

East Area Planning Committee

8th January 2013

Application Number: 12/02782/FUL

Decision Due by: 18th January 2013

Proposal: Erection of part single storey, part two storey, rear extension. (Amended description)

Site Address: 19 Rymers Lane Oxford OX4 3JU
Location plan – Appendix 1

Ward: Cowley Ward

Agent: N/A

Applicant: Ms Josephine Huntley

The applicant is an employee of Oxford City Council and determination at Committee is therefore required. In accordance with the Council's Constitution (24.9(b)) the Monitoring Officer has been informed of this application. The Monitoring Officer has confirmed that the application has not had any special treatment.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The development is considered to form an acceptable visual relationship with the existing building and local area and is unlikely to have a significant effect on the current and future occupants of adjacent properties. The proposals therefore comply with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy. No objections have been received from third parties.
- 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 Details excluded submit revised plans the roofline and intersection at the eaves with number 17

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HS19 - Privacy & Amenity

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None relevant

Representations Received:

No comments had been received at the time of writing this report. If any comments are received by the end of the consultation period, officers will provide a verbal update at the meeting.

Statutory and Internal Consultees:

No comments had been received at the time of writing this report. If any comments are received by the end of the consultation period, officers will provide a verbal update at the meeting.

Issues:

Design

Effect on adjacent properties

Officers Assessment:

Site description and proposal

1. 19 Rymers Lane is an end of terrace house with side access to the rear. The houses in this part of Rymers Lane are unusually small compared to the typical house in the Florence Park area and many of them have been extended on the ground and first floors, including the adjacent houses at 17 and 21 Rymers Lane. Parking for two cars is provided to the front of the plot.

2. Permission is now sought for a single and two storey extension to the rear of number 19 to provide additional accommodation.

Design

3. Oxford City Council desires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The Local Development Plan provides policies to support this aim and CP1, CP8 and CS18 are key in this regard.
4. The proposed development is not highly visible from the public domain. The extension is somewhat awkward in its detailing and its relationship to the adjoining property at number 17, however subject to conditions of planning permission to control the appearance of materials used in the build and to require revised details of the intersection with number 17 at the eaves, the proposal is not considered to be unacceptably out of character with the existing house or local area, and complies with Policies CP1 and CP8 of the OLP and CS18 of the Core Strategy.

Effect on adjacent properties

5. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1, CP10 and HS19 of the OLP support this aim. Appendix 6 of the OLP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
6. The proposal complies with the 45-degree guidance. The extensions will not lead to a material loss of light to the adjacent houses, create an unacceptable increase in overbearing or overlooking and the proposal complies with Policies CP1, CP10 and HS19 of the OLP.

Sustainability

7. The site lies within a sustainable location within easy reach of local services and public transport and the development makes more efficient use of land.

Other matters

8. No changes to the existing parking provision or the number of bedrooms is proposed. The parking situation is therefore considered acceptable.

Conclusion:

9. The development is considered to form an acceptable visual relationship with the existing building and local area and is unlikely to have a significant effect on the current and future occupants of adjacent properties. The proposals therefore comply with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.

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: 12/02782/FUL

Contact Officer: Tim Hunter

Extension: 2154

Date: 20th December 2012

APPENDIX 1

19 Rymers Lane, Oxford

12/02782/FUL



Scale : 1:1250



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Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	
Date	20 December 2012
SLA Number	LA100019348

