

West Area Planning Committee – 14th April 2015

Application Number: 15/00581/FUL

Decision Due by: 17th April 2015

Proposal: Erection of single storey rear extension. Formation of patio area at the rear. Formation of 1No rear dormer window and insertion of rooflight in association with loft conversion.

Site Address: 27 Cross Street, **Appendix 1.**

Ward: St Clement's Ward

Agent: Miss Zoe Tarrant

Applicant: Professor B J Clack and Dr R Lindsey

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension is acceptable in design terms and would not cause unacceptable levels of harm to the amenities of the neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8 and CP10 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.

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 – as specified

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
CP10 - Siting Development to Meet Functional Needs

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
- Planning Practice Guidance

Relevant Site History:

69/21383/A_H - Alterations to bedroom to form bathroom. PDV 22nd April 1969.

Representations Received:

No comments received.

Statutory Consultees:

Natural England – no objection.

Determining Issues:

- Design
- Residential Amenity

Sustainability:

The proposed development makes a more efficient use of the site without causing harm to residential amenity and the character and appearance of the area.

Officers Assessment:

Site:

1. 27 Cross Street is a two storey end of terrace property situated in East Oxford. This application relates to the erection of a single storey rear extension, the provision of a rear dormer, front rooflight and the provision of a rear patio area. The type of works making up the planning application would normally be determined by officers under delegated authority, but as an applicant is an elected member of the Authority, it falls to be considered at committee.

Design:

2. The proposed extension is modest in size and wraps comfortably around the existing two storey rear projection of the original dwellinghouse to enlarge the existing kitchen. The extension also responds well to the existing context by incorporating a pitched roof into the design and by using materials to match the existing dwellinghouse and the surrounding area.
3. Whilst the proposed dormer amounts to a large bulky addition which erodes the character of the rear roofslope, it is acknowledged that the size and shape of this dormer can be carried out under permitted development rights and numerous properties in this area have already done so. The use of weatherboarding is not normally supported however given that there are timber clad rear dormers in the immediately surrounding area, it is on balance considered to form an appropriate visual relationship with the area.
4. The addition of a front rooflight and the patio area are both also considered to fall under permitted development rights.

Residential Amenity:

5. The property is bordered by a footpath to the west and the property to the east does not contain main windows to habitable rooms facing the rear, the main light sources are located in the side facing elevation. The proposed extension due to its modest nature in terms of height and depth will not cause a detrimental impact to the amenity of the neighbouring occupiers in terms of loss of light, overbearing impact or loss of outlook.
6. The proposed dormer will face to the rear and is not considered to considerably increase overlooking of neighbouring properties and is sited a distance from The Star pub garden to the rear.

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:

15/00581/FUL

Contact Officer: Sarah Orchard

Date: 30th March 2015