

WEST AREA PLANNING COMMITTEE

Application Number: 17/02778/FUL

Decision Due by: 14th December 2017

Extension of Time: 23rd January 2018

Proposal: Demolition of existing garage. Erection of a two storey building to create 1 x 1 bed dwellinghouse (Use Class C3). Provision of bin a cycle store. (Amended plans)

Site Address: Land To The Rear Of 16 Chester Street, Oxford, Oxfordshire, OX4 1SN

Ward: Iffley Fields Ward

Case Officer Julia Drzewicka

Agent: Mr Alex Cresswell **Applicant:** RHHS Repository Limited

Reason at Committee: The application is before the committee because it was called in by Cllrs Curran, Kennedy, Fry, Rowley, Price, Azad and Tanner because it caused a great deal of local opposition and constitutes over development of the site.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of 1x1 bedroom dwellinghouse and the provision of a bin and cycle store. The proposed dwelling would be sited on the same footprint as the existing garages. The dwelling would be a two-storey detached property. The design, materials, scale and size of the proposed development are considered to be acceptable. The design comprises some contemporary elements. The property would have an outdoor balcony and

atrium. The Highway Authority have concluded that the proposed new dwelling would not increase the parking pressure in the area. The proposal provides bin and cycle storage to the side of the proposed dwelling.

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

- Principle of development;
- Design;
- Residential amenity;
- Impact on the neighbouring properties;
- Cycle and bin storage;
- Car parking;
- Flooding;
- Energy/Sustainability;
- Land contamination;

2.3. Officers consider that the proposal would be acceptable in all regards and would be in accordance with the relevant National and Local Policies.

3. LEGAL AGREEMENT

3.1. Not applicable.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

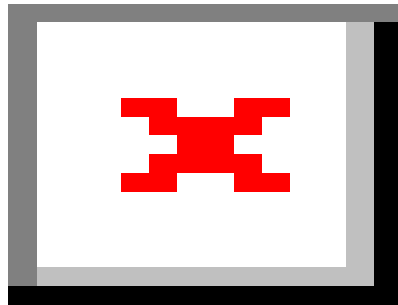
4.1. The proposal is liable for CIL. The total amount required is £5,086.79

5. SITE AND SURROUNDINGS

5.1. No. 16 and 16A Chester Street lie on the corner of Chester Street and Stratford Street. The application site sits between the end of the rear garden of No. 16 and 16A Chester Street and a passageway off the public highway which provides access to garages and bin storage areas of the neighbouring properties. The area is characterized by mostly Victorian terraced properties with small front gardens and narrow rear gardens. The surrounding properties have brick or render finish to the front elevation. The area is mostly residential. The application site lies outside the St Clements's and Iffley Road Conservation Area. The existing garages are too small for a modern car. The existing garages do not add architectural value into the streetscene and therefore the loss of the existing building would not be harmful to the character or appearance of the area.

5.2. Site location plan

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6. PROPOSAL

- 6.1. The application proposes the demolition of existing garages and erection of a two storey 1x1 bedroom dwellinghouse (Use Class C3) and provision of bin and cycle store. The amended plans were received on the 24th and 27th November to improve the visual appearance of the proposed dwellinghouse and to amend to the internal layout to create a better living environment for the future occupiers.

7. RELEVANT PLANNING HISTORY

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

61/10082/A_H - Private garage and garden shed.. PER 15th August 1961.

69/22221/A_H - Removing two ground floor chimney breasts and out internal partition.. PER 23rd December 1969.

15/02618/CPU - Application to certify that the proposed re-allocation of rooms between 16 and 16A Chester Street to form 2no. vertically aligned dwellinghouses is lawful. PER 23rd October 2015.

16/00704/FUL - Erection of infill front extension. Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4).. REF 2nd June 2016.

16/01554/FUL - Erection of infill front extension (Part retrospective).. PER 3rd August 2016.

16/01856/FUL - Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Insertion of 1No. window to first floor side elevation. (Part retrospective). REF 17th November 2016.

17/00007/FUL - Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Insertion of 1No. window to first floor side elevation, Insertion of 1No. rooflight to front roofsope and 1no. rooflight to rear roofsope.. REF 27th February 2017.

17/00608/FUL - Demolition of existing garages. Erection of 1 x 1-bed dwellinghouse (Use Class C3). Provision of bin and cycle store.. REF 3rd May 2017.

