

Agenda Item 3

East Area Planning Committee

6th November 2013

Application Number: 13/01792/FUL

Decision Due by: 17th September 2013

Proposal: Erection of two storey side and rear extension. Creation of 2 bed dwelling house to the side (use class C3) with associated parking and self-contained garden. (Amended Plans)

Site Address: 23 Nowell Road, Oxford, OX4 4TA

Ward: Rose Hill and Iffley

Agent: Greenfields Architectural Services

Applicant: Mrs Shamsia Hoque

The application is before committee as the applicant is an employee of the Council. The report has been seen by the Oxford City Councils Monitoring Officer.

Recommendation:

The East Area Planning Committee is recommended to refuse planning permission for the following reasons:

- 1 The proposed two-storey side extension would be of a size, scale and design that would create an inappropriate visual relationship with the built form of the existing dwelling creating a discordant feature that would not be successful in terms of providing a subservient extension to the main dwelling, nor in creating a terraced row across the three properties. As such it would have a detrimental impact upon the character and appearance of the street scene and be detrimental to the visual amenities of the surrounding residential area. This would be contrary to Policy CP1, CP6, CP8 and CP9 of the Oxford Local Plan 2001-2016 and Policy HP9 of the Sites and Housing Plan 2011-2026
- 2 That by reason of its overall size, scale, and proximity to the common boundary with nos.2, 2a, 4, and 6 Wynbush Road, the proposed two-storey extension would create a sense of enclosure that would have an overbearing impact and loss of light to the rear gardens of these adjoining properties. Furthermore the provision of a first floor bathroom window in the side elevation would create a loss of privacy within the rear gardens of these properties. As a result, the proposed extension has not been designed in a manner that would safeguard the residential amenities of these adjoining

properties which would be contrary to Policies CP10 of the Oxford Local Plan 2001-2016, and Policy HP14 of the Sites and Housing Plan 2011-2026.

- 3 That the proposed development would fail to provide good quality living accommodation for a single family dwelling of this size given its internal floor area would fall below the minimum 75sqm threshold and therefore would not make adequate provision for the future occupants of this dwellinghouse. As such the proposal would be contrary to Policies HP2 and HP12 of the Sites and Housing Plan which seek to ensure the provision of good quality housing which is accessible to all.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS2_ - Previously developed and greenfield land

CS18_ - Urban design, town character, historic environment

CS23_ - Mix of housing

Sites and Housing Plan

HP2_ - Accessible and Adaptable Homes

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

Balance of Dwellings Supplementary Planning Document

Relevant Site History:

10/00833/FUL - Erection of two storey side extension to provide 2x1 bed flats, associated amenity space and off-street parking: Withdrawn

Public Consultation:

Statutory Consultees:

Oxfordshire County Council

- Highways Authority: No objection subject to conditions
- Drainage Authority: The development should be drained using sustainable urban drainage methods

Thames Water Utilities Limited: No objection

Third Parties

No comments have been received

Officers Assessment:

Site Location and Description

1. The site is located on the southern side of Nowell Road, and is bordered by residential properties of Wynbush Road, Williamson Way, and Nowell Road, to the east, south, and west respectively (**site plan: appendix 1**)
2. The site comprises a two-storey semi-detached dwellinghouse which is separated from the street by a small front garden and has a private garden to the rear.

Proposal

3. Planning permission is sought for the erection of a two-storey side and rear extension to the existing dwellinghouse and the creation of 2 bedroom dwellinghouse (Use Class C3) within the side-extension with associated parking and self-contained garden. The plans have been amended since they were initially submitted.
4. Officers consider that the principle determining issues in this case are the principle of development, balance of dwellings, residential accommodation, form and appearance, impact upon adjoining properties, highway matters

Principle of Development

5. The National Planning Policy Framework [NPPF] encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. These aims are supported through Policy CS2 of the Oxford Core Strategy 2026.
6. The proposed extension would be sited to the side of the building within part of the site that would be considered previously-developed land. The principle of redeveloping the site for residential use would accord with the NPPF and Policy CS2 of the adopted Oxford Core Strategy 2026.

Balance of Dwellings

7. 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.

8. The Balance of Dwellings Supplementary Planning Document (BoDSPD) sets out the appropriate housing mixes for each Neighbourhood Area within the City. The site is located within the Rose Hill Neighbourhood Area, where a reasonable proportion of new family dwellings are required within residential schemes. The proposed development would provide 1x2 bedroom dwelling which would be considered an appropriate mix of housing type for this area in accordance with Policy CS23 of the Oxford Core Strategy 2026 and the BoDSPD.

