

West Area Planning Committee - 13th January 2015

Application Number: 14/02945/FUL

Decision Due by: 18th December 2014

Proposal: Erection of a two storey basement and ground floor side and rear extension, first floor side and rear extension and second floor rear extension. (Amended plans)

Site Address: 7 Farndon Road, **Appendix 1**

Ward: North Ward

Agent: Riach Architects

Applicant: Mr & Mrs Greg Brisk

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension and alterations are acceptable in design terms, would not cause unacceptable levels of harm to the amenities of the neighbouring properties, will not have a detrimental impact on highway safety and will not have an adverse effect on trees in the Conservation Area. The proposal therefore accords with policies CP1, CP6, CP8, CP9, CP10, HE7 and NE16 of the Oxford Local Plan, HP9 and HP14 of the Sites and Housing Plan and CS18 of the Core Strategy.
- 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.
- 3 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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 Tree Protection Plan (TPP) 1
- 5 Obscure glazing

Main Planning Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP10** - Siting Development to Meet Functional Needs
- HE7** - Conservation Areas
- NE16** - Protected Trees

Core Strategy

- CS18** - Urban design, town character, historic environment

Sites and Housing Plan

- HP9** - Design, Character and Context
- HP14** - Privacy and Daylight
- MP1** - Model Policy

Other Material Considerations:

- National Planning Policy Framework
- The application falls within the North Oxford Victorian Suburb Conservation Area.
- Planning Practice Guidance

Relevant Site History:

75/00353/A_H - Extension to form shower room. PDV 9th April 1975.

Representations Received:

12no. third party objection comments – objections relate to closing the gap between two properties in the conservation area, scale and design of the extension does not relate to the conservation area, sense of enclosure, overshadowing and overbearing impact on neighbouring properties due to height of the proposals, overlooking of properties on Kingston Road and use of materials.

Statutory Consultees:

No comments received

Determining Issues:

- Design/Impact on the Conservation Area
- Residential Amenity
- Car parking

- Arboriculture

Officers Assessment:

Application Site:

1. 7 Farndon Road is a two storey semi-detached property with semi basement accommodation located on the southern side of Farndon Road in the North Oxford Victorian Suburb Conservation Area. The property currently benefits from a garage to the side of the property and a large garden to the rear. This application relates to the erection of a two storey side extension at ground and first floor level, two storey rear extension at basement and ground floor level and a first and second floor rear extension following demolition of the existing garage.

Design/Impact on the Conservation Area:

2. Significant revisions have been made to the design of the two storey side extension following consideration of the plans initially submitted. The single storey element of the extension no longer occupies the full width of the gap between 7 and 8 Farndon Road. Although the proposed side extension is two storey in height it is set back from the frontage and replaces an original single storey garage occupying the full width of the gap between 7 and 8 Frenchay Road. In the Officers' view the removal of this garage improves the character and overall appearance of the Conservation Area. Whilst the gaps between properties are an important feature of the area, the proposed two storey side extension has been kept to a nominal width, is significantly stepped back from the principle elevation, and is stepped down from the main roofline. The spaciousness of large imposing buildings set within space is therefore retained, and the relationship between nos. 7 and 8 considered acceptable.
3. The proposed rear extension at lower ground and ground floor levels would not be widely visible from neighbouring properties due to screening of the side walls by boundary walls between the properties and mature landscaping of the rear gardens in the area. The depth of the extension has been reduced by 1.5 metres and forms an appropriate visual relationship with other extensions which have been permitted in the area. In addition the existing two storey rear extension to the house is intended to have an additional storey added with pitched roof, in similar fashion to no. 6 Farndon Road. Whilst the new extension would be a little larger than at 6 Farndon Road it is considered to be an acceptable addition in relation to the scale of the existing property and other rear extensions in Farndon Road.
4. Whilst the proposals overall constitute significant additions to the property, the extensions are subservient to the main body of the house and respond positively to the existing context and the surrounding Conservation Area by using materials to match the host dwelling.

5. The proposal is therefore considered to comply with Policies CP1, CP6, CP8 and HE7 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity:

6. The proposed extensions have been carefully designed in order to minimise impact on the neighbouring occupiers in terms of loss of light, overbearing impact, overshadowing and overlooking. The proposal complies with 45° and 25° degree guidelines under Policy HP14 of the Sites and Housing Plan and given the existing height of boundary walls it is considered that there will not be a detrimental impact on light or overshadowing of neighbouring properties. The only side facing windows shall be obscurely glazed to ensure there is no overlooking of the neighbouring properties. A condition will be imposed to ensure that this obscure glazing is retained.
7. The significant depth of the rear garden of which over 30 metres would be retained ensures that there will be no overlooking of properties to the rear beyond the garden. A similar distance also applies from the extension to properties in both Kingston Road and Warnborough Road.
8. The proposal is therefore considered to comply with policies CP10 of the Local Plan and HP14 of the Sites and Housing Plan.

Car Parking:

9. Although the proposal creates an additional bedroom and results in the loss of a garage, the existing garage is of a substandard size for modern vehicles and the proposal would not therefore result in the loss of a useable parking space. A parking space is retained to the frontage, though the creation of a second space would impact on the tree coverage and is not supported. In view of the sustainable location, Officers would accept a single parking space in this instance.

Arboriculture:

10. There are no objections to the application on arboricultural grounds. The proposal involves the loss of one crab apple in the frontage. This is a poor specimen and its loss is not a significant impact to public amenity or to the character and appearance of the conservation area. The loss of a plum tree and other vegetation in the rear garden is similarly of little significance.
11. There is a cut leaf birch of moderate quality in the site frontage; this is shown to be retained, a condition shall be imposed requiring a Tree Protection Plan (TPP) for the preservation of this tree during construction works.

Sustainability:

The proposal improves the quality of living accommodation provided in order to meet modern requirements.

Conclusion:

Officers recommend approval of the application subject to conditions.

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:

14/02945/FUL

Contact Officer: Sarah Orchard

Date: 29th December 2014

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