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 [paragraphs 56, 57, 58, 60, 61]	CP1, CP8, CP9,	CS18_	HP9_	
Housing	6	CP6, CP10, CP22,		HP10, HP12, HP13, HP14,	Balance of Dwellings SPD, Affordable Housing and Planning Obligations, Space Standards TAN
Natural Environment	9, 11, 13		CS9, CS11,	HP11,	Natural Resource Impact Analysis SPD
Transport	4			HP15, HP16,	Parking Standards SPD
Environmental	10				Energy Statement TAN
Misc	5			MP1	

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 7th November 2017 and 24th November 2017 (the second consultation following the submission of amended plans).

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.2. The application proposes the demolition of two existing garages and the erection of 1x1bed dwelling. We note that the application proposes the removal of two existing garages. However, the dimensions of the existing garages are considered too small for a modern car by the County Council's Design Guide for New Residential Developments document. Therefore it would not be considered that the removal of these garages would be likely to result in any change to the existing parking arrangements. The application proposes no off-street parking spaces associated with the 1 bed dwelling. However, one on-street parking space is provided in lieu of the white line currently stated in front of the existing garages. This additional space would meet guidance required for a 1 bedroom dwelling according to Policy HP16 of the Sites and Housing Plan. Therefore, as a new on-street parking space is provided, and taking into account the scale of the proposed dwelling, the application is unlikely to increase on-street parking pressures in the area for existing residents. The existing dropped kerb is to be reinstated at the expense of the applicant. We note that two cycle parking spaces are proposed in the application. This is in line with the HP15 policy of the Sites and Housing Plan. It is noted that the dimensions of the cycle storage is insufficient for a bicycle to be stored horizontally, however the plans indicate that vertical wall stands are proposed. This is acceptable where space constraints dictate that bicycles cannot be stored horizontally. The County Council does not object to the application subject to conditions.

Public representations

- 9.3. Five local people commented on this application from addresses 46 Warwick Street, 10 Chester Street, 20 Chester Street, 53 Stratford Street, 60 Stratford Street.

The Iffley Fields Residents' Association also commented.

In summary, the main points of objection were:

- The garages should be made available to the residents of 16 Chester Street or the new development of 16a Chester Street.
- Limited parking provision in the area under more strain
- Development is out of keeping with the Victorian character of the area and will have a detrimental impact therefore.
- Overdevelopment of the garages will have a negative effect.
- Site is overdeveloped already not in interest of local community
- 16A should be considered an illegal dwelling
- Severe lack of parking

- Building work will constrain access to local garages which have a narrow passageway alongside the proposed dwelling
- The plan show a design with no thought about the character of the neighbourhood- it will be aesthetic vandalism
- The plans for the house offer no privacy, with an overlooking balcony
- Large window to the front and a balcony to the side leave no privacy for neighbours or the residents of the house
- To suggest that this single home offers affordable housing is misleading
- To introduce another short term let property to the street brings additional parking problems and demands on services and has a negative impact on the community
- There have been six separate planning applications for in respect of the site of which this is a part. At no time has one application for the redevelopment of the site ever been contained within one planning application
- Size of the rooms in the proposed property
- 16A Chester Street is of such a small size that it is let as 'whole house' Air B&B which is disruptive and inappropriate in a residential area.
- Concerns that the minute rooms in this proposed development will lead to the same result and not provide suitable accommodation for longer term residents.
- Design is out of character with the neighbourhood
- Unduly prominent
- Lack of outside amenity space and loss of privacy, only a balcony
- The bins and bike store are accessed from what appear to be French windows or folding doors from the narrow access to the residents garages. There is a concern that bins left out in the access road may prove an obstruction
- Lack of light into the building
- Construction
- Various retrospective applications

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Design;
- iii. Residential amenity;
- iv. Impact on the neighbouring properties;
- v. Cycle and bin storage;
- vi. Car parking;
- vii. Flooding
- viii. Energy/Sustainability
- ix. Land contamination

