

## WEST AREA PLANNING COMMITTEE

**Application Number:** 17/02229/FUL

**Decision Due by:** 25th October 2017

**Extension of Time:** TBC

**Proposal:** Part demolition and reconstruction of the western part of the house with alterations to the front elevation, the front eaves and the west facing gable, including revised fenestration, replacement of the secondary doorway with a window. Formation of a new access and lightwell to an extended and deepened basement level, with single, two and three storey extensions above to the rear. Reconstruction of the single storey side extension with an increased height. Landscaping and changes to the front boundary including installation of wall, gates and railings. Bin and Cycle stores. (Revised plans)

**Site Address:** 12 Crick Road, Oxford, Oxfordshire, OX2 6QL

**Ward:** North Ward

**Case Officer** Tim Hunter

**Agent:** Mr Kieron Roberts      **Applicant:** Chackmore Holding Company Limited

**Reason at Committee:** The application has been called in by Cllrs Upton, Pressel, Fry and Clarkson because of concerns over the effect on the special character and setting of the North Oxford Victorian Suburb Conservation Area.

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### 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 an application for the partial demolition of a substantial Victorian detached house and reconstruction of the western part of the house with alterations to the front elevation, the front eaves and the west facing gable. It is also proposed to create a new access and lightwell to an extended and deepened basement level, with single, two and three storey extensions above to the rear, the reconstruction of the single storey side extension with an increased height and changes to the landscaping and front boundary including installation of wall, gates and railings and new bin and cycle stores.

2.2. Officers find that subject to the recommended conditions, the proposed development would preserve the special character and appearance of the North Oxford Victorian Suburb Conservation Area and would not result in an unacceptable loss of amenity to adjacent occupiers. The proposed development would not result in harm to the Conservation Area. No other unacceptable impact has been identified.

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

- Design and Impact on North Oxford Victorian Suburb Conservation Area.
- Impact on adjacent occupiers
- Flooding and groundwater flows

## **3. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

3.1. The proposal is liable for a CIL payment, currently calculated as £17,298.70

## **4. SITE AND SURROUNDINGS**

4.1. The site is a substantial Victorian dwelling, designed by Frederick Codd and located within a residential street in the Norham Manor area of the North Oxford Victorian Suburb. Whilst the west and eastern parts of the building have the appearance of having been built at different times, this reflects the different status of these different parts, with the western wing being essentially a service wing. The house is surrounded by a mix of generally Victorian dwellings set back from the road in well-proportioned plots. The site and house appear to have been vacant for some time and now appear somewhat run down.

4.2. The plot measures just over 21m in width and 46m in depth on the eastern boundary, with the western side being 2m deeper. Boundary treatments are generally brick walls that rise to between 1.5 and 2m in height, although in some areas of the rear garden, these fence panels have been added to the walls to increase the height. The front garden is bounded to the side by brick walls of less than 1.5m in height, with a low level wall to the front that may once have been topped by railings.

4.3. The site is well stocked with mature planting and a number of larger trees towards the rear of the site, with an impressive copper beech tree to the north-eastern corner, adjacent to, and partly breaking through the front boundary wall.

None of these trees are subject to Tree Protection Orders, other than their status within the conservation area.

4.4. The nearest Listed Building is some 80m away, on the other side of Norham Gardens to the south and there would not therefore be an impact in terms of the setting of any listed buildings.

4.5. 12 Crick Road, Oxford: Location plan - see Appendix 1

## **5. PROPOSAL**

5.1. The application proposes the partial demolition of a substantial Victorian detached house and reconstruction of the western part of the house with alterations to the front elevation, the front eaves and the west facing gable. It is also proposed to form a new access and light well to an extended and deepened basement level, with single, two and three storey extensions above to the rear, the reconstruction of the single storey side extension with an increased height and changes to the landscaping and front boundary including installation of wall, gates and railings and new bin and cycle stores.

5.2. The works would amount to alterations to a non-listed building in a conservation area which include an element of demolition. It is the opinion of officers that this demolition, if carried out as a separate operation, would require planning permission.

## **6. RELEVANT PLANNING HISTORY**

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

95/01814/NFH - Single storey side extension to provide garage.. WDN 26th January 1996.

