

**West Area Planning Committee**

2 August 2016

**Application Number:** 16/00746/FUL

**Decision Due by:** 17 May 2016

**Proposal:** Erection of single storey rear extension. Formation of decking area and steps at the rear.(Appendix 1 site plan)

**Site Address:** 55 Sunningwell Road Oxford Oxfordshire OX1 4SZ

**Ward:** Hinksey Park

**Agent:** Mr James Mackenzie

**Applicant:** Ms Becky Willis and Mr Jasper Smith

The application is to be considered by West Area Planning Committee as the applicant is an employee of Oxford City Council.

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## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed alterations are acceptable in design terms and would not cause unacceptable levels of harm to the amenities of the neighbouring properties. Flood mitigation measures are also proposed. The proposal therefore accords with policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan, CS11 and 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.

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 as specified
- 4 Flooding

## **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**

**CS11\_** - Flooding

**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

Planning Practice Guidance

### **Relevant Site History:**

82/00095/NF - Two storey rear extension. REF 15th April 1982.

82/00312/NF - Two storey rear extension. REF 15th July 1982.

04/00136/PDC - PERMITTED DEVELOPMENT CHECK - Rear dormer extension in connection with loft conversion. PNR 9th March 2004.

### **Representations Received:**

No third party comments received.

### **Statutory and Non-Statutory Consultees:**

Highways – no comment.

South Oxford Community Association – no comments received.

### **Issues:**

Design

Residential Amenity

Flooding

## **Officers Assessment:**

### Site and proposal:

1. 55 Sunningwell Road is a two storey mid-terrace property which also benefits from accommodation in the loft. This section of the terrace is characterised with two storey rear outriggers. This property has been previously extended before with a single storey rear extension extending beyond the outrigger. This application relates to the erection of a single storey extension which wraps around the outrigger with decking and steps following demolition of the existing extension.
2. The application is to be considered by West Area Planning Committee as the applicant is an employee of Oxford City Council. The Monitoring Officer has confirmed that the application has not had any special treatment.

### Design:

3. The proposed extension wraps comfortably around the existing outrigger and projects no further than the existing extension. The extension has a dual pitched roof which matches the pitch of the existing outrigger. Whilst it is proposed to use a brick to face the walls of the extension which will not match the render of the existing dwellinghouse, this is a material which is widely used in the terrace and the surrounding area. The proposal is therefore considered to comply with policies CP1, CP6 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

### Residential Amenity:

4. The outrigger and existing extension to 55 Sunningwell Road already restrict the light available to No. 53 and compromise 45 degree guidelines from light sources to this neighbouring property. The extension has been designed with a low eaves height in order to comply with 25 degree guidelines. Due to this and the existing high boundary fence it is considered that the proposal is acceptable and will not detrimentally increase the loss of light or overbearing impact on this adjoining property.
5. The extension extends no further along the boundary with No. 57 than the existing extension. Whilst the overall height is greater, the eaves height is lower with a roof sloping away from the boundary.

The proposed fenestration is in the form of high level rooflights and glazing facing the rear garden. Due to the depth of the garden the proposal is not considered to overlook properties at the rear. Although new decking is proposed, the property already benefits from decking to the side and rear of the existing extension and due to the nature of the terrace there is already a degree of overlooking between gardens. The proposal is therefore not considered to detrimentally increase loss of privacy.

6. The proposal is therefore considered to comply with policies CP10 of the

Local Plan and HP14 of the Sites and Housing Plan.

Flooding:

7. The proposed development lies within Flood Zones 2 and 3a. Flood level data has been obtained from the Environment Agency which was compared to a topographical survey of the area to determine the existing extent and depth of flood water to determine the volume of flood storage lost by the development.
8. As a result of this, the use of under flood voids to cater for the design flood level of the 1 in 100 year + climate change flood level from existing ground level was proposed. Drawing SUN55028 was then submitted to confirm the flood mitigation measures demonstrating the flood void, the proposal was then considered acceptable on flood risk grounds in accordance with policy CS11 of the Core Strategy.

**Conclusion:**

APPROVE 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:** 16/00746/FUL

**Contact Officer:** Sarah Orchard

**Date:** 19<sup>th</sup> July 2016