

East Area Planning Committee

- 3rd July 2012

Application Number: 12/01017/FUL

Decision Due by: 19th June 2012

Proposal: Single storey side extension, conversion of garage and new ramp

Site Address: 6 Little Acreage Oxford

Ward: Marston Ward

Agent: Mrs Christine Smith

Applicant: Mr B Hussain

Application Called in – by Councillors – Clarkson, Coulter, Khan, Van Nooijen & Canning

For the following reasons - Impact on parking congestion in the street and the size and bulk of the extension

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension is acceptable in design terms and would preserve the character of the conservation area. The development would not be harmful to the living conditions of neighbouring occupiers, and there is adequate off-street parking on the frontage. Officers were mindful of comments raised through consultation and conclude that the proposal complies with policies CP1, CP6, CP8, CP10, TR3, HE7 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.

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 - matching

Main Local Plan Policies:

Oxford Local Plan 2001-2016

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

HE7 - Conservation Areas

TR3 - Car Parking Standards

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:

84/00227/SON - (1) Pitched roof front entrance porch; (2) Utility room adjoining kitchen; (3) Rear summer room annexe to living room. Approved 14th May 1984.

95/01134/NFH - Building in garden (games room ancillary to dwelling). Approved 27th September 1995.

97/01046/NFH - First floor extension. Approved 1st August 1997.

Representations Received:

5 Little Acreage – concerned over increase in number of bedrooms and loss of parking

Oxford Civic Society – Design and Access statement was insufficient; can adequate parking be provided

Oxfordshire County Council Adult Social Care – extensions are needed to meet the family's specific requirements

Statutory and Internal Consultees:

Highways Authority – no objection

Issues:

Design

Impact on neighbours

Parking

Sustainability:

This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area.

Officers Assessment:

Site

1. The application site comprises a large detached two-storey dwelling located in the north-eastern corner of Little Acreage, a cul-de-sac off Elsfield Road in Old Marston. The property has been extended in the past to the side and rear, and sits in a large plot with paving on the frontage.

Proposal

2. Planning consent is sought for a single storey extension to the side and conversion of the existing double integral garage into living accommodation. The additional accommodation would provide two ground floor bedrooms to meet the family's' needs, where two members of the family have mobility difficulties. A letter from Oxfordshire County Council Adult Social Care supports the application. A ramp to provide wheelchair access is proposed along the side (north-west) elevation.
3. The conversion of the garage to living accommodation can be carried out under permitted development as there are no conditions preventing it from being converted to habitable accommodation.

Design and impact on conservation area

4. Policies CP1 and CP8 of the OLP 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. For developments within a conservation area policy HE7 goes further, stating that proposals should preserve or enhance the special character and appearance of the area.
5. Policy CS18 of the adopted Core Strategy states that development should respond appropriately to the site and its surroundings and contribute to an attractive public realm.
6. The extension would be set back approximately 5.25 metres from the front building line and would project out approximately 1.65 metres beyond the side wall. Matching materials would be used and the extension would have a pitched roof. The extension is single storey and appears subservient to

the main house.

7. Officers are of the view that it due to its size and position it would not be harmful to the character of the conservation area and would have a minimal impact on the streetscene. The scale of the proposed extension is considered modest when compared to the existing house.
8. The front elevation would be changed to replace the garage doors with windows. Matching facing brick would be used and the fenestration would match the existing. Officers do not consider this minor change to be harmful.

Impact on neighbours

9. Policy HS19 of the OLP states that the Council must assess proposals in terms of the potential for overlooking, sense of enclosure, overbearing nature and sunlight and daylight standards.
10. The proposed extension is set away from the common boundary with no. 5 Little Acreage, and being single storey would not block out any unacceptable levels of light and would not appear overbearing.

Parking

11. There is adequate space on the frontage for at least three cars to park off the street. This meets the Council's requirements for dwellings of this size (4+ bedrooms), as set out in Appendix 3 of the Oxford Local Plan. The Highway Authority does not object to the proposals and officers do not consider that extending the ground floor accommodation would lead to any additional localised parking problems.

Conclusion: For the reasons given above, the proposal is considered to accord with the relevant policies and is 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 12/01017/FUL

Contact Officer: Rona Gregory

Extension: 2157

Date: 19th June 2012

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