

West Area Planning Committee

24th January 2017

Application Number: 16/02377/FUL

Decision Due by: 8th November 2016

Proposal: Erection of a single storey side and front extension.

Site Address: 134 Wytham Street Oxford OX1 4TW

Ward: Hinksey Park

Agent: Mr Alan Allinson

Applicant: Mr & Mrs Christopher

The applicant is an employee of Oxford City Council, therefore determination by Committee is require.

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.

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 Sustainable Drainage Measures
- 4 Materials - matching
- 5 Plan of Car Parking Provision

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

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

10/01582/FUL: Single storey front and side extension and conservatory to rear.

Formation of 2 car parking spaces at front (amended plan) - Approved.

Statutory and Internal Consultees:

South Oxford Community Association – No comment received

Head Of Environmental Development – No objection subjects to informative prescribed in relation to land contamination, topsoil and gas protection measures.

Oxfordshire County Council Highway – No objection subject to condition in relation to off street car parking space provision.

Environmental (Flood Mitigation Team) – Objected and requested a detailed Flood Risk Assessment Report.

Representations Received:

None received

Site Description

1. The application site is a two storey semi-detached family dwellinghouse located on the southern part of Wytham Street.
2. The application site has an extant planning permission (10/01582/FUL) for single storey front and side extensions and the formation of two car parking spaces at the front. The bulk of the extensions have been partially completed; including the rear single storey extension.
3. The application dwelling shares a common side boundary with two neighbouring dwellings, no.s 132 and 136 Wytham Street.

Proposal

4. The application seeks planning permission for the erection of a single storey side and front extension. The 2010 planning permission for extensions remains extant as it has already been implemented; the proposals in this application seek to enlarge part of the side extension element at the rear to provide a small utility room, shower room and cycle store (which was originally proposed to be a covered area but not fully enclosed).

Officers Assessment:

5. Officers recommend that the principal issues to consider in the determination of the application are:
 - Design
 - Amenity
 - Flooding
 - Parking

Design

6. The proposed changes to the design would incorporate a enlargement to the extant scheme that would be modest in size and integrate satisfactorily with the existing rear single storey extension as well as the host dwelling.
7. The proposed single storey side and front extension would have a lean on roof of maximum height of approximately 4.3m with eaves height of 2.9m above ground level.
8. The proposed single storey rear infill element of the proposed extensions would form a flat roof of equal height as the existing single storey rear extension of approximately 3.3m high above ground level including the raised platform decking.
9. The single storey side element of the proposed extension would project along the shared boundary with the neighbouring dwelling at no. 136 at a depth of approximately 13.1m and width of approximately 1.7m.
10. The proposed single storey front extension would project forward the front elevation at approximately 1m forming a front porch extension with a lean on roof of approximately 3.7m maximum height and eaves height of 2.7m
11. Officers recommend that the proposed single storey front and side extensions are considered to be modest in dimensions and scale, and compatible with the application dwelling. Given the size, scale and positioning of the proposed extension it is considered not to cause any harm or adversely affect the character and appearance of the host building or the character of the locality.
12. Officers therefore recommend that the development would be acceptable in design terms and comply with the requirements of Local Plan Policies CP1, CP8, CS18 and HP9.

Impact on Neighbours

13. The neighbouring dwelling at no. 136 is sited away from the shared boundary at about 0.4m and has an existing single storey rear extension. There is a wide habitable rear window serving the room with which the existing single storey rear extension provides for this neighbouring dwelling. The side window is close to the shared boundary and there is a glass door serving this habitable room. However, given the distance and the proposed height of the proposed single storey side and rear infill extensions of the proposed

extensions and the orientation of the site in relation to this neighbouring dwelling, it is considered that the proposed development would have minimal impact on the amount of sunlight or daylight.

14. The neighbouring dwelling at no. 132 is the adjoining semi-detached dwelling neighbouring the application site on the other side of the application dwelling and the proposed single storey rear infill extension would be screened away from view at this neighbouring dwelling by the existing single storey rear conservatory extension. The proposed development would not have any adverse impact on amenity for no. 132 Wytham Street.
15. Officers recommend that the proposed extensions would not adversely affect the residential amenity of neighbouring dwellings. The development is acceptable in the context of Policy HP14 of the Sites and Housing Plan (2013).

Flooding

16. The application site lies in an area of high flood risk. Parts of the site lie within flood zone 2 and 3.
17. Flood risk information has been provided with the application. This indicates that the site has not flooded during recent flood events and all of the proposed floor levels for all of the proposed extensions would be at the theoretical risk of a 1 in 100 year flood event which would be the same as the existing properties in this part of Wytham Street. Officers consider that the 2010 planning permission for the majority of the new development proposed is still extant; the proposed development represents an enclosing of part of the site which already benefits from an extant approval to be developed. The proposed development would not increase the risk of flooding and the details provided indicate that there would be measures in place to ensure that there is not adverse impact on surface water drainage.
18. The applicant has proposed in the submitted Flood Risk Assessment Statement a number of flood prevention measures such as active measures, passive measures including sustainable drainage new soakaway sited 5m from the extension in the rear garden.
19. In considering the proposed flood risk mitigation measures, the proposed development is therefore considered acceptable and would not result in an unacceptable risk of flooding. Officers recommend that the development is acceptable in the context of Policy CS11 of the Core Strategy (2011).

Parking

20. The proposed extension would have no parking implications with regard to the council's parking standards. The extant planning permission provided for the paving of the front garden and the creation of two on-site car parking spaces.

Conclusion:

21. Officers recommend that the proposed development is acceptable and planning permissions should be granted 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:

16/02377/FUL

Contact Officer: Ade Balogun

Extension: 2153

Date: 11th January 2017

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