

East Area Planning Committee:

7 October 2015

Application Number: 15/02364/FUL

Decision Due by: 30 September 2015

Proposal: Demolition of existing garage. Erection of single storey side and rear extensions.

Site Address: 1 Marsh Lane, Oxford (**site plan: appendix 1**)

Ward: Marston Ward

Agent: Mr Jim Driscoll

Applicant: Mr Z Hussein

Application Called in by Councillors Darke, Rowley, Fry, Clarkson and Coulter due to concerns about access and parking

Recommendation:

The East Area Planning Committee is recommended to approve planning permission 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Landscaping
- 5 Drainage and Parking
- 6 Garage to be demolished

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

CP11 - Landscape Design

Core Strategy

CS11_ - Flooding

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP10_ - Developing on residential gardens

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

15/01114/FUL - Erection of single storey rear and two storey side extensions.
Formation of 1No dormer window in association with loft conversion. - REFUSED

Representations Received:

None

Statutory Consultees:

Highways: No objections

Issues:

- Design
- Impact on neighbouring amenity
- Access/Parking
- Flooding and Surface Water Drainage

Officers Assessment:

Site Description

1. No. 1 Marsh Lane is a 1930s semi-detached house in the Marston area of the City. The property lies on the corner of Marsh Lane and Cherwell Drive (the adjoining semi-detached property is No. 28 Cherwell Drive). The existing property is finished in pebbledash with a plain tiled hipped roof. Both No.s 1 Marsh Lane and 28 Cherwell Drive have existing single storey rear conservatories with an overall length of approximately 3m.
2. The rear garden of application property is slightly shorter than neighbouring properties as a result of this being a corner plot. As a result, the rear garden is between 11m and 3m in length.
3. The property is set back from the road and accessed via a driveway that

crosses over the verge and pavement to provide access to the front garden which is used as a parking area. There is also an existing garage to the side of No.1 Marsh Lane; this is a single storey utility type structure that adjoins a similar garage at No. 3 Marsh Lane.

4. To the immediate south of the application site there is a large grassed verge area fronting onto the mini roundabout at the junction of Marsh Lane and Cherwell Drive; this is a very busy interchange which forms one half of the double roundabouts (the other being the junctions of Marston Road, Cherwell Drive and Headley Way). Marsh Lane is an important route into the City from the ring road (Northern Bypass) and also the Woodeaton and Elsfield roads. Despite being a busy route the streetscene is a very pleasant suburban road which is tree lined and has wide verges. In addition to the area's verdant appearance the properties along Marsh Lane (and adjoining areas of Cherwell Drive) have a pleasant and uniform character.

Proposal

5. The proposed development involves two elements, these are described below.
6. It is proposed to erect a single storey rear extension that would extend approximately 3m into the rear of the garden; this would replace the existing single storey rear conservatory. It is proposed that the extension would be finished in pebble dash with a plain tiled roof. There are proposed windows on the ground floor side elevation of the existing property.
7. It is also proposed to demolish the existing garage on the site and erect a single storey side extension with a monopitch roof. The extension would be set back approximately half a metre from the front elevation of the house and would project into the side garden approximately 2.7m.
8. Both proposed extensions are specified to be constructed from materials to match the existing dwellinghouse.
9. It should be noted that a previous application was refused earlier in 2015 for a two storey side extension, single storey rear extension and loft conversion with a dormer. The proposed development in this case is therefore a significant reduction in bulk from that previously proposed.

Assessment

Principle

10. Officers would suggest that the principle of development is acceptable as an extension to an existing dwellinghouse.
11. It should be noted that aspects of the development would likely not require planning permission; specifically the rear extension would be regarded to be

permitted development (as set out in Part 1, Class A of the Town and Country Planning (General Permitted Development) Order (2015)).

Design

12. The proposed extension would be constructed from materials to match the existing dwelling which Officers suggest would enable the development to harmonise effectively with the surrounding built environment. The proposed extensions would be fairly small subordinate elements that would not have a detrimental impact on the streetscene or be overly prominent or obtrusive. The proposed development, as a result of being single storey would be acceptable in terms of its overall size as an extension. In addition to this Officers consider that the use of similar roof pitches on the proposed extensions would enable the development to form a sympathetic addition to the property.

Impact on Neighbours

13. The proposed development is entirely single storey and would not therefore have a detrimental impact on privacy for neighbouring occupiers as a result of overlooking.
14. The proposed development would not have a detrimental impact on light conditions for neighbouring properties. The adjoining semi-detached property of No. 28 Cherwell Drive has an existing rear extension which extends nearly to the same depth as that proposed at 1 Marsh Lane; therefore there would not be a loss of light into the rear windows of that property through overshadowing from the proposed development. The proposed side extension would not cause loss of light to No. 3 Marsh Lane because of the existing garage in the side garden and the separation between the two properties.

Parking and Access

15. It is proposed to make use of the existing access from the application site onto the highway at Marsh Lane; there is an existing dropped kerb and shared driveway serving both No.s 1 and 3 Marsh Lane. There are no proposals to alter this arrangement but it is important to note that the proposed demolition of the garage and the erection of the side extension would arguably constrain some of the front garden parking area that is currently provided (and proposed to be retained) at the property. Despite this, the submitted plans show that there would be parking retained for vehicles at the front of the property and there would be turning space allowing for vehicles to enter the highway in a forward gear. No objections have been received from the County Council's highways officers.

Flooding and Surface Water Drainage

16. The proposed plans do not show how surface water would be dealt with on the site. However, there would be ample areas of permeable ground

retained on the application site and there would be scope to manage surface water effectively in a manner that would comply with the Council's adopted planning policies, specifically Policy CS11 of the Core Strategy (2011). It is therefore recommended that a condition be included that requires a scheme showing how surface water will be managed on the site; the condition will include a requirement to ensure that surface water does not enter the highway.

Conclusion

17. On the basis of the above, members are recommended to grant planning permission subject to conditions.

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

Background Papers:

15/02364/FUL

Contact Officer: Rob Fowler

Extension: 2104

Date: 16th September 2015

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