

EAST AREA PLANNING COMMITTEE

6th September 2012

Application Number: 12/01931/FUL

Decision Due by: 25th September 2012

Proposal: Erection of single storey rear extension

Site Address: 34 Rymers Lane Oxford (Appendix 1)

Ward: Cowley Ward

Agent: Jim Driscoll

Applicant: Mr Shah Khan

This application is required to be determined by the East Area Planning Committee as the applicant is a Councillor of Oxford City Council.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed rear extension is, whilst relatively significant depth in comparison with the existing house, considered to be of appropriate form, scale and appearance such that it enhances the appearance of the rear of the house without significantly harming neighbouring amenity. The proposals therefore accord with policies CP1, CP8, CP9, CP10 and HS19 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policies HP9 and HP14 of the Sites and Housing Plan Submission Document.
- 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 plns
- 3 Materials - matching

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP8 - Design Developmt to Relate to its Context
- CP9 - Creating Successful New Places
- CP10 - Siting Developmnt to Meet Functional Needs
- HS19 - Privacy & Amenity

Core Strategy

- CS18_ - Urb design, town character, historic env

Sites and Housing Plan - Submission

- HP9_ - Design, Character and Context
- HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

10/01735/CEU - Lawful Development Certificate: Application to certify that existing use of the property as 2 flats is lawful – Granted 23.08.2010

11/03209/FUL - Ground floor rear extension (amended plans) – Permitted 01.02.2012

Representations Received:

None

Statutory and Internal Consultees:

Highway Authority – No objection

Issues:

Design
Impact on Neighbouring Amenity

Officers' Assessment:

Site Description

1. The application site relates to a mid-terrace house on a wider residential street within the Cowley area of Oxford. The house has been subdivided into two flats and this was confirmed as lawful in 2010 through the issuing of the Certificate of Lawfulness. The house has been extended through an existing relatively small single storey predominantly flat roof rear extension.

The Proposal

2. The application seeks consent to demolish the existing single storey flat roof extension and erect a larger pitched roof ground floor extension.

Design

3. Policies CP1 and CP8 of the Local Plan require development proposals integrate well with the surrounding area through reflecting and responding to its context in terms of its form, grain, scale and materials.

4. The existing rear extension is visibly in a relatively poor state of repair and of flat roof form that evidently does not relate well to the existing house. The replacement of this existing extension is therefore welcomed. The proposed extension is of more typical and traditional form for a domestic building and better reflects the roof form of the existing house and surrounding development. Whilst its depth is quite significant in comparison with the existing house, the height and width of the extension are relatively modest such that, overall, the extension is considered to be proportionate in scale to both its host dwelling and surrounding development and thus forms an appropriate visual relationship with the surrounding area. In order for the extension to be in keeping with the existing house and condition is recommended to be imposed requiring the use of materials to match the existing building.

Impact on Neighbouring Amenity

5. The height of the extension is not significant and indeed lower than that allowed to be constructed without planning permission under permitted development rights. Its depth is however more significant at nearly 5m though the combination of its height and depth are not considered significant enough to result in significant harm to the outlook or levels of light enjoyed by neighbouring properties. No windows are proposed to face the adjoining properties hence there will be no additional impact on the levels of privacy enjoyed by occupiers of neighbouring dwellings. Consequently, the proposals are considered to adequately safeguard neighbouring amenity in accordance with the requirement of policies CP1, CP10 and HS19 of the Local Plan.

Sustainability

6. The extension provides additional and improved residential accommodation on a brownfield site in a sustainable location close to everyday amenities and public transport routes.

Conclusion:

7. The extension is considered to be visually commensurate with its surroundings without unacceptably harming neighbouring amenity such that the proposals are considered to accord with the policies of the development plan. Committee is

therefore recommended to approve the application subject to the conditions set out at the beginning of this report.

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:

12/01931/FUL

11/03209/FUL

10/01735/CEU

Contact Officer: Matthew Parry

Extension: 2160

Appendix 1

34 Rymers Lane



Scale : 1:1250

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