

West Area Planning Committee - 9th February 2015

Application Number: 15/03306/FUL

Decision Due by: 12th January 2016

Proposal: Erection of a part single, part 2 storey rear extension from lower ground floor. Insertion of 2No. windows to side elevation. Alterations to rear landscaping.

Site Address: 8 Richmond Road Oxford Oxfordshire OX1 2JJ

Ward: Jericho And Osney Ward

Agent: Mr Sam Shelton

Applicant: Mr & Mrs A Wilson

Application Called in – by Councillors - Pressel, supported by Malik, Turner and Henwood.
for the following reasons - loss of light and aspect, and loss of garden/green space.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development is acceptable in design terms and would not cause unacceptable levels of harm to the Jericho Conservation Area or amenities of the neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8, CP10 and HE7 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 and HP14 of the Sites and Housing Plan.
- 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.
- 3 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 - matching
- 4 Amenity - obscure glazing

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

HE7 - Conservation Areas

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

This application is in or affecting the Jericho Conservation Area.

Planning Practice Guidance

Relevant Site History:

69/22069/A_H - Alterations to form stairway and at rear. REF 28th October 1969.

69/22216/A_H - Alterations to basement and ground floor and erection of conservatory and internal lantern. PER 25th November 1969.

11/01673/PDC - PERMITTED DEVELOPMENT CHECK - Installation of PV solar panels on roof. PRQ 4th July 2011.

11/01937/FUL - Installation of PV solar panels on south facing roof. PNR 6th September 2011.

Representations Received:

1no. third party objection comment received – comment relates to impact on

residential amenity, loss of garden space and size of the proposed extension.

Statutory Consultees:

Highways – no objection.

Non-Statutory Consultees:

Jericho Community Centre – no comments received.

North Oxford Association – no comments received.

William Lucy Way Residents Association – no comments received.

Issues:

Design

Impact on the Jericho Conservation Area

Residential Amenity

Officers Assessment:

Site and proposal:

8 Richmond Road is a four storey semi-detached dwelling situated on the southern side of Richmond Road in the Jericho Conservation Area. The property is typical of those found in this part of the streetscene which are characterised by triple height bay windows to the front and small three storey rear projections. The property has not previously been extended to the rear, this application relates to the erection of a part two storey part single storey extension with associated works.

Design/Impact on the Conservation Area:

The proposed extension is considered to be reasonable and proportional addition to the rear of the dwellinghouse. The design responds well to existing context by creating two separate elements; a more traditional element which extends from the original rear projection and a more subservient contemporary glazed element which only extends a depth of 3 metres at basement level and less than 2 metres at ground floor level.

Following the receipt of amended plans the fenestration was amended to relate to the existing property. Sash windows were inserted into the rear traditional element and the glazing bars were reduced in the contemporary element to create a clearer distinction between the two elements of the extension. The height of the contemporary element was also reduced in order to avoid conflict with and not to detract from the first floor rear sash window.

The design also responds well to the existing context by using materials to match the host dwellinghouse and is also a similar design to what has been approved and implemented at 10 Richmond Road.

Although an objection comment relates to loss of greenspace, the proposal extends

solely to the rear of the property, retains glimpses of greenery which is visible between dwellings and does not significantly compromise amenity space available to the host dwelling or extend beyond the existing building line.

The proposal is therefore considered to comply with policies CP1, CP6, CP8 and HE7 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity:

The rear garden of the host property is bordered by high boundary walls which will largely obscure the single storey elements of the proposal from the adjoining properties, 7 and 9 Richmond Road and are not considered to have a significantly detrimental impact on residential amenity. The two storey elements of the proposal complies with 45 and 25 degree guidelines from both basement level and ground floor level windows on the rear of the neighbouring properties. The proposal is therefore not considered to have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of light or overbearing impact.

Additional side facing windows are proposed at ground floor and lower ground floor levels. The lower ground floor windows will be screened by the existing boundary walls. In order to protect the amenity of the occupiers of both 8 and 9 Richmond Road it is recommended that a condition is imposed to ensure the ground floor WC window is obscurely glazed and non-opening below 1.7 metres from internal floor level. The proposed rear facing fenestration overlooks the garden of the property and is not considered to have a detrimental impact on properties to the rear.

The proposal is therefore considered to comply with policies CP10 of the Local Plan and HP14 of the Sites and Housing Plan.

Conclusion:

Officers recommend approval 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:

15/03306/FUL

Contact Officer: Sarah Orchard

Date: 19th January 2016

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