i. Principle of Development and background

- 10.2. The National Planning Policy Framework (NPPF) encourages the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value. Policy CS2 of the Oxford Core Strategy states that previously developed land should be the focus of new development. Policy CS23 states that planning permission will only be granted for residential development that delivers a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. The Balance of Dwellings Supplementary Planning Document (BoDSPD) seeks to ensure that an appropriate mix of dwelling sizes will be provided in new developments. Policy CP6 states that planning permission will only be granted where development proposals make maximum and appropriate use of land.
- 10.3. The provision of a 1 bedroom dwellinghouse would not conflict with Policy CS23 and the BoDSPD as the proposal would not result in the net loss of family unit.
- 10.4. The site is used as garages. However, the size of garages is not sufficient for a modern size car. Because of the existing building and its use, the site would be considered to be previously developed land. Policy CS2 together with the National Planning Policy Framework require that previously developed land should be the focus of new development. As a result, the proposed development would be acceptable in principle.
- 10.5. Previous application ref. 17/00608/FUL was submitted for the erection of 1x1 bed dwellinghouse. The application was refused by the Council. The reasons for refusal were the provision of adequate internal living accommodation and impact of the proposed balcony in terms of overlooking and loss of privacy. The principle of development, design, outdoor amenity space, bin storage and car parking were not considered to be an issue and did not form reasons for refusal. Following the refusal of the application an appeal was lodged. The planning inspector stated that the main issues for that case were the effect of the proposal on the living conditions of the dwelling's intended future occupiers, having particular regard to its size, and its effect upon the living conditions of nearby occupiers with regard to privacy. The appeal was dismissed on grounds relating to the impact of the balcony on neighbouring properties.
- 10.6. The full text of the appeal decision appears in Appendix 2 of this report.
- 10.7. This submission took into consideration the issue raised by the Inspector and addressed this issue in this current scheme. The design of the current scheme changed slightly to improve the outdoor space, internal environment and to reduce the impact on the neighbouring properties. The current scheme proposes the balcony on the side elevation rather than the rear, the internal space creates a better bedroom and the alteration to the front windows create a better source of sunlight/daylight.
- 10.8. Comments have been made regarding the overdevelopment of the site. Policy CP6 of the Oxford Local Plan states that planning permission will only be granted where development proposals make maximum and appropriate use of land. Development proposals must make best use of site capacity, in a manner compatible with both the site itself and the surrounding area. The new dwelling

would be sited on the same footprint as the existing garage and therefore there is no loss of garden space. In addition it is considered that the development would be acceptable in design term in that it would not change the character of the streetscene and the area as the frontage of the proposed house would face the street. The proposed development would comply with the National Space Standard, the scale and massing is acceptable and it would not change the level of activity of the adjacent access lane. It is acknowledged that the intensity of the use of the site will increase, however the proposed dwelling would not constitute overdevelopment due to the combination of the factors specified above.

ii. Design and Impact on Character of Surrounding Area

- 10.9. The NPPF requires that local authorities seek high quality design and a good standard of amenity for all existing and future occupiers of buildings. It suggests that opportunities should be taken through the design of new development to improve the character and quality of the area and the way it functions. Policy CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and Policies CP1 and CP7 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 buildings and the surroundings. Policy HP9 of the Sites and Housing Plan states that planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features. Policy CP8 states that planning permission will be only be granted where 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. Furthermore, the Policy CP8 of the Local Plan states that the planning permission will only be granted where building design is specific to the site and its context and should respect, without necessarily replicating, local characteristics, and should not rule out innovating design.
- 10.10. The local area is predominantly characterized by traditional two storey terraced dwellinghouses. However, there are some examples of more modern buildings in the area for example the Seventh-Day Adventist Church. In addition to that a contemporary dwelling at No. 1 Warwick Street has recently been allowed on appeal, ref. 16/03138/FUL. The loss of the existing garages would not be harmful to the character or appearance of the area.
- 10.11. The proposed dwellinghouse will be highly visible from the public realm. The proposed house would be located on the same footprint as the existing garage. The house would be two storey. The design of the proposed house incorporates the traditional elements such as brick and slate and the more contemporary elements such as fuller sized windows and timber louvres. Officers recommend that some of these features would add visual interest to the development and streetscene. The proposed house would be higher than the existing building; however it is considered that it would sit comfortably between the neighbouring properties.