96/00809/NFH - Erection of conservatory. (Amended plan). PER 24th September 1996.

10/03156/PDC - PERMITTED DEVELOPMENT CHECK - Replacement of collapsed front boundary wall with metal railings (or similar). PNR 18th January 2011.

## **7. RELEVANT PLANNING POLICY**

7.1. 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 Paras 60 - 61	CP8, CP1, CP10,	CS18_	HP9_	
Conservation/ Heritage	12 Paras 132 to 134, 141	HE7,			
Housing	6			HP13_ HP14_	
Natural Environment	9, 11, 13	NE15, NE16,	CS12_		
Transport	4			HP15_ HP16	Parking Standards SPD
Environmental	10		CS11_		Energy Statement TAN
Misc	5	CP.13, CP.24, CP.25		MP1	

## 8. CONSULTATION RESPONSES

8.1. Site notices were displayed around the application site on 18th September 2017 and an advertisement was published in The Oxford Times newspaper on 14th September 2017. Further notices were displayed when the proposal and/or its description was amended, with the final notice being displayed on the 6<sup>th</sup> March 2018.

### **Statutory and Non-Statutory Consultees**

#### Oxfordshire County Council (Highways)

8.2. No objection subject to conditions (vision splays and alterations to the public highway at the applicant's expense).

#### Norham Manor Residents Association

8.3. Object – Effect on adjacent occupiers and the architectural heritage of the Conservation Area.

The Victorian Group of the Oxfordshire Architectural and Historical Society

- 8.4. Object – remodelling and overdevelopment of a house by Frederick Codd, an important architect for the area, which would change the appearance of the house and alter the relationship with surrounding houses and the conservation area.

Internal – Heritage

- 8.5. Recommended refusal for the initially submitted scheme but objections removed as a result of amendments being made.

Internal – Trees

- 8.6. No objection, subject to conditions

Internal – Flooding (groundwater)

- 8.7. Applicant should provide a Flood Risk Assessment to demonstrate acceptability with regards to groundwater. [This has been provided] Groundwater water ingress should be the subject of a condition of any grant of permission.

Internal - Archaeology

- 8.8. No objection made, but recommends condition (written scheme of investigation)

**Public representations**

- 8.9. Local people commented on this application from 29 Norham Road, 4, 11 and 13 Crick Road, 13 and 15 Fyfield Road, 10 Belbroughton Road and 6 Linton Road.

In summary, the main points of objection were:

- Misleading or inaccurate drawings and description
- Effect on adjacent occupiers - loss of light and outlook
- Effect on adjacent occupiers - overbearing
- Effect on adjacent occupiers - overlooking
- Effect on the character of the building
- Effect on the special character and appearance of the Conservation Area.
- Loss of views between buildings

**9. PLANNING MATERIAL CONSIDERATIONS**

9.1. Officers consider the determining issues to be:

- i. Design and impact on North Oxford Victorian Suburb Conservation Area
- ii. Neighbouring amenity
- iii. Impact on trees
- iv. Archaeology
- v. Flooding and groundwater flows

- vi. Highway issues
- vii. Cycle and bin storage

**i. Design and Impact on North Oxford Victorian Suburb Conservation Area**

- 9.2. The National Planning Policy Framework states (NPPF) that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 9.3. Oxford City Council requires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. Local planning policies provide support to this aim, specifically Policies CP1 and CP8 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011) and Policy HP9 of the Sites and Housing Plan (2013).
- 9.4. Policy HE7 of the OLP states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation area or its setting. Policy CS18 of the Core Strategy requires that developments demonstrate high quality urban design that respects the unique townscape and character in different areas of Oxford.
- 9.5. The relevant heritage asset in this case is the North Oxford Victorian Suburb Conservation Area. This area has considerable historical and architectural significance, both locally and nationally. Indeed, the North Oxford Conservation Area Overview states in its concluding words that the area "is as much special to Oxford as are the Colleges, University buildings and City Centre."
- 9.6. Much of the proposed development will be clearly visible from the public domain, and whilst the current revisions seek to reflect the character and details of the existing façade, the success of the development will rest on the quality of the rebuilt parts, the amount of material that can be recovered from demolition, and scrutiny over the materials and details that are required by the recommended conditions.
- 9.7. The proposal includes the demolition of the west wing of the house – the old service wing, and a rebuilt and extended wing with a façade that would seek to reflect, if not replicate, the character and appearance of the existing façade. The demolition is regrettable, but the applicant considers it necessary to allow the provision of internal accommodation compatible with modern life. The house is not listed locally or nationally, but officers consider that the partial demolition would require planning permission, even if carried out as a separate operation. The demolition itself is therefore considered as part of the assessment of this application.
- 9.8. The scheme as originally submitted was of concern to officers because of its effect on the heritage asset, both as a result of the loss of original fabric and because of the inappropriate form and detailing of the amended and additional parts. There were specific concerns with the attempt to rationalise and

