

East Area Planning Committee:

3rd June 2015

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Application Number: 15/00195/CT3

Decision Due by: 24th March 2015

Proposal: Erection of single storey rear extension

Site Address: 26 Bonar Road Oxford Oxfordshire OX3 8RB

Ward: Churchill Ward

Agent: N/A

Applicant: Oxford City Council

The application has been brought to committee because the property is owned by Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed single storey rear extension is acceptable in design terms and in terms of the impact it has on the amenity of neighbouring residential occupiers. The development therefore complies with Policies CP1, CP6 and CP10 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Oxford Core Strategy (2011).
- 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

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

HP2_ - Accessible and Adaptable Homes

HP9_ - Design, Character and Context

HP12_ - Indoor Space

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

None

Representations Received:

None

Statutory and Internal Consultees:

None

Issues:

Principle of development

Design and layout

Impact on neighbouring amenity

Officers Assessment:

Site Description and Proposals

26 Bonar Road is a modern end of terrace house in the Wood Farm area. The property lies at the end of a short pedestrian path that runs at right angles to Bonar Road. The house benefits from a rear garden of approximately 14m and a small front garden. The rear garden contains a small lean-to structure and close boarded timber fences separate the property from the neighbours; the fences are approximately

1.8m in height.

It is proposed to erect a single storey rear extension that would be situated closest to the boundary with 74 Masons Road. The rear extension is proposed to be a ground floor bedroom that would be to meet the needs of the family currently occupying the property. The proposed extension would contain a narrow link section between the lobby at the rear of the house. The rear extension would extend 4.7m beyond the rear wall of the house and would be 3.6m in width. The proposed extension would be 2.6m in height and would have a flat roof. It is proposed to construct the extension out of brick and block to match the existing dwelling.

Principle of Development

The proposed extension is a small extension to an existing dwelling and is acceptable in principle.

Design

The proposed design of the development is acceptable. The extension has been designed to have a low profile that means the development would appear to be a small subservient extension to the existing dwelling. The size and scale of the development proposed is acceptable in the context of the size of the existing dwelling. The proposed use of materials that match those used in the construction of the existing dwelling mean that the development will harmonise with the existing built form of the property. The design of the proposed extension would mean that there would still be some light into the existing kitchen at the rear of the property and there would still be a rear access into the rest of the dwelling from the garden without having to walk through the proposed ground floor bedroom.

Impact on Neighbours

The development does not have an adverse impact on the amenity of neighbours. The development would not give rise to overlooking as it is single storey development. No. 26 Bonar Road is the end of terrace property and the proposed extension would be sited furthest from the adjoining neighbour at 28 Bonar Road; as a result the development would not have an adverse impact on light conditions for that neighbour. Officers have considered the visual intrusion of the proposed development and consider that it would be acceptable as the development has a low profile that means it would not be particularly visible above existing fences. Officers have been particularly mindful of the impact that the development would have in terms of its outlook from neighbouring rear gardens (particularly for properties in Masons Road); it is considered that the development is acceptable.

Conclusion:

Officers consider that the development is acceptable in terms of its design and impact on amenity of neighbouring residential occupiers. As a result, the application is recommended for approval.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve 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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

15/00195/CT3

Contact Officer: Rob Fowler

Extension: 2104

Date: 20th May 2015

Appendix 1 – Site Plan – 26 Bonar Road



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