

West Area Planning Committee

24th January 2017

Application Number: 16/02424/FUL

Decision Due by: 11th November 2016

Proposal: Erection of a basement extension under existing rear room. Extension to rear, including basement level, ground floor extension and small first floor extension. Loft conversion and insertion of a dormer window. Detached building in garden.

Site Address: 23 Thorncliffe Road Oxford OX2 7BA

Ward: Summertown Ward

Agent: Mr Andrew Hudson

Applicant: Mr Cecilia Gorenflos

Recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

Reasons for Approval

- 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 Extension materials
- 4 Outbuilding and dormer materials

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP6 - Efficient Use of Land & Density

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

MP1 - Model Policy

HP9 - Design, Character and Context

HP14 - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

16/01913/PAC – Basement extension, rear extension, loft conversion and erection of detached building in garden. It was advised that the proposed development would be acceptable in principal. This pre-ap relates to proposals the subject of this application.

Statutory and Internal Consultees:

Oxford County Council Highways Authority: Oxfordshire County Council has no comments to make on this application.

Representations Received:

Representations have been received from five different local residents objecting to the proposed works and one objection has been received from DPDS consulting on behalf of one of the five local residents who have objected themselves.

No.s 21, 25, 26, 28, 29 Thorncliffe Road, objections:

- Overdevelopment of site
- Concerns about construction impacts
- Noise and disturbance
- Loss of light
- Excessive size of development
- Overbearing impact

Site Description

1. The application site is a two storey mid-terrace property serving as a family dwelling house. The local area is characterised by similar family dwellings.
2. The street frontage along Thorncliffe Road is defined by mostly unaltered terraced rows of Victorian properties. The rear of these properties have been extensively altered along the street with many dwellings featuring modern single storey rear extensions and dormer windows, in particular at the eastern end of the south side of the street many of the properties

feature rear box dormers.

The rear garden of no.23 features a small existing outbuilding at the very rear, a small single storey lean to extension, and a small tree.

Proposals

3. The application proposes:
 - The extension of the existing basement and creation of a lightwell.
 - The erection of a part single storey and part two storey rear extension with a flat roof and a dual pitched roof on the first floor element.
 - The creation of a rear dormer with a zinc clad mansard roof.

Officers Assessment:

4. Officers recommend that the principal issues to consider in the determination of the application are:
 - Principle
 - Design
 - Neighbouring Amenity

Principle

5. There is no objection to the principal of a rear extension, rear dormer window, and basement extension at this property, provided that the proposed development preserves the character and appearance of the area and that the development would not harmfully impact the living conditions or nearby properties.
6. The Oxford Local Plan also supports proposals which make the best use of a site's capacity provided that the development would not result in any harmful impacts and would provide a good quality residential environment.

Design

7. Policy CS18 of the OCS states planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 and CP8 of the OLP and HP9 of the SHP. Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 suggests the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. Policy HP9 of the SHP states planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features. It also states the form, layout and density of the scheme make should efficient use of land whilst respecting the site context.
8. The individual elements of the application are discussed below.

Rear extension

9. The single storey element of the rear extension would have a simple contemporary flat roof design which would be similar to the single storey extensions on the neighbouring properties, in particular the single storey flat roof extension on the adjoining neighbour no.21 Thorncliffe Road. It would be built with materials to match the host property. For these reasons it would form an appropriate relationship with the host property and would be respectful of the character of the area.
10. The first floor element would be a modest addition to the property and would adopt a dual pitched roof to help it integrate into the character of the host property. The rear elevation would feature a bay window which would be an attractive feature reflective of the properties Victorian origin. It would form an appropriate relationship with the host dwelling and would be respectful of the character of the area.

Basement extension

11. The council's Residential Basement Development Technical Advice Note states that new residential basement development should respect its neighbouring properties, relate to its local context and enhance its character and refers to the development plan policy as discussed above. The policy text of policy CP8 states that the degree to which development is visible affects the weight which can be afforded to the design of the development as a material consideration in the assessment of an application. The only part of the extended basement which would be visible from the surface would be the proposed steps leading down to the basement and a lightwell. These would be minor additions to the property and would not detract from the character of the rear garden where they would be located and would respect the character of the local area.

Rear dormer

12. The proposed rear dormer would be reflective of the style of the neighbour's rear dormer at no.21 Thorncliffe Road in that it would continue the brickwork of the rear elevation of the dwelling to a height of 7.25m from ground level and have a sloped roof with individual windows which stand out from the sloped roof. In this way the proposed dormer would appear similar to a second floor extension which would not normally be acceptable, however in this instance it is considered favourable that the dormer continue a similar design to the neighbour's dormer in the interests of a more congruous appearance to the rear of the properties. This is especially preferable in design terms considering the possible fall-back positions available under permitted development such as square box dormers.
13. The proposed zinc cladding to the upper roof of the dormer would not match the existing materials of the roof. However zinc cladding is a high quality material which used in small amounts, such as in this instance, can be acceptable in terms of its impact on the character of the area. As the cladding

would not be visible from the public realm it is considered acceptable.

14. For the reasons above the proposals would form an appropriate relationship with the surrounding area and would be respectful of the character of the locality in accordance with policies CP1 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy, and HP9 of the sites and Housing Plan.

Neighbouring Amenity

15. Policy HP14 of the SHP states 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 and planning permission will not be granted for any development that has an overbearing effect on existing homes.
16. The individual elements of the application are discussed below.

Rear extension

17. The single storey flat roof element of the rear extension would extend beyond the furthest rear wall of the neighbouring single storey rear extension at no.21 by less than a meter; it would not extend beyond the furthest rear wall of the single storey rear extension at no.25. As such the single storey element of the rear extension would not result in any loss of light to any habitable rooms and would not have an overbearing presence when viewed from neighbouring properties. The ground floor rear windows of this extension would not afford any views of neighbouring properties to the detriment of these properties privacy.
18. The first floor element would be built up to the boundary with no.25. It would respect the 45 degree line of outlook drawn from the first floor rear bay window on this neighbouring property and would therefore not result in a loss of light to this window. The extension would have a dual pitched roof of a modest height which would not result in any harmful overbearing impact or create a sense of enclosure on the host or neighbouring properties. The rear bay window on this property would face rearwards and would not afford any views of neighbouring private amenity not already afforded by existing first floor windows on the host property. As such the extension would not result in a harmful loss of privacy.

Basement extension

19. Due to the nature of the proposals as mainly subterranean the proposed basement extension would have no tangible impact on neighbouring amenity.

Dormer window

20. The proposed dormer would not result in a loss of light to any habitable rooms on the neighbouring or host properties. It would not extend beyond the rear elevation of the property and would not result in any harmful overshadowing of

neighbouring properties. The windows on the rear dormer would face directly backwards and would not be overlook any habitable room windows on the rear elevations of the properties directly opposite which are around 55m away. The windows would not afford any views of the private amenity space of neighbour's gardens which are not already afforded by existing first floor windows and existing rear dormer windows on neighbouring properties.

21. The proposals would therefore accord with policy HP14 of the Sites and Housing Plan and policy CP1 of the Oxford Local Plan in regards to residential amenity.

Conclusion

22. The proposed development would be of a good design and would not cause material harm to the amenities of nearby residential properties in accordance with the development plan policy as set out above. The application is therefore recommended for approval.

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:

16/02424/FUL

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Extension: 2186

Date: 16th January 2017