- 10.12. The proposal comprises large windows looking out to the street. The proposal does not try to imitate the surrounding large bay window as this would not fit with the contemporary design of the new dwelling. It is considered that the proposed front windows would not harm the appearance of the streetscene as a result of their different appearance.
- 10.13. The proposal is considered to make appropriate use of the space available. The scale, size, design and materials of the proposed development are considered to be appropriate. The proposed dwelling does not replicate the architectural style which is characteristic of this area, however it is considered that it would not be detrimental to the character of the area and the appearance of the streetscene. The design is considered visually acceptable and not overly dominant.
- 10.14. A condition is recommended to be imposed to provide samples of the exterior materials to ensure that the materials are of a high quality and visually appropriate.

iii. Residential Amenity

- 10.15. Policy HP12 states that planning permission will only be granted for new dwellings that provide good-quality living accommodation if each dwelling has its own lockable entrance, its own kitchen and at least one bathroom; the space provided within each room allows for reasonable furnishing, circulation and use of household facilities in each part of the house; each dwelling provides adequate storage space. Planning permission will not be granted if the proposed dwelling does not comply with the minimum space standard and if inadequate ceiling height, lack of natural lighting or natural ventilation, or restricted outlook prevents proper use and enjoyment of the dwelling. Oxford City Council's Technical Advice Note 1A: Space Standards for Residential Development states that the Government set out how they wished local planning authority to implement the New National Standard. In cases where a Local Plan already included internal space standards, the internal space should be interpreted by reference to the nearest equivalent new national technical standard. Policy HP13 of the Sites and Housing Plan states that planning permission will only be granted for new dwellings that have direct and convenient access to an area of private open space.
- 10.16. The National Space Standard sets out a minimum standard space for a 1 bedroom-2storey-2-people, however the standard does not include a standard for a 1 bedroom-2storey-1person dwellinghouse.
- 10.17. The previous dwellinghouse had the gross internal floor area of 42.05sqm. The appeal decision for the application 17/00608/FUL concluded that the dwellinghouse would be likely to be occupied by a single person, as the space for people to sleep would be very limited and the study room would not comply with the minimum standard to provide a single bedroom. The Inspector considered that the dwelling would be of sufficient size to provide comfortable living accommodation and that there would be no conflict with the aims of policy HP12 and National Space Standard.

- 10.18. The internal layout of the proposed dwellinghouse is slightly different to the previously submitted scheme. However, it had been established in the appeal decision that the new property has to comply with the minimum space standard for a 1 bedroom-1storey-1person, which is 39sqm if a bathroom is being proposed or 37sqm if a shower room is being proposed and it has to have 1.0sqm built-in storage.
- 10.19. The proposed dwelling would have an internal floor area of approximately 41sqm, which exceeds the National minimum standard.
- 10.20. The single bedroom has to be at least 7.5sqm and at least 2.2m wide.
- 10.21. The proposed single bedroom would be approximately 9.5sqm and the width of the bedroom would exceed 2.2m. Therefore it is considered that the proposed single bedroom complies with the minimum space standard. The size of the bedroom is not adequate to provide a two bed space, as the minimum size set out in the National Space Standard for a double bedroom is 11.5sqm.
- 10.22. The proposed floor plan shows a built-in storage, which would measure approximately 1sqm. The provision of the proposed built-in storage complies with the minimum space standard, which specifies that the built-in storage have to be minimum 1sqm.
- 10.23. The proposed study room would measure approximately 4.34sqm therefore it is considered to be too small to be a bedroom.
- 10.24. Policy HP13 of the Sites and Housing Plan states that planning permission will only be granted for new dwellings that have direct and convenient access to an area of private open space. The policy states that 1 or 2 bedrooms flats and maisonettes should provide either a private balcony or terrace of useable level space, or direct access to a private or shared garden.
- 10.25. The proposed dwelling would have a small atrium on the ground floor and a balcony on the first floor. The plans show vertical louvres and glass balustrade along the balcony to provide screening. The atrium would have a wall around it therefore no overlooking would occur, however it would allow sunlight to go through to this room.
- 10.26. It is acknowledged that the provision of the private amenity space would be sufficient for a 1 person dwellinghouse and officers recommend that it is acceptable in the context of the Council's Policy HP13 of the Sites and Housing Plan (2013).
- 10.27. The appeal decision of the previous scheme concluded that "the dwelling would be of sufficient size to provide comfortable living accommodation. The living conditions of the intended future occupiers would not be adversely affected as a result. There would be no conflict with the aims of SHP Policy HP12 or the NDSS [National Space Standard]". This current scheme changed the internal layout, which consequently comparing with the previous scheme, which as stated above complies with relevant policies will provide better internal environment for future

occupiers.

iv. Impact on Neighbouring Amenity

- 10.28. 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.
- 10.29. The proposed dwelling would be situated on the footprint of existing garages, which are located on the bottom of rear garden on 16 and 16A Chester Street. The proposed dwelling would not take any garden space away from the neighbouring property.

