

WEST AREA PLANNING COMMITTEE

Application Number: 17/01965/FUL

Decision Due by: 25th September 2017

Extension of Time: 24th January 2018

Proposal: Demolition of existing extensions. Erection of a basement and two single storey rear extensions. Insertion of 7no. rooflights and alterations to landscaping including formation of a new wall and railings. (Amended plans and description).

Site Address: 22 Charlbury Road, Oxford, OX2 6UU,

Ward: St Margarets Ward

Case Officer Tobias Fett

Agent: Mr James Roach **Applicant:** Mr & Mrs George Gunn

Reason at Committee: This application has been called in by Cllr Wade, Cllr Goff, Cllr Fooks and Cllr Wilkinson due to impact on the conservation area, impact of the proposed basement extension, light pollution and effects on residential amenity of a backland development.

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

(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 an application to demolish existing extensions and erect two single storey rear extensions as well as a basement extension to contain underground parking, with a car lift, turning circle, and landscaping. The proposals would be acceptable in principle having had regard to revised plans

which changed the proposed design and landscaping. The proposed design of the built form would be acceptable having had regard to its scale, mass and bulk. The choice of materials for the proposed development would be acceptable, subject to conditions requiring samples to be submitted. The living conditions provided within the enlarged dwelling would be acceptable. The proposed development would have an acceptable impact on the streetscene and on the character, appearance and special significance of the Conservation Area. Officers are satisfied that the proposed development would not lead to substantial harm to the Conservation Area. Existing trees along the boundary would be replaced and landscaping can be adequately addressed by condition. The proposed development would not lead to an unacceptable impact on neighbouring amenity.

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

- i. Principle of development;
- ii. Design/Heritage;
- iii. Neighbouring amenity
- iv. Transport
- v. Sustainability
- vi. Drainage
- vii. Trees, Biodiversity & Landscaping

3. LEGAL AGREEMENT

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

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for CIL at a projected amount of £31,089.29 for 257 sqm of additional floorspace.

5. SITE AND SURROUNDINGS

5.1. The site is a very large plot, containing a large detached dwelling within a residential area, which is part of the North Oxford Victorian Suburb Conservation Area. The area is characterised by larger properties set within generous plots. The front gardens of the properties tend to have a verdant and semi-rural appearance and there are examples of mature planting that contribute positively to the streetscene and Conservation Area. The rear gardens of properties in the area are also characterised by mature planting and the glimpses of these rear gardens are a significant aspect of the Conservation Area. Properties in this part of Charlbury Road tend to be used as family homes and incorporate typical Victorian features and materials.

5.2. The existing dwelling is an attractive double fronted Edwardian property with a large front garden, driveway and small brick boundary wall. The main house is constructed of red brick, hung tiles at the gable and tiled roof.

- 5.3. The property has been previously extended: a domestic office, likely soon after the dwelling was originally built, with more work carried out to that area in the 1950s to create a larger single storey extension for the kitchen.
- 5.4. The front garden has been planted informally, containing two mature trees, and some hedges along the boundary walls, with a side gate providing access to the rear.
- 5.5. Surrounding properties are of a similar scale, size and design and are fronted with informal gardens and bound by fences or walls with railings.
- 5.6. SITE LOCATION PLAN

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6. PROPOSAL

- 6.1. The development proposes the demolition of existing extensions, the erection of a basement, two single storey extensions and the insertion of seven roof lights with alterations to landscaping and a new wall with railings. Plans were originally submitted which included the development of an outbuilding; this was removed from the plans following concerns raised by officers.

7. RELEVANT PLANNING HISTORY

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

53/03297/A_H - Private garage. PDV 14th November 1953.

54/03692/A_H - Summerhouse. PDV 15th June 1954.

05/01176/CAT - Prune Wild Cherry and Crab Apple (rear garden) and two ornamental Cherry trees (front garden) in the NOVS Conservation Area at 22 Charlbury Road.. RNO 8th July 2005.

