension and a loft conversion with a rear dormer window and Juliette balcony and three rooflights to the front. The extension and dormer window will be built with matching materials to the existing dwelling.
3. During the course of processing the planning application amended plans were requested to omit the balcony originally attached to the dormer window. Amended plans were submitted and included the removal of the balcony which was replaced by a Juliette style balcony and a reduction in the height of the single storey extension from 3.3 metres to 3.0 metres.

Design

4. Policies CP1 and CP8 of the Oxford Local Plan state that planning permission will only be granted for development that respects the character and appearance of the area and creates an appropriate visual relationship with the site and its surroundings and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CS18 of the Core Strategy states that planning permission will only be granted for development that demonstrates high quality urban design and responds appropriately to the site and its surroundings.
5. The proposed single storey extension would project 3.4 metres from the rear wall of the existing property and measure 3.0 metres in height. The extension will be set away from the neighbouring boundary fence to the east by 30 centimetres and flush with the boundary wall to the west. The current garden length is 12 metres, if the proposed extension is approved the property would still benefit from a reasonably sized garden of 8.5 metres in length and 5 metres in width (42.5m²). It is the Council's view

that the extension will therefore not create an unacceptably overbearing effect on the site itself or on the neighbouring property in terms of its overall size or proximity to boundaries.

6. The proposed dormer window will be set back by 30 centimetres from the eaves and will be set in from the east boundary by 1.1 metres and 1.3 metres to the west. The dormer will be 3.5 metres in height over and above the height of the eaves and will be 0.8 metres lower than the ridge of the original roof; the dormer window will therefore be subservient to the existing roof in terms of scale.
7. The materials used would match those of the existing dwelling and would thus be in keeping with the character of the dwelling and surrounding area. The extension and dormer window would not unacceptably detract from the view from the land to the rear of the property and would have an appropriate visual relationship to the surrounding area, as required by policies CP1 and CP8 of the Oxford Local Plan and policy CS18 of the Core Strategy.

Living Conditions and Impact on Neighbours

8. Policy HS19 of the Oxford Local Plan sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25 degree code of practice, as detailed in Appendix 6 of the Oxford Local Plan. Policies HS19 and CP10 of the Oxford Local Plan also require the correct siting of a new development to protect the privacy and amenity of the occupants of the proposed and existing neighbouring residential properties.
9. The single storey rear extension would provide the property with additional living accommodation in the form of a sun room and the loft conversion with the dormer window would provide a third bedroom and en suite.
10. The rear wall of the neighbouring property at no. 23 projects 1.8 metres from the rear wall of no.24, therefore the proposed extension would only project 1.6 metres from the rear wall of no. 23. The nearest habitable window at no. 23 is 1.68 metres from the boundary fence, with the proposed extension set away from this fence by 30 centimetres. Therefore the total distance from the neighbouring habitable window is 1.98 metres. The single storey extension would not contravene the 45 degree rule set out in policy HS19 of the Oxford Local Plan.
11. The privacy of the neighbours would be maintained as there are no proposed windows to the east elevation of the single storey extension and the dormer window is set back 30 centimetres from the eaves.
12. It is the officer's view that the design of the extension and dormer window is acceptable.

Conclusion:

13. The extension is considered to form an appropriate visual relationship with the existing house and surrounding development without resulting in unacceptable harm to neighbouring residential amenity. Consequently the proposal complies with policies CP1, CP8, CP10, HS19 and HS21 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 and policies HP9 and HP14 of the Sites and Housing Development Plan Document proposed submission 2011-2026. The Council is recommending approval.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