Privacy

- 10.30. The proposed dwelling features a window and a rear door opening to the atrium, however it is considered that the proposed window and door would not create any overlooking issues as the window is proposed to be obscure glass and also there is a brick wall along the boundary, which would restrict anybody looking in and out from that space.
- 10.31. The previous scheme featured a balcony on its rear elevation, which was not considered to be acceptable in terms of overlooking and loss of privacy for the neighbouring properties.
- 10.32. The proposed development features a balcony at the first floor of its side elevation. This change was made to overcome the reason for refusal. The proposed development includes vertical timber louvers, which would restrict the overlooking onto the neighbouring rear gardens and properties and glass balustrade. The neighbouring property No. 76 Stratford Street features a blank side elevation, therefore no overlooking would occur to this property. The proposed louvres along Stratford Street have been angled to allow only views onto the road and the proposed louvres along boundary with No. 18 Chester Street would be more compacted to prevent looking into the rear gardens and for the neighbouring properties looking into the balcony. It is considered that due to the location of the balcony and the proposed louvres the balcony would provide good outdoor space for the future occupiers but at this same time it would safeguard the neighbouring amenity. Therefore, it is considered that the proposed dwelling overcomes the previous reason for refusal and it would be considered acceptable.

Overbearing

- 10.33. The proposed development would be located along the boundaries with No. 16 and 16A Chester Street and 18 Chester Street. The proposed dwelling, due to its height would change the outlook afforded to the neighbouring properties. However, the appeal decision did not conclude that the height and scale of the proposed development is unacceptable in terms of outlook and it would not be

considered overbearing. Therefore, as it is considered that the size and scale have not changed from the previous scheme, the proposed dwelling would be acceptable in this regard.

Loss of light

- 10.34. The proposed two storey dwellinghouse would be located some distance from No. 16 and 16A Chester Street. The proposed development due to the distance from the neighbouring habitable windows and the sun orientation would not be considered to cause unacceptable levels of harm to the amenities of the neighbouring properties in term of loss of light. As a result, Officers recommend that the development complies with the requirements of Policy HP14 of the Sites and Housing Plan (2013) and specifically the requirements of the 45/25 degree code set out in that policy. Furthermore, the appeal decision did not conclude that the proposed dwelling would have a detrimental impact in terms of loss of light, therefore the proposal is acceptable in this respect.
- 10.35. To safeguard the amenity of the neighbouring properties, it is recommended that permitted development rights to insert any additional windows be removed by condition.

v. Transport

Car Parking

- 10.36. Policy HP16 of the Sites and Housing Plan states that planning permission will only be granted for residential development where the relevant maximum car parking standards are complied with. Policy CS13 states that planning permission will only be granted for development that prioritises access by walking, cycling and public transport.
- 10.37. The dimensions of the existing garages are considered to be too small for a modern car by the County Council's Design Guide for New Residential Developments document. Therefore it would not be considered that the removal of these garages would be likely to result in any change to the existing parking arrangements.
- 10.38. The application proposes no off-street parking spaces associated with the 1 bed dwelling. However, one on-street car parking is provided in lieu of the white line currently stated in front of the existing garages. The Highways Authority concluded, that as a new on-street parking space is provided, and taking into account the scale of the proposed dwelling, the application is unlikely to increase on-street parking pressures in the area for existing residents.
- 10.39. The proposal is acceptable in this respect and it complies with policies CP1 of the Oxford Local Plan, CS13 of the Core Strategy and HP16 of the Sites and Housing Plan.

Cycle Parking

10.40. Policy HP15 of the Sites and Housing Plan sets out minimum cycle parking standards. For houses and flats up to 2 bedrooms at least 2 spaces per dwelling will be required. All residential cycle storage must be secure, undercover, preferable enclosed, and provide level, unobstructed external access to the street.

10.41. The plans submitted show the location of the cycle storage at the side of the proposed dwelling. The location of the cycle store is considered to be acceptable. The storage area is insufficient to store bikes horizontally, however the plan shows two vertical cycles stands to allow the storage of two bicycles, which complies with Policy HP15.

Refuse

10.42. Policy HP13 of the Sites and Housing Plan states that planning permission will not be granted for residential dwellings unless adequate provision is made for the safe, discrete and conveniently accessible storage of refuse and recycling.

