

East Area Planning Committee

1st July 2015

**Application Number:** 15/00304/CT3

**Decision Due by:** 27th March 2015

**Proposal:** Erection of single storey rear extension.

**Site Address:** 22 Normandy Crescent Oxford. Site Plan in **Appendix 1**

**Ward:** Lye Valley Ward

**Agent:** N/A

**Applicant:** Oxford City Council

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**Recommendation:** East Area Planning Committee is recommended to approve to application, subject to and including the conditions listed below.

For the following reasons:

- 1 The proposed single storey rear extension is considered acceptable in design terms. The development will not give rise to an adverse impact on the amenity of neighbouring residential occupiers. It is considered that the materials and appearance of the development will be acceptable in terms of the character and appearance of the streetscene. In this way the development is acceptable in the context of Policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan 2001-2016, Policies CS18 of the Core Strategy (2011) and Policies HP9 and HP14 of the Sites and Housing Plan (2013).
- 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 and including the following conditions:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Matching materials

**Main Local Plan Policies:**

## **Oxford Local Plan 2001-2016 (OLP)**

**CP1** - Development Proposals

**CP6** - Efficient Use of Land & Density

**CP8** - Design Developmt to Relate to its Context

**CP10** - Siting Developmnt to Meet Functionl Needs

## **Core Strategy (CS)**

**CS18\_** - Urb design, town character, historic env

## **Sites and Housing Plan (SHP)**

**HP9\_** - Design, Character and Context

**HP14\_** - Privacy and Daylight

## **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

## **Relevant Site History:**

56/05215/A\_H - 16 one bedroomed flats, 72 2-bedroomed flats, 188 three bedroomed houses and 8 four-bedroomed houses.. PER 24th April 1956.

15/00304/CT3 - Erection of single storey rear extension.. PCO .

## **Representations Received:**

None

## **Statutory and Internal Consultees:**

Bullington Community Association – No comment

Natural England – No Objection

## **Issues:**

Officers consider the main issues in determining the application are:

- Design
- Residential Amenity

## **Officers Assessment:**

### Site Description

1. The application site comprises of an end of terrace property within the Lye Valley Ward. The property is on the southern side of the road and sits on an

east-west axis. The property has a row of garages and an electricity sub-station to the rear. The property enjoys a front and rear garden with parking for one car to the side of the property. It is finished in brick to the front and rear and render to the side.

### Proposal

2. It is proposed to erect a single storey extension to the rear of the property measuring approximately 6.9m wide x 4.275m deep x 2.605m high. It would have a flat roof, two windows on the rear elevation and would be finished in brick and block. The proposed extension is to contain a bedroom and shower room for use by a disabled person.

### Design

3. Policy CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and Policies CP1 and CP8 of the adopted Oxford Local Plan combine to require that planning permission will only be granted for development which shows a high standard of design, that respects the character and appearance of an area and uses materials appropriate to the site and surroundings.
4. The extension has been designed to fit in with the original dwelling and is of a size where it would fit in with both the scale of the existing dwelling and the characteristics of the surrounding area. It is finished in the same materials and will therefore harmonise with the existing built form of the property. The design of the proposed extension will allow light into both the new and existing areas of the property. The proposed extension is also designed with a disabled person in mind. As such, it is considered the proposed design accords with Policies CP1, CP8, CP10 of the OLP, HP9 of the SHP and CS18 of the CS.

### Residential Amenity

5. HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes. Policies CP6 and CP10 of the Oxford Local Plan state that planning permission will only be granted for new development that makes appropriate and efficient use of land and is cited to ensure good access.
6. The proposed extension would not give rise to overlooking as it is a single storey development with the proposed windows on the rear. Neither is the proposed extension of such a scale that it would appear bulky and obtrusive, cause loss of light or have an overbearing or overshadowing impact on neighbouring properties. The development will also not cause any loss of access due to the siting of the proposed development. Therefore, the development is seen to comply with Policies CP6 and CP10 of the OLP and HP14 of the SHP.

**Conclusion:**

7. East Area Planning Committee is recommended to approve the proposal for the reasons set out in the above report and subject to and including the conditions listed.

**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:** 15/00304/CT3**Contact Officer:** Ed Pigott**Extension:** 2231**Date:** 2nd June 2015

Appendix 1 – site plan



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