

West Area Planning Committee

10th October 2012

Application Number: 12/02141/FUL

Decision Due by: 11th October 2012

Proposal: Erection of two storey side extension to form 2x1 bed flats (Class C3 dwelling). Demolition of existing garage and provision of 4 x car parking spaces. Provision of bin store and covered cycle store.

Site Address: 43 Donnington Bridge Road, **Appendix 1**

Ward: Iffley Fields Ward

Agent: N/A

Applicant: S Khanam

Application Called in – by Councillors – Benjamin, fry, Rowley, Simmons, Hollick and Williams.
for the following reasons – possible overdevelopment and traffic access issues

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development would make an efficient use of an appropriate site within a residential area. It has been designed in a manner whereby the level of development suits the sites capacity and creates an appropriate visual relationship with the surrounding area. The proposal would not have a detrimental impact upon the residential amenities of the neighbouring property. The proposed unit would have a good standard of internal and external environment which adequately provide for the living conditions of future occupants of each unit. The development would therefore accord with the relevant policies of the development plan and would not constitute an overdevelopment of the site.
- 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
- 4 Amenity windows obscure glass first floor side elevation serving bathroom,
- 5 Suspected contamination - Risk assess
- 6 SUDs/surface water
- 7 Arch - Implementation of programme prehistoric remains,
- 8 Sustainability desing/construction
- 9 Cycles and Bins
- 10 Parking arrangements
- 11 Vision Splays
- 12 Pedestrian awareness vision splays

Main Local Plan 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
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HS19** - Privacy & Amenity
- HS20** - Local Residential Environment
- HS21** - Private Open Space

Core Strategy (OCS)

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS18_** - Urban design, town character, historic environment
- CS22_** - Level of housing growth
- CS23_** - Mix of housing

Sites and Housing Plan – Submission (SHP)

- HP9_** - Design, Character and Context
- HP10_** - Developing on residential gardens

HP11_ - Low Carbon Homes
HP12_ - Indoor Space
HP13_ - Outdoor Space
HP14_ - Privacy and Daylight
HP15_ - Residential cycle parking
HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework
Supplementary Planning Document: Parking Standards, TAs and TPs Adopted Feb 2007.
Supplementary Planning Document Balance of Dwellings Adopted Jan 2008
Oxford City Council Planning Design Guides 2 Side Extensions

Relevant Site History:

07/02836/FUL - Conversion of house to 2 x 1 bed flats. REF 8th February 2008.
DIS at appeal 12th December 2008

09/00975/FUL - Erection of two storey side extension to form 2 x 1 bedroom flats.
Provision of 2 parking spaces for the flats and 2 parking spaces for the existing dwelling, private amenity space and bin and cycle storage (amended plans). PER 9th July 2009.

12/01776/EXT - Application for a new permission to replace 09/00975/FUL (erection of two storey side extension to form 2 x 1 bedroom flats) in order to extend the time for implementation. Application Returned.

Representations Received:

15 Arnold Road: window on east side (bathroom) to be frosted, materials to match.

Statutory and Internal Consultees:

Oxfordshire County Council Drainage: no surface water to enter the highway, hardstanding areas to be SUDs compliant

Highways Authority: no objection subject to further information.

Issues:

Principle
Balance of Dwellings
Design
Residential Amenity
Car Parking
Cycle Parking
Sustainability:
Archaeology

**Officers Assessment:
Site Description**

1. The application site comprises an end of terrace residential property on the southern side of Donnington Bridge Road on corner with Arnold Road. To the rear the property has a two storey flat roof extension and a lean-to style conservatory. It also has a single garage accessed off Arnold Road.

Proposal

2. The application is seeking permission for the erection of a two storey side extension to accommodate 2 x 1 bed flats along with associated car parking, amenity space and cycle and bin stores.

**Assessment
Principle**

3. NPPF requires LPA's to reconsider the development of garden areas, whilst policy CS2 of the OCS resists development on large areas of greenfield land. Policy HP10 of the emerging SHP is designed to strike a balance between the contribution of gardens to local character, and the need to ensure that suitable land can be used for well-designed residential development. The policy therefore indicates that development can continue to come forward on appropriate sites in residential areas.

Balance of Dwellings

4. Policy CS23 of the Oxford Core Strategy 2026 requires residential development to deliver a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. The mix of housing relates to the size, type and tenure of dwellings to provide for a range of households. The Balance of Dwellings Supplementary Planning Document (BoDS) sets out the appropriate housing mixes for each Neighbourhood Area within the City.
5. The site lies within a red area where pressure is considerable, so the Council needs to safeguard family dwellings and achieve a higher proportion of new family dwellings as part of the mix for new developments. For new residential developments of between 1 – 3 units, there should be no loss of an existing family dwelling.
6. The application site is located to the side of the existing dwelling therefore there is no loss of an existing family dwelling and as the proposal is for less than 3 units no specific mix of new housing is required. However it will add to the mix of housing within the area.

Design

7. The two storey side extension will be built flush with the existing property and will continue the existing ridgeline. The side extension is considered to be in

keeping with the existing row of terrace properties in that it maintains the form, scale, mass and details of the surrounding area.