17/01965/FUL - Demolition of existing extensions. Erection of a basement and two single storey rear extensions. Insertion of 7no. rooflights and alterations to landscaping including formation of a new wall and railings. (Amended plans and description).. PDE .

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, CP8,	CS18_	HP9_	
Conservation/ Heritage	12	HE7, HE2,			
Housing	6	CP6, CP10,	CS2_	HP12_, HP13_, HP14_	
Commercial	1, 2				
Natural Environmental	9, 10, 11, 13	NE11,	CS9_, CS11_	HP11_	Energy Statement TAN
Social and community	8				
Transport	4		CS13_	HP15_, HP16_	Parking Standards SPD
Misc	5	CP.13, CP.24, CP.25		MP1	Telecommunications SPD, External Wall Insulation TAN,

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 15th August 2017. On 21st November 2017 a new set of site notices were displayed to alert local residents to the submission of amended plans. Advertisements were published in The Oxford Times newspaper on 10th August and 23rd November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

9.2. No comments were submitted

Oxford Preservation Trust

9.3. Objection, due to impact on character of Conservation Area, scale and massing and the principle of a car lift and turning circle as well as the front garden landscaping.

Linton Road Neighbourhood Association

9.4. Initial comments have been received: Objection, due to loss of character, massing, gaps between buildings, back garden development, materials, boundary treatment, street views, impact on neighbouring properties and biodiversity.

9.5. Further comments have been received for the revised plans. Suggested that the revised plans are too different from the original plans and that a new application should be submitted.

Oxford Civic Society

9.6. Objection, due to revised plans being too greatly different to the original submission.

9.7. Issues identified are impact on neighbouring properties, scale of extension and greenhouse, and loss of tree in front garden.

Victorian Group (OAAHS)

9.8. Objection, due to size of extensions and outbuilding and their impact on character of conservation area, proposed materials, principle of basement parking and the design of the front garden and landscaping.

Public representations

9.9. 9 local residents commented on this application from addresses in Northmoor Road, Northmoor Place, Bardwell Road, Belbroughton Road, Charlbury Road and Garford Road as well as Cllr L Wade (total of 10 residents)

9.10. In summary the main objection responses include the following issues (9 residents):

- Increase in built up space will increase pollution
- Detrimental effect on adjoining properties and character of area
- Overlooking and loss of privacy and light
- Overdevelopment, scale and design
- Light pollution

9.11. In summary the responses include the following neutral issues (1 resident):

- Consider character and heritage of site

Officer Response

- 9.12. Some concerns have been raised by local residents about the process associated with the application. The specific concerns relate to the submission of amended plans which altered the nature of the proposals and removed specific elements (including the outbuilding). Officers have carefully considered the concerns and sought advice about the process. Following the submission of amended plans a new set of site notices were displayed for a period of twenty-one days and an advert was placed in the newspaper. Officers did consider whether or not the amendments to the application should result in the submission of a new application; in reaching the view that this was not required officers came to the following views:
- The development has not materially departed from the original application and has not changed in substance.
 - Nevertheless, to ensure all interested parties had an opportunity to comment on the amended proposals, officers carried out a further consultation exercise.
 - The further consultation exercise provided interested parties with the same opportunity to comment as they would have had with a fresh application.
 - Having regard to all the circumstances, and having made a planning judgement as to the effect of the revisions, officers consider it would be unreasonable to require the applicant to make a separate new application, and cannot justify such action.
 - Householder applications are usually determined by officers under delegated powers. In this case however, the matter will be heard and debated by the planning committee. Interested parties may (by arrangement with the Council in advance of the meeting) speak and answer questions at the planning committee meeting.
- 9.13. On the basis of the above, officers have concluded that the appropriate process has been followed. The original application was for a large householder extension with a large outbuilding. The revised plans have removed the outbuilding and made some changes to the application, remaining the same application in substance.
- 9.14. Other comments received related to light pollution which has been considered. As the proposal focuses residential activities to the front of the plot which is characteristic of the area the additional light from the extensions would not be out of character and this should not form a basis for refusing the application.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- viii. Principle of development;
- ix. Design/Heritage;
- x. Neighbouring amenity
- xi. Transport

- xii. Sustainability
- xiii. Drainage
- xiv. Trees, Biodiversity & Landscaping

i. Principle of Development

10.2. The development proposed would be a proportionate addition to an existing dwelling and would therefore be considered acceptable in principle.

ii. Design/Heritage and Impact on Character of Surrounding Area

10.3. Revised plans have been received that no longer propose a greenhouse or formal landscaping. The assessment below relates to the amended plans.