Form and Appearance

9. Sites and Housing Plan Policy HP9 states that planning permission will only be granted for residential developments that responds to the overall character of the area, including its built and natural features; the form, layout and density of the scheme make an efficient use of land whilst respecting the site context; the development exploits opportunities to sustain and enhance the significance of heritage assets and makes a positive contribution to local character and distinctiveness; landscaping, and boundary treatments are provided that integrate the development, in a way that defines public and private space and maintains natural surveillance of the public realm. This is supported by Oxford Core Strategy Policy CS18, and Policies CP1, CP6, CP8, CP9, and CP10 of the Oxford Local Plan.
10. The proposed two-storey side extension would have a pitched roof and would measure approximately 7.2m (l) x 4.2m (w) x 7.2m (h). There is a porch with a mono-pitch roof at the front that has an overall height of 2.35m. The two-storey side extension would also have an element that extends to the rear which measures 3.2m (l) x 4.2m (w) x 7.2m (h). The existing dwellinghouse is a modest two-storey semi-detached property that was part of the original estate. The street itself has a varying range of flatted developments, semi-detached properties and terraces which have been established through the recent redevelopment of the Rose Hill Neighbourhood Area. As a result much of the new development has created a coherent built form and appearance throughout the area with the older properties appearing more obvious in the street. Having regards to these characteristics it is important that the proposed extension sits comfortably with the pair of semi-detached properties of which it would form a part.
11. The proposed two-storey extension would be of a size, scale, and design that would not sit comfortably with the built form of the existing semi-detached property. The extension would be set back from the façade only at first floor level, and would have a minimal set down from the roof. Officers consider that the design approach does not appear to understand how the extension should relate to the host dwelling or indeed the pair of semi-detached properties as a whole. The provision of the porch and the limited sense of subservience would mean that it unbalances the symmetrical appearance of

the pair of semis and would not be successful in terms of providing a subservient extension to the main dwelling, nor successful in creating a terraced row across the three properties.

Impact upon Adjoining Properties

12. Policy HP14 of the Sites and Housing Plan states that residential development should provide reasonable privacy and daylight for the occupants of both existing and new homes. This is supported by Policy CP10 of the Oxford Local Plan 2001-2016.
13. The proposed extension would not have an adverse impact upon the adjoining property at 23 Nowell Road. It would be dwellings in Wynbush Road which have their rear gardens forming the eastern boundary of the site that stand to be most affected by the proposal. The rear gardens to these properties are only 9m long and so the rear facades of these properties (particularly nos. 2, 2a, 4, and 6) would face the side of the new dwelling. The proposed extension would be sited only 1m-1.5m away from the common boundary with these properties. Officers consider that the close proximity of the extension to the rear gardens and rear facades of these properties would create a sense of enclosure that would have an overbearing impact and lead to a loss of light to these properties. The provision of a bathroom window at first floor level would also give rise to a loss of privacy through the sense of being overlooked even if direct overlooking was prevented by obscure glazing. This would conflict with the aims of the above-mentioned policies.

Residential Use

14. The proposed dwelling has been amended since it was originally submitted with the layout of the dwellinghouse altered as above. The proposed extension would provide a 2 bedroom dwellinghouse which according to the dimensions on the revised floor plans would have an internal floor area of 72.56m².
15. Sites and Housing Plan Policy HP12 makes clear that new dwellings should provide good quality living accommodation for the intended use. It states that each dwelling should have its own lockable entrance, kitchen and bathroom. It should provide adequate space for circulation and household facilities in each part of the home, and also for storage based on the occupation intended. It goes on to explicitly state that any single family dwelling should not provide less than 75m² floor space, and have adequate floor to ceiling heights, natural light and ventilation and outlook. In addition Policy HP2 requires new dwellings to meet lifetime homes standards. The Sites and Housing Plan defines a family home as a self-contained house (or bungalow) of 2 or more bedrooms. The proposed dwelling would have a floor area that would fall notably short of the minimum 75m² and therefore fail to provide good quality internal space for the future occupants. This would conflict with the aims of Policy HP12. The design and access statement has provided a statement to set out how the proposed dwelling would meet lifetime homes standards in accordance with Policy HP2.

16. In terms of outdoor space, the unit would have its own private garden which would be commensurate in size to the footprint of the proposed dwelling and no objection would be raised under Sites and Housing Plan Policy HP13. Similarly the existing dwelling at 23 Nowell Road would retain a suitable sized garden space to accord with the requirements of Policy HP13.

Highway Matters

17. The proposal would provide 3 off-street parking spaces with 2 for the existing dwelling and 1 for the proposed dwelling. The proposed parking would meet the standards, and the Local Highways Authority has raised no objection on this basis.

Community Infrastructure Levy

18. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square metres or more, or to new houses of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities. CIL is being brought in by councils across the country, although each local council has the ability to set the actual charges according to local circumstances.

19. As this application is proposing a new dwelling it will be liable for a CIL payment should permission be granted. The CIL payment has been calculated as approximately £6,342 (plus admin fee £317.10). However this will only apply if planning permission is granted and the scheme is implemented.

Conclusion:

20. The proposal would be contrary to the aims and objectives of the National Planning Policy Framework, and the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan and therefore officer's recommendation to the Members of the East Area Planning Committee is to refuse planning permission.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 21st October 2013

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