

**West Area Planning Committee**

10<sup>th</sup> 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

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**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

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 25<sup>th</sup> 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.

# 12/01901/CT3

## 21 Buckler Road



**Legend**

Scale: 1:1250



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Organisation	Oxford City Council
Department	Planning
Comments	
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