

WEST AREA PLANNING COMMITTEE

12th September 2017

Application Number: 17/01860/FUL

Decision Due by: 11th September 2017

Extension of Time: 19th September 2017

Proposal: Erection of a single storey rear extension.

Site Address: 9 Union Street Oxford OX4 1JP

Ward: St Clement's Ward

Agent: N/A

Applicant: Nadia Robinson

Reason at Committee: This application is being determined by the committee as the applicant is an officer of the Council. The report has been cleared by the Council's monitoring officer.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

Approve planning permission for the reason set out below and subject to the conditions listed in section 12 of the report:

- 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.

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a single storey rear extension.

2.2. The key matters for assessment set out in this report include the following:

- Design;
- Residential Amenity;

2.3. The development is considered acceptable in terms of design and residential amenity and should therefore be approved.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

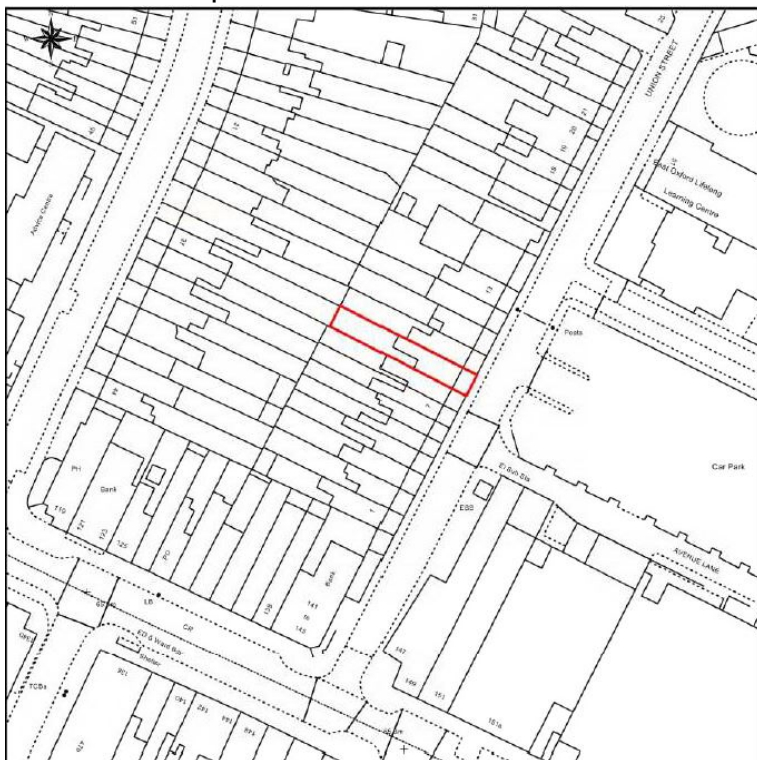
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located on the north-western side of Union Street, and is a mid-terraced Victorian property that was built as a pair with 10 Union Street. Both were built with a single- storey outrigger to the rear.

5.2. A site location plan is set out below:



6. PROPOSAL

6.1. The application proposes to erect a single storey rear in-fill extension.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

Application Reference	Description of Development	Decision
58/06809/A_H	Extension to form bathroom	PERMITTED DEVELOPMENT
93/01232/NF	First floor rear extension. Installation of glazed roofing to existing ground floor extension	APPROVED 26 th January 1994.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	7	CP1, CP6, CP8	CS18	HP9	
Conservation/Heritage					
Housing	6	CP10		HP14	
Commercial					
Natural Environment					
Social and community					
Transport					
Environmental					
Misc	5,17			MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 2nd August 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. No comment.

Public representations

9.3. No comments have been received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Design
- ii. Residential Amenity

i. Design

- 10.2. Policy CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and policies CP1 and CP8 of the Oxford Local Plan combine to require that planning permission will only be granted for development which shows a high standard of design that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development and creates an appropriate visual relationship with the form of the existing building and its surroundings.
- 10.3. The proposal has been designed as a wrap-around extension to the existing two storey projection, with an asymmetric pitched roof design to the front and flat roof to the in-fill at the rear, in-keeping with the character of the property, and enabling the existing traditional L-shaped plan form of the property still to be read. The extension projects no further than the existing projections to the property or those within the host terrace, and is therefore not considered to be out of scale with the surrounding area.
- 10.4. The proposed exterior materials would be bricks to match the original dwellinghouse or metal cladding in a dark/mid-grey which would suit the contemporary appearance of the extension and add visual interest. The pitched roof would be slate to match forming an appropriate visual relationship with the surrounding area, with metal parapet trim. The concealed flat roof is to be constructed of EPDM rubber or felt, with a glazed rooflight over.
- 10.5. It is recommended that the proposal is considered acceptable in design terms complying with policies CP1, CP6 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

ii. Residential Amenity

- 10.6. Policy HP14 of the Sites and Housing Plan states that 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. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes.
- 10.7. The proposed extension will extend to a depth no greater along the boundary with No.10 Union Street than the existing single storey extension. The wall that runs along this boundary is proposed to be retained and the pitched roof over

removed from the single storey extension. The eaves height along this boundary would marginally increase, but the angle of the new pitched roof form would be reduced, covering the width of the site. Rooflights and rear glazed doors to the garden will enable sufficient light into the proposed kitchen/dining space, with no side windows proposed, resulting in no material change to the light afforded to No.10 Union Street, and is not considered to further overlook the neighbouring properties.

- 10.8. Due to the existing outrigger at No.8 Union Street along the boundary, the proposal is not considered to have a detrimental impact on this property in terms of loss of light or overbearing impact. Officers recommend that the proposal is considered to comply with Policy CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

11. CONCLUSION

- 11.1. The development is considered acceptable in terms of design and its impact on residential amenity and as such is recommended for approval.
- 11.2. It is recommended that the West Area Planning Committee resolve to approve planning permission for the development.

12. CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3. The materials to be used in the new development shall be those as specified in the application form. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

13. APPENDICES

Appendix 1 – Site Plan

1. HUMAN RIGHTS ACT 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse 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.

2. 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 refusal of planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community