

**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, McCreedy Fooks and Gotch; for the following reasons in that its similar to one refused recently and deserves public consideration.

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**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

- 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

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 25<sup>th</sup> 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**

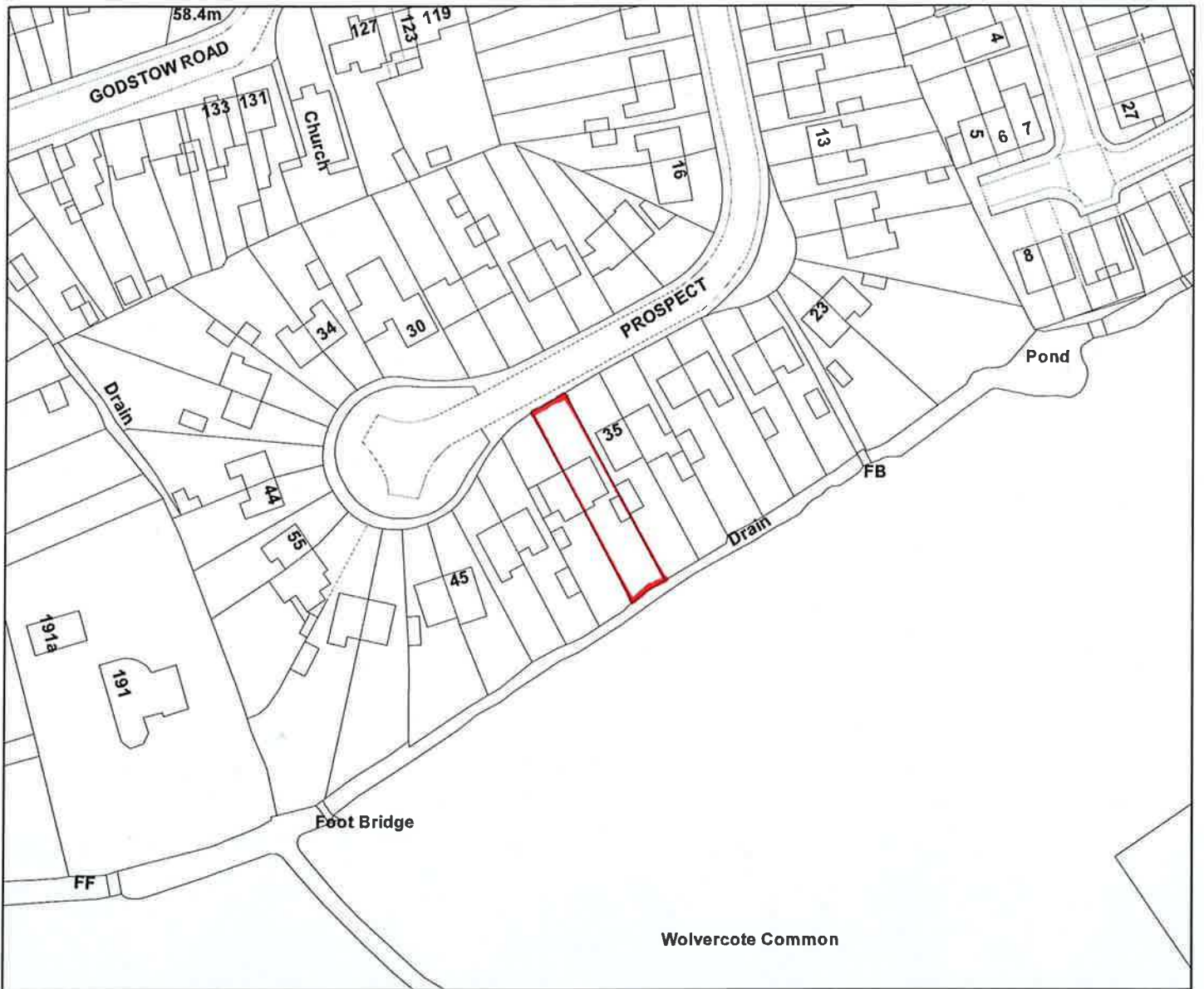
12. The application site is located within a flood zone. A Flood Risk Assessment (FRA) has been submitted as part of the application which satisfies any potential impact on flooding in the area, and incorporates mitigation techniques to ensure the safety of the occupiers. A condition has been imposed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

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## 37 Meadow Prospect



### Legend



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Organisation	Oxford City Council
Department	Planning
Comments	
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