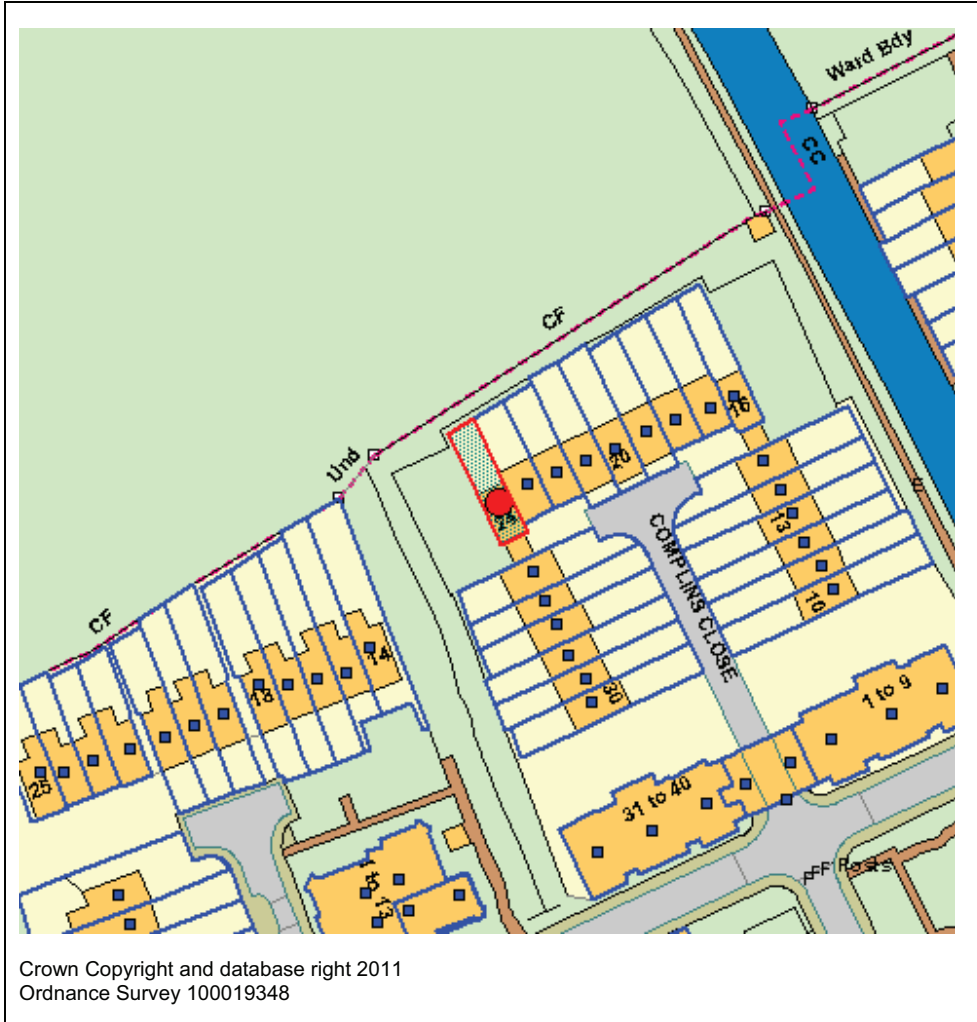
Contact Officer: Jennifer Owen

Extension: 2818

Date: 26th September 2012

Oxford City Council

12/02166/FUL – 24 Complins Close



Crown Copyright and database right 2011
Ordnance Survey 100019348

Organisation	Oxford City Council
Department	Planning
Comments	
Date	25th September 2012
SLA Number	LA100019348

West Area Planning Committee

10th October 2012

Application Number: 12/02113/FUL

Decision Due by: 15th October 2012

Proposal: Demolition of existing outbuildings. Erection of part single, part two storey, side and rear extensions and insertion loft roof lights to front and rear roof slopes.

Site Address: 37 Meadow Prospect **Appendix 1**

Ward: Wolvercote Ward

Agent: Lesley Cotton Architect

Applicant: Mr Ian Callaghan

Application Called in – by Councillors – Goddard, Wilkinson, McCready Fooks and Gotch; for the following reasons in that its similar to one refused recently and deserves public consideration.

Recommendation: West Area Planning Committee is recommended to grant planning permission.