8. The proposal is forward of the building line of the terrace of houses in Arnold Road though not all the properties are along the same line and on the opposite side of the street are "rear" gardens to 9 to 47 (odd) Arnold Road. Moreover there are a variety of corner plot arrangements within the immediate vicinity and a number have been developed or have planning permission to be developed in similar fashion, for example at 48 Donnington Bridge Road. The proposal would read as a logical part of the street scene of Donnington Bridge Road and would not harm the appearance of Arnold Road. It is considered acceptable as it would be viewed as an integral part of the corner development rather than as one of the row of houses along Arnold Road and, because of its design and materials it would reflect the appearance of the terrace of which it would form part.
9. The existing lean-to conservatory is to be removed and a hipped roof is to be constructed on the current flat roof of the two storey rear extension. The loss of the lean-to conservatory is welcomed as it is in a state of disrepair. The addition of the hipped roof again is welcomed as it will remove an unattractive flat roof.
10. The proposal is therefore considered to form an appropriate visual relationship with the dwelling and its surroundings and would make appropriate use of the land available in accordance with policy CS18 of the OCS, CP1, CP6, CP8 and CP10 of the OLP, HP9 of the SHP and Oxford City Council Design Guides 2: Side Extensions. A condition is suggested to ensure it is built in materials to match the existing property.

Residential Amenity

11. Policy HS20 of the OLP and HP12 of the SHP require good quality internal living accommodation, with policy HP12 stipulating any single dwelling providing less than 39m² of floor space will not be granted permission. The proposed two flats are in excess of the required 39m² and therefore in compliance with HS20 and HP12. The rooms and corridors are able to accommodate furniture and household equipment that would be expected in that part of the home, and allow for convenient circulation and access.
12. Policy HS20 of the OLP and HP13 of the SHP require new dwellings to have access to private amenity space. The existing garden is to be divided to provide private amenity space of the existing property and the proposed two flats. Two areas are provided for the flats, one at the front and one at the rear. The resultant areas are considered to be adequate in size for each of the flats and the existing dwelling.
13. Policies HS19 and CP10 of the OLP and HP14 of the SHP require the siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties and proposals will be assessed in terms of potential for overlooking into habitable rooms or private open space. The

proposals do not give rise to any issues of overlooking or loss of privacy and a condition is suggested to require obscure glazing to the first floor bathroom window in the side elevation.

14. Policy HS19 of the OLP and HP14 of the SHP set 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 and Appendix 7 of the SHP. The two storey side extension extends beyond the rear elevation of the existing house but does not breach the 45/25-degree code of practice when taken from the nearest habitable room (kitchen).
15. Policy HS19 also allows the local Planning Authority to assess proposals in terms of sense of enclosure or being of an overbearing nature. The two storey side extension is set away from the corner boundary by a minimum of 800mm and a maximum of 2m. It is therefore not considered to be overbearing or create a sense of enclosure within the street scene.

Car Parking

16. Policy TR3 of the OLP states Planning Permission will only be granted for development that provides an appropriate level of car parking spaces, no greater than the maximum parking standards shown in Appendix 3. The maximum standard for a 1 bed dwelling is 1 space.
17. The existing property has two off street car parking spaces, one being in the form of a garage. The garage is to be removed and tandem parking to be provided for the existing property. Two additional spaces are to be provided for the flats. The number of spaces accords with policy TR3 of the OLP.

Cycle Parking

18. Policy TR4 of the OLP states that planning permission will only be granted for development that provides good access and facilities for pedestrians and for cyclists and complies with the minimum cycle parking standards shown in Appendix 4. According to the Parking Standards SPD secure, and preferably sheltered, cycle parking should be integrated in the design of residential developments. The minimum requirement for residential dwellings is two spaces per residential unit. This is reiterated in policy HP15 of the SHP which requires houses and flats of up to 2 bedrooms to have at least 2 spaces per dwelling.
19. Cycle parking (and bin storage) has been shown to the front of the existing property and the proposed flats. However no details have been provided. This can be requested via a condition to ensure compliance with policy TR4 of the OLP and HP15 of the SHP and the Parking Standards SPD which requires secure, and preferably sheltered, cycle parking which should be integrated in the design of residential developments.

Sustainability:

20. The site lies in a sustainable location within easy access of shops, services and public transport links and the proposal would constitute a sustainable form of development that would make more efficient use of an existing site.
21. How sustainable design and construction methods will be incorporated into the building and how energy efficiency has been optimised through design and utilising technology that helps achieve Zero Carbon Development can be secured by a condition.

Archaeology

22. This site is of interest because it is located on the edge of Cornish's Pit, a 19th century extraction pit that produced an important collection of Lower Palaeolithic flint tools including hand axes, scrapers, chopping tools (County Historic Environment No 6442). The artefacts were reported as coming from the base of the Summertown-Radley gravel formation, close to the surface of the underlying Oxford Clay. Pleistocene faunal remains, including woolly rhino, mammoth and horse were reported from a similar stratigraphic position. The site information has been reviewed and summarised by Wymer (1968) and Nicholas (2010). Subsequent re-evaluation of the flint assemblage collection held by the Pitt Rivers Museum has established that a larger number of flints were collected than previously published. In 2000 the Iffley tools were re-examined by Lee (2001: 104-112). Lee analysed 145 tools from Iffley and agreed with previous assertions that the assemblage was predominantly Middle Acheulian in date.
23. The National Planning Policy Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
24. In this case, bearing in mind the archaeological interest of this site, the requirements for contamination/geotechnical investigation, the unknown depth of the gravel in this location and the uncertainty regarding the depth and character of the foundations that will be required, it is suggested, in line with the advice in the National Planning Policy Framework, any consent granted for this development should be subject to a condition securing the implementation of a programme of archaeological work in accordance with a written scheme of investigation.

Conclusion:

25. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026; Oxford Local Plan 2001-2016; and the emerging Sites and Housing Plan. Therefore officer's recommendation to the Members of the West Area Planning Committee is to approve the development.

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 planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Lisa Green

Extension: 2614

Date: 27th September 2012

Appendix 1

12/02141/FUL 43 Donnington Bridge Road



Scale : 1:1250



Organisation	Not Set
Department	Not Set
Comments	
Date	27 September 2012
SLA Number	LA100019348

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



Faint, illegible text or markings at the top of the page, possibly a header or title.