Siting & Layout

10.4. The proposed development would be sited to the side and rear of the dwelling. The most visible aspect of the proposal would be the single storey library extension to the side and rear. This would not be unusual or uncharacteristic in the streetscene, as many properties have garages or small outbuildings. The mass, scale and design is appropriate, and will retain a sufficiently large gap to preserve a feeling of spaciousness which is a particularly important feature in the North Oxford Victorian Suburb Conservation Area.

10.5. The other rear extensions proposed would also be sympathetically sited to the rear, and away from any impact on neighbouring amenity. The siting of these developments would minimise their impact on the public realm.

10.6. The layout of the landscaping as originally proposed appeared very formal; revised plans have addressed this by putting forward a scheme that is more appropriate, particularly in the context of the streetscene and Conservation Area. Officers are satisfied that these matters can be dealt with by condition which would ensure that an appropriate scheme of landscaping and boundary treatments can be secured.

Appearance & Materials

10.7. The front elevation of the dwelling would remain largely unchanged, with a small subservient side extension, and the library extension also set back substantially. It would be similar to many garages/outbuildings, and would be screened with a side gate, which would also screen the car lift area.

10.8. Landscaping, a small boundary wall and railings are recommended to be conditioned to ensure appropriate designs to form an appropriate relationship with the Conservation Area.

10.9. The proposal is for a large single storey rear extension, which is broken down into three sections, which would project 9 metres at the furthest point from the house.

- 10.10. The library extension is designed in matching materials to the existing house, and has the appearance of a traditional outbuilding/garage, and would have a gabled roof covered in hung tiles.
- 10.11. The kitchen extension is designed with a stone fascia and a modest flat sedum roof with roof light and French windows, and would project 4.8m from the existing rear wall.
- 10.12. The lounge extension would project 1.5m more than the existing rear extension and have a more prominent flat sedum roof and solar panels slightly elevated with clerestory glazing and slim-line aluminium windows.

Conservation Area

- 10.13. The NPPF requires that all developments must be considered in the context of designated heritage assets. Where development would impact upon any designated heritage assets then the harm that would arise must be considered. Local Policy HE7 requires proposals to have regard to the special character and appearance of conservation area.
- 10.14. It is considered that the revisions to the proposals have overcome the majority of the previous concerns. Whilst the overall size and footprint has not been reduced, there are now improvements to the design which have raised the acceptability of the development as a whole. However, details could be improved to ensure the glazed doors are aligned with the clerestory glazing and raised section of roof above, officers are satisfied that these aspects of the development can be adequately addressed by conditions which are recommended in Section 12 of the report.
- 10.15. Although the front rooflights could be considered a distraction from the roof's appearance and these features are not characteristic of the streetscene or Conservation Area, officers consider that they could be installed without a grant of planning permission on the basis of permitted development (as set out in Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)). On this basis, although the rooflights are not ideal aspects of the development it is not considered reasonable that they should form a basis for refusing planning permission.
- 10.16. The proposed replacement of the existing windows could require planning permission if materially altering the external appearance of the dwelling, which the change from single to double glazed units could result in. Officers would encourage slim double glazed units to be retrofitted into the existing frames if they are in a sound condition. If complete replacement is proposed the framing and glazing bars should match as closely as possible the size and profile of the existing, to ensure the slender elegant appearance of the existing windows is retained. Officers are satisfied that the proposed fenestration would be acceptable and a high quality of materials can be adequately secured through conditions.
- 10.17. It is acknowledged that the heritage report states that no photographic or written

documentary evidence has been found which confirms the original boundary treatment to the property, and that having a more visually permeable boundary treatment would be preferable in design terms. However, the recently endorsed North Oxford Victorian Suburb Conservation Area Appraisal (Oct 2017) states that *'most houses (in the Bardwell character area) were originally enclosed on the front by feather edged board fencing, often standing on a low brick wall of only three courses'* (p.30), and *'high front garden boundaries, sometimes introducing inappropriate railings, are contrary to the aesthetic of the area'* (p.32). Furthermore, the northern half of Charlbury Road falls outside of the known railings area as shown in the North Oxford Railings guide.