Reasons for Approval:

- 1 The proposed extension would reduce the gap between no's 35 and 37 Meadow Prospect, however the extension would be set down from the main ridgeline and would be significantly set back from the existing building frontage to reinforce its subservience and to retain the sense of openness. Officers consider that the design is acceptable and that the character and appearance of the area would be preserved. The development would not result in any unacceptable levels of harm to the amenities of neighbouring properties and there would be no increased risk of flooding. Officers consider that the proposal complies with policies CP1, CP6, CP8, CP10, HS19 and HE7 of the Oxford Local Plan 2001-2016 and policies CS11 and CS18 of the Core Strategy 2026.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give

rise to can be offset by the conditions imposed.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Flood Risk Assessment
- 5 Ground resurfacing - SUDS compliant

Main Planning Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Develop to Relate to its Context
- CP10 - Siting Development to Meet Functional Needs
- HS19 - Privacy & Amenity
- HS20 - Local Residential Environment
- HS21 - Private Open Space
- CP9 - Creating Successful New Places

Core Strategy (OCS)

- CS18 - Urban design, town character, historic environment
- CS11 - Flooding

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

12/00503/FUL - Demolition of existing outbuildings. Erection of part single part two storey side and rear extensions. Loft conversion to include 2 roof lights to front and rear elevations. Refused on the grounds of being out of keeping, too big and bulky, overbearing to neighbouring properties and overlooking.

72/26210/A H – Erection of a conservatory. Permitted development.

Public Consultation:

Third Parties:

22 letters in total received:-

from Meadow Prospect no's. 3, 7, 9, 19, 26, 28, 29, 33, 34, 35, 36, 39, 40, 41 & 55, 70 Godstow Road, 41 Rosamund Road, 2 Rowland Close, Oxford Civic Society and Wolvercote Commoners Committee, with the following objections:-

- Object to filing in the gap between the houses which provide a glimpse to Port Meadow which form part of the character of the street. Meadow Prospect is in danger of becoming terrace like;
- Rear Gable is too large, too much glass, not in keeping;
- Overdevelopment;
- View, light and privacy of neighbours is effected;

- Increase of flooding due to extension and hard landscaping;
- Extension is too big for the existing house and ruins the character of the area; style and size is out of keeping with existing house and area;
- Extension is overbearing to neighbouring properties;
- Loss of privacy to neighbouring properties;
- Visual amenity effect as outlook is effected by the extension;
- Increase in noise levels;
- Loss of heat and light due to extension shading photovoltaic and solar water heating panels on neighbouring house;
- Not an attractive view from Port Meadow.
- Too many extensions in Meadow Prospect spoiling the street.

Statutory and Internal Consultees:

- Highway Authority – No objection, the proposal does not have any significant highway impacts where adequate off-street parking is provided within the curtilage of the property and there is very little on-street parking.

Officers Assessment:

Site Description

1. The application site comprises a two storey semi-detached dwelling located in the cul-de-sac of Meadow Prospect. Some of the properties back directly on to Port Meadow and the application site lies on the south side of Meadow Prospect which backs on Port Meadow. The surrounding area is characterised by similar semi-detached properties with reasonable size gaps to the side boundaries.

Proposal

2. A previous planning application for a first floor rear extension (application 12/00503/FUL) was refused due to the impact of the extension being overbearing to the neighbouring properties, overlooking, being out of keeping and being too large and bulky. This latest application represents a revised design of the proposed extension.

Issues:

3. Officers consider the principal determining issues in this case to be:
 - Design
 - Residential amenity
 - Flooding

Design

4. Policy CS18 of the Core Strategy (CS) states that planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 and CP8 of the Oxford Local Plan (OLP). Policy CP1 states that planning permission will only be granted for

development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.