10.43. The bin storage would be located at the side of the proposed dwelling and it will be discreet. The proposed refuse store is considered to be acceptable to comply with the requirements of Policy HP13.

vi. Sustainability and Energy

10.44. The application does not include any information on how sustainable design and construction methods will be incorporated into the building and how energy efficiency has been optimised through design and by utilising technology that helps to minimise carbon emissions, therefore a condition is recommended to be imposed that the new dwelling shall not be occupied until the relevant requirement of energy performance have been met.

vii. Flooding

10.45. The site is on the edge of an area of higher flood risk; however the detailed mapping shows that the area of the land on which the development is proposed is actually unaffected. Therefore a condition is recommended to be imposed in order to prevent any increase in surface water runoff, which may contribute to flooding. The proposal complies with the requirements of policy CS11 of the Core Strategy.

viii. Land Contamination

10.46. The development involves the creation of residential dwellings. Residential dwellings are considered to be sensitive uses. The risk of any significant contamination being present on the site is low. However, it is the developer's responsibility to ensure that the site is suitable for the proposed use. Therefore an informative is recommended to be placed with the permission.

ix. Other

10.47. There are no protected trees on the application site.

11. CONCLUSION

11.1. The proposed dwellinghouse complies with the National Space Standard. The current scheme overcame the previous reasons for refusal. The provision of cycle, refuse and amenity space are considered to be acceptable. The officers are satisfied with the form, scale and appearance of the proposed dwelling and its relationship with surrounding development in accordance with the requirements of policies CP1, CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan. The impact of the proposed development on the neighbouring properties is considered acceptable.

11.2. On the basis of the above, the officer recommendation is to grant planning permission subject to the conditions listed below.

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 Samples of the exterior materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or enacting that Order), no structure including additions to the dwelling as defined in Classes A and B of Schedule 2, Part 1 of the Order shall be erected or undertaken without the prior written consent of the local planning authority.

Reason: The local planning authority considers that even minor changes in the design or enlargement of the development should be the subject of further consideration in order to safeguard the appearance of the area in accordance with policies CP1 and CP8 of the Oxford Local Plan 2001 - 2016 and policies HP9 of the Sites and Housing Plan.

- 5 The bin and cycle storage shall be provided within the site in accordance with the details submitted with the application hereby approved prior to the first occupation of the property and thereafter the areas shall be retained solely for the purpose of bin and cycle storage.

Reason: To promote recycling and to ensure that the development provides adequate cycle parking in accordance with policies CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016 and policy HP15 of the Sites and Housing Plan 2011-2026.

- 6 All Impermeable areas of the proposed development, including roofs, driveways, and patio areas should be drained using Sustainable Drainage measures (SuDS). This may include the use of porous pavements and infiltration, or attenuation storage to decrease the run off rates and volumes to public surface water sewers and thus reduce flooding. Soakage tests should be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches. Where infiltration is not feasible, surface water should be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS techniques. If the use of SuDS are not reasonably practical, the design of the surface water drainage system should be carried out in accordance with Approved Document H of the Building Regulations. The drainage system should be designed and maintained to remain functional, safe, and accessible for the lifetime of the development.

Reason: To avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with Policy CS11 of the Oxford Core Strategy 2011-2026

- 7 The dwelling(s) shall not be occupied until the Building Regulations Part M access to and use of building, Category 2 accessible and adaptable dwellings, Optional requirement M4(2) has been complied with.

Reason: To ensure that new housing meets the needs of all members of the community and to comply with the Development Plan, in particular Local Plan policies CP1, CP13, Core Strategy Policy CS23 and Sites and Housing Plan Policy HP2.

- 8 The dwelling(s) shall not be occupied until the Building Regulations Part G sanitation, hot water safety and water efficiency, Category G2 water efficiency, Optional requirement G2 36 (2) (b) has been complied with.

Reason: To ensure that new dwellings are sustainable and to comply with the Development Plan, in particular Core Strategy Policy CS9 and Sites and Housing Plan Policy HP11.

- 9 The dwelling(s) shall not be occupied until the relevant requirements of level of energy performance equivalent to ENE1 level 4 of the Code for Sustainable

Home have been met and the details of compliance provided to the local planning authority.

Reason: To ensure that new dwellings are sustainable and to comply with the Development Plan, in particular Core Strategy Policy CS9 and Sites and Housing Plan Policy HP11.

13. APPENDICES

Appendix 1 – Site Location Plan

Appendix 2 - Appeal decision for 17/00608/FUL

14. HUMAN RIGHTS ACT 1998

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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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