- 10.18. The proposed railing design does not relate to any design in the guide and from the information currently available, it is considered that a feather edged board fence on top of a low brick wall would be the most appropriate form of front boundary treatment. Officers have considered the potential harm arising from the proposed railings on this basis. It is considered that featheredged board fencing would be more appropriate than railings, but railings would not be harmful. Therefore in principle railings could be acceptable, subject to the design details, which can be secured by condition.
- 10.19. There is no principle objection to a basement and car lift. It would have no harmful impact on the Conservation Area as the basement would not be visible. The car lift would be screened by a timber gate, and therefore this part of the proposal would be acceptable in design terms and in the context of the Conservation Area.

Design/Heritage Conclusion

- 10.20. The proposals have been carefully considered in terms of their siting, appearance and choice of materials. Officers consider that the proposed development would not result in a harmful impact on the character, appearance and special significance of the Conservation Area for the purposes of Paragraph 132 of the NPPF. Any harm that would arise from the cumulative impacts of the proposed development; specifically the presence of some more contemporary additions (including rooflights on the front elevation) would be considered to be less than substantial harm. Paragraph 134 of the NPPF requires that any less than substantial harm should be weighed against the public benefits that arise from the proposal. Whilst in this case the public benefits arising from a householder development are harder to identify it is considered that the proposals do offer the opportunity to modernise and improve an existing dwelling. On this basis the proposed development would be considered acceptable in design terms and in terms of its impact on the Conservation Area having had specific regard to the less than substantial harm that would arise from the development and the requirement of Policies CP1, CP8 and HE7 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011) and Paragraphs 132-134 of the NPPF.

iii. Impact on Neighbouring Amenity

Privacy and Light

- 10.21. The proposed development would be extending a detached dwelling on a large plot and would be sited a sufficient distance from neighbours to protect their privacy. The development would not lead to an unacceptable loss of privacy or light. The proposal meets the requirements of the 45/25 degree code as set out in Policy HP14 of the Sites and Housing Plan (2013).

Overbearing

- 10.22. The revised plans show a more modest and scaled back design. The development would not appear overbearing in its impact on residential amenities. The overall height of the development would not be considered to be an unneighbourly form of development having had regard to the width of the plot and existing boundary treatments.

iv. Transport

- 10.23. The proposal contains a basement extension that would provide space for two car parking spaces, as well as enough space to store bikes, and other plant and equipment. The proposed development would make use of an existing access onto Charlbury Road.
- 10.24. The proposal contains a car lift and a basement car turntable to access the parking spaces. This would ensure that any vehicles making use of the car lift would be able to enter the highway in a forward gear.
- 10.25. The driveway also provides off-street parking for two cars if needed.
- 10.26. The proposals would not lead to an excessive increase in car parking that would be contrary to Policy HP16 of the Sites and Housing Plan (2013). Officers are satisfied that the development would not lead to a detrimental impact on highway safety and the development complies with the requirements of Policy CP10 of the Oxford Local Plan 2001-2016.

v. Sustainability and Energy

- 10.27. The proposed development would make use of sustainable building methods and materials, and install energy saving measures such as solar roof panels. Officers have considered the acceptability of solar panels in this location and conclude that these can be sensitively sited in such a way that they would not give rise to a harmful impact on the character, appearance and special significance of the Conservation Area. It is recommended that a condition is included that relates the detailed specifications for the solar panels to ensure that these are provided and are appropriately specified.

vi. Drainage

Flooding

10.28. The site is situated within Flood Zone 1 and is therefore not in an area of defined high flood risk.

Sustainable Drainage

10.29. Considering the scale of the proposed development it would lead to a significant increase in built area (approximately 110m²). However, having had regard to the existing situation on this site it is considered that drainage could be adequately dealt with by a condition requiring the submission and approval of a SuDs compliant drainage scheme (including permeable paving surfaces for all exterior hardstanding).

