

West Area Planning Committee

-12th May 2015

Application Number: 15/00612/FUL

Decision Due by: 28th April 2015

Proposal: Demolition of the existing conservatory. Erection of single storey rear extension and first floor side extension above the re-instated garage.'

Site Address: 20 Mere Road,
Appendix 1.

Ward: Wolvercote Ward

Agent: Thomas Man

Applicant: Mr FK Lee

The planning application is called into committee by Councillors Gotch, Fooks, Goddard and Wilkinson for the following reasons:

- The effect of the proposals on neighbouring properties;
- Inaccurately completed Design and Access Statement and Planning Application Form
- Inadequate detailing on drawings of visual and structural relationship with neighbouring properties

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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.
- 2 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

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

MP1 - Model Policy

HP9_ - Design, Character and Context

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

14/02709/PDC - PERMITTED DEVELOPMENT CHECK - Proposed infill extension. PRQ 24th November 2014.

15/00612/FUL - Demolition of the existing conservatory. Erection of single storey rear extension and first floor side extension above the re-instated garage' (Amended plans)(Amended description). PDE

Representations Received:

4 representations have been made, all objecting on the proposal impact on the street scene and the proposed design terms, neighbouring amenities as well as inaccuracies with the application form and submitted information

Determining Issues:

- Consultations
- Design
- Residential Amenity
- Other Matters

Officers Assessment:

Site

1. 20 Mere Road is a semi-detached dwelling that is also link attached to another dwelling. The property is located within a residential area and is part of a development of similar flat roofed link attached semi-detached houses as well as a diverse range of other dwelling designs.

Proposal

2. This application seeks planning permission for the replacement of a rear conservatory with a single storey rear extension and the replacement of the existing garage with a new garage and a 1st storey side extension above the reinstated garage element.

Application Form & Consultations

3. As part of the assessment revised plans have been requested twice, to reflect officer comments as well as public comments. The proposal as now to be determined reflects both comments. Furthermore public consultations have highlighted a number of inaccuracies and information that required further clarifications.

4. Officers are confident that all relevant planning issues have now been addressed and fully assessed in this report.

5. The description of development has also been amended to reflect the reinstatement of the garage.

Design

6. Policy HP9 of the Sites and Housing Plan as well as CS18 of the Core Strategy and CP8 of the Oxford Local Plan require that planning permission is only granted for developments of good design and that includes a form, layout and density, that fit into and respect the surrounding neighbourhood but that also make efficient use of the land.

7. The revised proposal is considered to be of a scale, size, form and density that fit into this residential area. The first floor side extension above the reinstated garage is considered sufficiently set back by nearly 8 meters and discreet as to not cause a terracing effect. The extension would measure 5 meters in depth and 3.4 in width, covered by a flat roof.

8. The impact on the street scene is therefore considered minimal, as the proposed extension would only be seen from the immediate experience of the front elevation. The design of the new window to the frontage is proposed to reflect existing neighbouring windows. Brick design and lintels are also considered a positive contribution as reflective of the existing design found in the dwelling. Rendering has now been omitted from the revised design.

9. The rhythm and design of the immediate housing development will not be interrupted as the set back is large enough to appreciate the distance and space.

10. On balance the proposed first floor side extension over the reinstated garage is considered acceptable in design terms and will not cause unacceptable harm to the visual amenities of the area or harm the architectural fabric of the immediate development and therefore accords with local plan policies.

11. The rear extension is slightly larger than could be achieved as “permitted development”, as it is proposed to project 4 metres to the rear and cover the 8 meters in width of the original built form.

12. It is acceptable in design, scale and form and is not considered to cause harm to the visual appearance of the property or its setting within the neighboring area.

13. The proposed sloping roof and two roof lights are also acceptable and in accordance with local plan policies.

Residential Amenity

14. The proposed first floor side extension over the reinstated garage will not have any adverse impact on light or privacy of the adjoining property as it complies with policy HP 14 of the Sites and Housing Plan and accompanying 45 degree guidelines.

15. In terms of the size of the rear extension, as indicated above a sizeable rear extension could be achieved under permitted development rights. The proposal projects by a further one metre only. The immediate neighbour to the south-east has not objected, and an existing extension there would not be negatively impacted by the proposal.

16. The neighbours to the north-western boundary have a sizeable rear extension, and are at a distance sufficient far away for no adverse harm to be caused by this application in terms of privacy and light issues.

Other Matters

17. Other issues raised by objectors are not material to the determination of the planning application but can be referred to relevant informatives. These would relate to matters such as drainage, the Party Wall Act and contractor behaviour.

18. Overall and on balance the proposal is considered acceptable and reflects the unusual architectural features of this part of Mere Road. The street is not negatively affected in its sense of space and rhythm due the large set back of the first floor extension which would be read as new and sympathetic additions, in accordance with the policies of the Local Plan, Core Strategy and Sites and Housing Plan.

Sustainability:

19. The proposal optimizes the available space for extension to the house whilst retaining an adequate garden and bringing the property up to modern living requirements. The extension would be subject to Building Regulation requirements

Conclusion:

Approve, subject to suggested 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 15/00612/FUL

Contact Officer: Tobias Fett

Extension: 2241

Date: 1st May 2015

Appendix 1

Location of 20 Mere Road, Wolvercote