5. Policy CP8 of the Oxford Local Plan 2001-2016 suggests the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. It also stated building design is specific to the site and its context and should respect, without necessarily replicating, local characteristics, and should not rule out innovative design.
6. The revised proposal has made some alterations to the previously refused scheme. One of these changes is that the side extension being set back from the front elevation by 2.5m (previously this set back was only 0.2m). At first floor level the side extension would be pulled in from the boundary to leave a 1.0m gap between 35 and 37 Meadow Prospect.
7. The ground floor rear extension has been reduced in length slightly by approximately 0.4m so that it protrudes 0.5m past the ground floor extension of no.35 Meadow prospect. At first floor level the rear extension does protrude out slightly further to the rear than previously to compensate for the loss of space to the side, the master bedroom now protrudes out a further 0.9m. However as the extension at the side has been drawn back from the boundary then the overall scale and mass of the gable rear extension has been reduced in width and the effect of this is a less bulky appearance.
8. The proposals still amounts to a large extension that extensively increases the footprint of the original dwelling. The dwelling sits in a good sized plot that is large enough to accommodate an extension of this size with a large garden remaining. When viewed from the street the dwelling would not appear significantly altered and due to the extension being set back significantly it would retain its original character and appearance. At the rear, and when viewed from Port Meadow, the extension would have a contemporary appearance that is achieved through the use of the large glazing panels at upper and lower levels. Whilst these features are in contrast to the existing building, officers do not consider that they would detract from the character and appearance of the existing building. The two storey element is set down from the main ridge line and set back so appears subservient to the main house, with the original form of the building remaining the dominant feature. The roof pitch and use of matching render would ensure the extension appears in keeping with the existing house. Many other houses in Meadow Prospect have had extensions of varying styles and sizes and officers do not consider that the development would appear out of character in this context. There have been a number of extensions in Meadow Prospect that are similar albeit slightly smaller in footprint and scale. Nos. 23, 33, 35 and 43, all to the south side of the street, have all extended out the rear and some to the side.

9. To the side the proposal would partly infill the gap at first floor level, which is already largely in-filled by the side extension of no.35. No. 37 Meadow Prospect has not been extended to the side previously and the proposed side element would leave a 1.0m gap at first floor level, a gap of 0.2m at ground floor level and would be set back 2.5m from the front. It would not therefore completely infill the gap or result in a terracing effect. Due to the significant set back from the building frontage and the set down from the main ridge, officers are of the view that the extension would not appear overbearing within the street scene and would not erode the feeling of openness that currently exists.

Residential Amenity

10. Policies HS19 and CP10 of the OLP require the siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties. An amended plan was received on 25th September 2012 removing the side window facing on the ground floor of the family room which would look directly into the garden of no.39 Meadow Prospect. Also the removal of the two Juliet balconies at first floor level reduced the perception of being overlooking and prevent the flat roof of the ground floor extension being used as a terrace. A condition will be imposed to ensure that the flat roof is not used as a terrace.
11. Whilst there is still a large amount of glazing in the rear gable of the master bedroom, the majority of this glazing would be at high level and therefore the glazing remaining would be relatively no different to the glazing at no.35 at first floor level. Officers consider that resultant glazing would not significantly increase the levels of overlooking to such extent as to warrant a refusal for loss of privacy.
11. Policy HS19 of the OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25-degree code of practice, detailed in Appendix 6 of the OLP. The proposal does not breach the 45/25 degree line from 35 and 39 Meadow Prospect and is therefore considered acceptable in this regard.

Flooding

12. The application site is located within a flood zone. A Flood Risk Assessment (FRA) has been submitted as part of the application which satisfies any potential impact on flooding in the area, and incorporates mitigation techniques to ensure the safety of the occupiers. A condition has been imposed to require the application to be carried out in accordance with the details submitted in the FRA.

Parking

13. The proposal involves the loss of an existing garage but there is space on the frontage and driveway to provide adequate off-street parking. The

Highway Authority does not object to the proposal subject to an informative stipulating that no surface water from the development shall be discharged onto the highway. The application does not include details of any intended treatment to the driveway or area to the front of the property and officers suggest attaching a condition requiring any ground resurfacing to be SUDS (Sustainable Urban Drainage Systems) compliant to prevent any localised flooding.

Conclusion:

Officers were mindful of objections received but conclude that the proposed extensions are acceptable in design terms and would not be harmful to the character and appearance of the area. Officers are satisfied that there would be no unacceptable levels of harm to the living conditions of local residents as a result of the development, and that there would be no increased risk of localised flooding. The proposal is considered to have overcome the previous reasons for refusal and complies with policies CP1, CP6, CP8, CP10, HS19 and HE7 of the Oxford Local Plan 2001-2016, and policies CS11 and CS18 of the Core Strategy 2026, and is therefore recommended for approval.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant permission officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