Basement

10.30. A Flood Risk Assessment (FRA) prepared by Solid Structures has been submitted, and states that the Council's Level 1 Strategic Flood Risk Assessment (L1 SFRA 2011) does not indicate that the area as having issues of flooding from ground water sources. The FRA does not give any details on how the proposals will affect ground water from the construction of the basement. It is noted that there are public concerns on what effect the development will have on the ground water table.

10.31. Policy NE.11 requires the following;

Planning permission will not be granted for development that would have an adverse impact on groundwater flow. The City Council will, where necessary, require effective preventative measures to be taken to ensure that the flow will not be obstructed.

10.32. The proposed basement, measures approximately 207m². From review of the plans the basement would extend approximately 3m below the existing ground surface and would span 14 of the 16m width of the site. It is noted that the proposal also includes a car lift which it not known the extent in which the lift would need to extend under the ground for footings and installation. Considering this, the proposal could have a significant effect on groundwater flow.

10.33. An evaluation in regards to the above policy has not been provided. Considering the scale of the proposal it is considered that an evaluation in regards to Council's Policy NE.11 is required. Given this, it is recommended that a condition requiring the submission and approval of a Groundwater table and Groundwater Flow Assessment Report and mitigation measures are submitted prior to the commencement of the development. Officers have included a condition to ensure that these requirements are met.

Drainage Conclusion

10.34. The proposal can be mitigated by the imposed conditions and is therefore acceptable, as it is in accordance with Policy NE11 of the Local Plan and CS11 of the Core Strategy

vii. Trees, Biodiversity & landscaping

- 10.35. The proposals require two flowering cherry trees to be removed from the front garden of 22 Charlbury Road. One of these trees is partially dead and the other has a low spreading crown that obstructs reasonable use of the access drive; pruning of the latter to increase head clearance over the drive would be significantly detrimental to its appearance and amenity value. Officers agree with the Tree Survey Report and consider that visual amenity in the area and the appearance and character of this part of the North Oxford Victorian Suburb Conservation Area would benefit from these trees being removed and replaced with two new trees of appropriate species.
- 10.36. The application offers the opportunity to deliver the benefit of additional landscaping but the soft landscaping proposals as specified in the current application are not acceptable. The tree planting included would not adequately mitigate the impact of removing existing trees and the current design does not fit well within the Conservation Area. Despite this it is considered that adequate planting can be secured by condition.
- 10.37. On the basis of the above, officers consider that specific conditions relating to landscaping can adequately address the need to provide an acceptable planting scheme that contributes positively to the character, appearance and special significance of the Conservation Area. As a result, the development would comply with the requirements of Policies CP1, CP11 and NE15 of the Oxford Local Plan 2001-2016.

viii Other

Light pollution

- 10.38. The proposal includes some roof lights to the rear extensions. These are in keeping with the residential character and scale of the development and will not be unusual in this residential area. The proposal will contain residential activities to the front of the plot, like surrounding properties, therefore any increase in light emissions from these new extensions will be at a scale and activity level in keeping with other surrounding residential uses, and would not amount to a harmful increase in light pollution.

Archaeology

- 10.39. The application site lies in an area of potential archaeological interest, as a result officers recommend a condition is included to require an archaeological investigation prior to the start of work.

