

EAST AREA PLANNING COMMITTEE

5th November 2014

Application Number: 14/02025/FUL

Decision Due by: 10th September 2014

Proposal: Erection of two storey rear extension (Amended plans received 05/09/14)

Site Address: 105 Old Road Headington Oxford (Site plan Appendix 1)

Ward: Quarry And Risinghurst Ward

Agent: Mr M Embling

Applicant: Mr And Mrs C Scott

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension is considered to be of an appropriate size and design, which is appropriate to the host building. The proposed extension will not have a detrimental impact on the amenities of the neighbouring properties, and complies with the planning policies set out below.
- 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 SUDs Drainage

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP10 - Siting Development to Meet Functional Needs

CP8 - Design Development to Relate to its Context

Core Strategy

CS18_ - Urban design, town character, historic environment

CS11_ - Flooding

Sites and Housing Plan

MP1 - Model Policy

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

65/16522/AA_H - Erection of 2 houses with private garages.. PER 17th August 1965.

65/16522/AB_H - Erection of 2 houses with 2 garages. (Revised).. PER 14th September 1965.

65/16522/A_H - Outline application for one detached dwelling house. 2 semi-detached dwelling houses with garages for private cars (105, 105A and 107A Old Road).. PER 22nd June 1965.

65/16523/A_H - Outline application for one detached dwelling house and garage for private car and a terrace of dwelling houses with 4 garages for private cars.. REF 22nd June 1965.

Representations Received:

None

Statutory and Internal Consultees:

Oxford Civic Society

We are unable to comment on this application since no documentation of any kind

was available at the time of examination, despite the application being listed as current.

Note: Plans were made available on the website, and no further comments were received

Highways Authority. Confirmed that they did not wish to comment

Oxfordshire County Council Environmental Services

All extensions / developments which increase the size of the hard areas must be drained using SUDs methods, including porous pavements to decrease the run off to public surface water sewers and thus reduce flooding. You should carry out soakage tests to prove the effectiveness of soakaways or filter trenches.

The Council's Monitoring Officer has confirmed that this application has not had any special treatment.

Issues:

Design

Impact on Neighbouring Properties

Flooding

Officers Assessment:

Site

1. 105 Old Road is a semi-detached house built in the 1960s. The property has been extended by the construction of a conservatory. It has a rear garden which extends 23 metres from the rear of the house, and is 8 metres wide.

Proposal

2. The planning application is proposing the demolition of the existing conservatory, and the construction of a part single, part two storey extension to the rear of the house. The ground floor extension will provide a family room, and the first floor extension is to provide an en-suite shower room. The application when originally submitted proposed a different design, with a deeper first floor extension. This was amended to overcome concerns about overshadowing to 103 Old Road. The ground floor extension is 3.5 metres deep, and is 5.9 metres wide. A mono-pitched roof is proposed which is 2.2 metres at the eaves and 3.15 metres at the pitch. The first floor extension is 1.4 metres deep and 2.5 metres wide. It is set centrally within the rear elevation. The materials for the extension are bricks and tiles, to match the existing house.

Design

3. Policies CP1, CP6, CP8, CP9 of the Oxford Local Plan, Policy CS18 of the Core Strategy and Policy HP9 of the Sites and Housing Plan seek to ensure that development is of a high standard of design, which relates well to its surroundings and to the host building. The proposed extension is considered to be well designed, using materials which match the existing house. The design of the extension is considered to be in proportion to

the original dwelling. A garden with a depth of 20 metres will remain, and so the proposal will not constitute overdevelopment of the plot. It therefore accords with these policies which seek to ensure that developments are of a high standard of design.

Impact on Neighbouring Properties

4. Policy HP14 of the Sites and Housing Plan, seeks to ensure that new development does not have a detrimental impact on the amenities of adjoining occupiers by virtue of loss of sunlight or daylight, or by a significant loss of privacy. An assessment was made in accordance with the guidance set out in Appendix 7 of the Sites and Housing Plan, which showed that the originally submitted plan would have a detrimental impact on 103 Old Road. The plan was amended, reducing the first floor element, and moving it away from the boundary. The same assessment was undertaken on the revised plans. The amended scheme meets the criteria set out in the guidance, and therefore the proposal will not have an adverse impact on the neighbouring properties due to loss of sunlight or daylight.
5. The proposed extension proposes an additional first floor window to serve an ensuite bathroom. This is not a habitable space, and therefore the first floor window will not result in any significant overlooking. The ground floor windows directly overlook the garden of 105 Old Road. There are 1.8 metre high fences along the boundaries with the adjacent properties, and therefore there will not be any overlooking to those gardens. The proposal is therefore in accordance with Policy HP14 of the Sites and Housing Plan.

Flooding

6. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off.
7. The Local Drainage Authority has suggested that drainage from the development be compatible with the principles of Sustainable Urban Drainage Systems (SUDS) to attenuate the run-off of rain water and it is considered reasonable for any grant of planning permission to be conditional on SUDS compliant drainage in order to reduce the rate of run off and the risk of flooding in accordance with Policy CS11 of the Core Strategy.

Conclusion:

The application is in accordance with the relevant planning policies, and therefore it is recommended for approval.

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:

14/02025/FUL

Contact Officer: Sian Cutts

Extension: 2186

Date: 17th October 2014

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