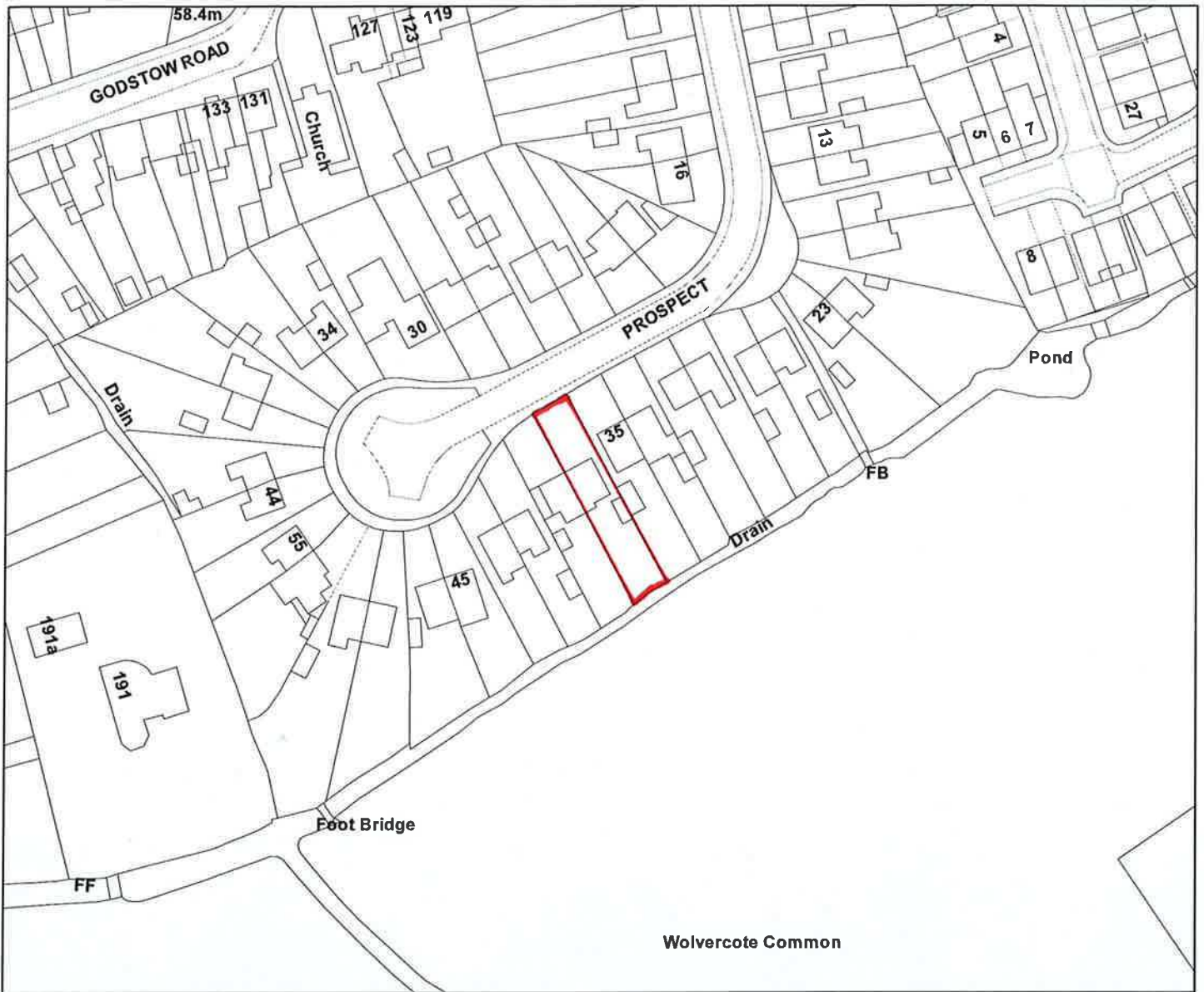
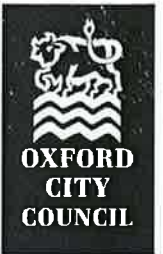
Background Papers: 12/02113/FUL

Contact Officer: Davina Sarac

Date: 26th September 2012

12/02113/FUL

37 Meadow Prospect



Legend



© Crown Copyright and database right 2011. Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	Planning
Comments	
Date	26 September 2012
SLA Number	100019348

Scale: 1:1250

This page is intentionally left blank

West Area Planning Committee

10th October 2012

Application Number: 12/01901/CT3

Decision Due by: 20th September 2012

Proposal: Erection of two storey side extension.