11. CONCLUSION

- 11.1. The proposed development is considered to be in accordance with policies of the NPPF and the local development plan, and would therefore be acceptable,

subject to the recommended conditions as set out in Section 12 of the report 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 are to be made available on site (brick sample panels), and details 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: To ensure that the new development is in keeping with existing building(s) in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 4 Prior to commencement of the development a Groundwater table and Groundwater Flow Assessment Report prepares by a suitably qualified and experienced professional in the field of geotechnical engineering or science is to be submitted to and approved by the Local Planning Authority. The Groundwater table and Groundwater Flow Assessment Report is to provide an investigation and evaluation of the existing geotechnical conditions (including details of the groundwater table/level and any aquifers the proposal may affect), an evaluation of the existing groundwater flow conditions, the likely effects of the proposed basement on groundwater flows as well as any mitigation measures which will ensure the development will not have an adverse impact on groundwater flow (i.e. the introduction of free flowing material to ensure that water passes around the basement freely). The proposal will require an onsite intrusive geotechnical investigation outlining the onsite conditions, as well as an assessment of the likely effects of contamination which may be located on the site.

The suitability of ground conditions for the use of soakaways and permeable paving are also to be assessed in accordance with the requirements of BRE365 or British Standard infiltration testing measures/methods are also to be presented within the report.

Any proposed mitigation measures outlined within the Groundwater table and Groundwater Flow Assessment Report are to be implemented onsite and maintained for the life of the development.

Reason: To avoid increase in flood risk in accordance with policies CS11 of the Oxford Core Strategy 2011-2026 and provide adequate information in accordance with Council's Policy NE.11

- 5 Prior to the commencement of development, plans, calculations and drainage details to show how surface water will be dealt with on-site through the use of sustainable drainage methods (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. The plans, calculations and drainage details will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics.

The plans, calculations and drainage details submitted shall demonstrate that;

- i. The drainage system is designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event.
- ii. The rate at which surface water is discharged from the site may vary with the severity of the storm event but must not exceed the current runoff rate and be aimed at reducing runoff to greenfield runoff rate for a given storm event.
- iii. Excess surface water runoff must be stored on site and released to receiving system at as close to greenfield rates as possible.

Any proposal which utilizes infiltration via a soak away is to be based on onsite geotechnical testing.

Prior to the occupation of the development the drainage infrastructure shall be constructed in accordance with the approved details and thereafter retained and maintained.

Reason: To ensure a proposal specific drainage designs is submitted for the development and ensure compliance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 6 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric and Roman remains (Local Plan Policy HE2).

- 7 Notwithstanding the submitted landscape proposals, a landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority before development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

- 8 The landscaping proposals as approved by the Local Planning Authority shall be carried out upon substantial completion of the development and be completed not later than the first planting season after substantial completion.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

- 9 The development shall be carried out in strict accordance with the approved tree protection measures contained within the planning application details unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 10 The following details 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:

1. Large scale joinery and finish details of all new external doors and windows
2. Large scale drawn details of the roof junctions of the new extensions, including eaves, fascias, bargeboards and clerestory glazing, and methods of surface water drainage
3. Large scale details of rooflights, which should be traditional conservation types with slender metal frames and fitted flush to the roof plane

Reason: In the interests of the visual appearance of the Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

- 11 Notwithstanding the approved plans, further details of the new front railings shall be submitted to, and approved in writing by, the Local Planning Authority, to show:
- a) large scale elevations of railings and low brick wall design
 - b) fixings to the new boundary wall/plinth
 - c) colour and finish of the new railings and gate
 - d) either by sample or by large scale drawing profiles and sections of the different elements of the new railings and gate
 - e) any security or opening/closing devices

- f) details of automated gates and method of opening

The above details shall be approved prior to the installation of the railings and the works shall be carried out in accordance with the approved details only.

Reason: In the interests of the visual appearance of the Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

- 12 Prior to the commencement of the approved development, details relating to the specification, location and design of the solar panels shall be submitted to and approved in writing by the Local Planning Authority. Only the approved solar panels shall be installed in accordance with the approved details.

Reason: To secure appropriate low carbon energy production on site and to ensure that solar panels are not incongruously sited in a way that is detrimental to the character, appearance and special significance of the Conservation Area as required by Policy CP1, CP8 and HE7 of the Oxford Local Plan 2001-2016 and Policy CS9 of the Core Strategy (2011).

13. APPENDICES

Appendix 1 – Site Location Plan

Appendix 2 - etc.

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