

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

Core Strategy (OCS)

CS18 - Urban design, town character, historic environment

**Other Material Considerations:**

National Planning Policy Framework

Relevant Site History:

None.

**Public Consultation:**

Third Parties:

2 Bodley Road – Supports the proposal.

Statutory and Internal Consultees:

- Highway Authority – There is concern that an increase in the number of bedrooms in the dwelling will increase the level of existing and future parking demand. Therefore a parking statement and plans will need to be provided to demonstrate that one additional parking space will be provided within the curtilage of the property and the property boundary.

**Officers Assessment:**

**Site Description**

1. The application site comprises a two-storey semi-detached dwelling located on the eastern side of Buckler Road which is a residential area to the north of Summertown. Buckler Road is characterised by mainly terraced dwellings with some semi-detached properties on corner plots just like this one.

**Proposal**

2. Planning permission is sought for a two storey side extension to provide additional accommodation increasing the number of bedrooms from two to four for this family dwelling.

**Issues:**

3. Officers consider the principal determining issues in this case to be:
  - Design
  - Residential amenity
  - Parking

**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

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.

## **Parking**

11. The amended plans also show that the front of the site is capable of accommodating two off-street parking spaces further to the comments received from the Local Highway Authority. Officers consider that two off-street parking spaces are adequate for a 4-bedroom house.

## **Conclusion**

Officers have concluded that this proposal is acceptable in design terms and does not harm the immediate neighbouring properties, and can be supported accordingly.

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

**Background Papers: 12/01901/CT3**

**Contact Officer:** Davina Sarac

**Date:** 26th September 2012