Site Address: 21 Buckler Road, **Appendix 1**

Ward: Summertown Ward

Agent: Mr Chris Ridges

Applicant: Oxford City Council

Recommendation: West Area Planning Committee is recommended to grant planning permission.

Reasons for Approval:

- 1 The proposal is acceptable in design terms and would not cause any unacceptable levels of harm to neighbouring properties. The proposal is considered to comply with policies CP1, CP6, CP8, CP10 and HS19 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

Main Planning Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HS19 - Privacy & Amenity

HS20 - Local Residential Environment

HS21 - Private Open Space

Core Strategy (OCS)

CS18 - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None.

Public Consultation:

Third Parties:

2 Bodley Road – Supports the proposal.

Statutory and Internal Consultees:

- Highway Authority – There is concern that an increase in the number of bedrooms in the dwelling will increase the level of existing and future parking demand. Therefore a parking statement and plans will need to be provided to demonstrate that one additional parking space will be provided within the curtilage of the property and the property boundary.

Officers Assessment:

Site Description

1. The application site comprises a two-storey semi-detached dwelling located on the eastern side of Buckler Road which is a residential area to the north of Summertown. Buckler Road is characterised by mainly terraced dwellings with some semi-detached properties on corner plots just like this one.

Proposal

2. Planning permission is sought for a two storey side extension to provide additional accommodation increasing the number of bedrooms from two to four for this family dwelling.

Issues:

3. Officers consider the principal determining issues in this case to be:
 - Design
 - Residential amenity
 - Parking

Design

4. Policy CS18 of the Core Strategy (CS) states that planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 and CP8 of the Oxford Local Plan (OLP). Policy CP1 states that planning permission will only be granted for

development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.

5. Policy CP8 of the Oxford Local Plan 2001-2016 suggests the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. It also stated building design is specific to the site and its context and should respect, without necessarily replicating, local characteristics, and should not rule out innovative design.
6. The Council's design guidance on corner plot side extensions suggests that side extension should not project more than 1.5m beyond the building line and that that they should be set back from the front elevation of the property by 1.0m. In this case the existing house is on a prominent corner plot and the parcel of land available for development to the side of the house is constrained. Whilst the proposed extension is shown not to protrude further than 1.5m from the building line it is only set back 0.7m from the front elevation of the house.
7. As the site is prominent it was considered that the extension should be set back further still in order that the extension would appear less prominent within the street scene. Amended plans were received on 25th September 2012 showing extension set back by 1.34m from the front elevation. Officers consider that this helps to create a better visual relationship within the street scene. The extension would be built in materials that match those of the existing dwelling and would therefore form an appropriate visual relationship and would not appear out of character within the surrounding context.

Residential Amenity

8. Policies HS19 and CP10 of the OLP require the correct siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties. The proposal does not give rise to any issues of overlooking or loss of privacy.
9. Policy HS19 of the OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25-degree code of practice, detailed in Appendix 6 of the OLP. The proposal does not breach the 45/25 degree line from 23 Buckler Road and is therefore considered acceptable in this regard.
10. Officers were concerned with regards to size of the ground floor bedroom being too small. However given the constrained nature of the site the internal alterations move the downstairs toilet to the front and the bedroom to the back to compensate for the loss of space at the front in the amended plan. Officers consider that this is the best design solution for this difficult site.

Parking

11. The amended plans also show that the front of the site is capable of accommodating two off-street parking spaces further to the comments received from the Local Highway Authority. Officers consider that two off-street parking spaces are adequate for a 4-bedroom house.

Conclusion

Officers have concluded that this proposal is acceptable in design terms and does not harm the immediate neighbouring properties, and can be supported accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant permission officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 12/01901/CT3

Contact Officer: Davina Sarac

Date: 26th September 2012

12/01901/CT3

21 Buckler Road



Legend

Scale: 1:1250



© Crown Copyright and database right 2011. Ordnance Survey 100019348.

Organisation	Oxford City Council
Department	Planning
Comments	
Date	26 September 2012
SLA Number	100019348

This page is intentionally left blank