regularise the appearance of the east and west wings by the re-positioning of windows and alignment of the rooflines and eaves of the east and west parts.

- 9.9. As a result, amended proposals were submitted and officers felt that these went some way to overcoming the previous concerns and alleviating the less-than-substantial harm that would be caused to the character and appearance of the building and Conservation Area. However, there were still concerns, and further amendments were recommended.
- 9.10. The current revisions show a new wing that would remain subservient to the existing bayed wing by ensuring that the new eaves projected no further than the existing rear wall, a façade that more closely reflected the existing façade (which reflected the original interior parts and functions) and an eaves line that clearly preserves the visual record of the separate east (main dwelling) and west (service) wings. The contemporary addition to the ground floor at the rear has been somewhat amended to reduce its visibility from, and its effect on, the street scene and public domain and as a result its effect on the public areas of the Conservation Area is now considered to be minimal and would not have a harmful impact on the Conservation Area.
- 9.11. The roof lights to the west slope of the new wing that were previously visible from the street have now been removed in the final drawing/s. Whilst similar roof lights have been allowed in similar locations in the area, this was considered to be a necessary amendment to ensure that the overall scheme, which involves some demolition and a partial new façade to the building, be adequately ameliorated, in the interests of the special character and appearance of the Conservation Area.
- 9.12. Officers note the comments received relating to the loss of views through the area between buildings. In this case, there is no upper floor addition to the side of the existing house, the changes to the scale of the ground floor side element are small, and whilst the increased depth behind the house might restrict some oblique views to the area and trees behind, there are a limited number of points in the street that this would effect. It is also noted that existing trees to the west of the site currently reduce the visibility of the existing gap.
- 9.13. It is proposed that the front wall is rebuilt to an improved specification and topped with railings in an approved pattern for this part of the Victorian suburb. The details and successful implementation of these will be dealt with by the recommended conditions.
- 9.14. In summary, the proposal has been extensively revised; this follows an extensive period of negotiation, that officers consider has addressed the previous concerns raised and that subject to the recommended conditions, the development would not therefore result in harm to the appearance of the existing building, the surrounding area or North Oxford Victorian Suburb Conservation Area. The development therefore complies with Policies CP1 and CP8 of the Oxford Local Plan, Policy CS18 of the Core Strategy and Policy HP9 of the Sites and Housing Plan and Paragraphs 132-134 of the NPPF.

## **ii. Impact on Neighbouring Amenity**

- 9.15. Policy CP1 of the adopted Oxford Local Plan 2001-2016 states that where relevant, development proposals must safeguard the amenities of adjoining land users and occupiers. This is supported by Policy CP10, which seeks to safeguard the amenities of adjoining properties.
- 9.16. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1 and CP10 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan (2013) support this aim.
- 9.17. Appendix 7 of the Sites and Housing Plan (2013) sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
- 9.18. The position of the proposed development towards the western part of the site would mean there would be not material loss of light or increase in overbearing to properties to the east or the south of the application site.
- 9.19. There are no side facing windows on the eastern wall of the house to the west (No. 10, Crick Road). There is a prominent bay window that is important to the interior amenity of that house and the development will be visible from that window. However, the proposed development complies with the 45/25 degree guidance in respect of that and all other windows of that property. Officers therefore consider that the impact of the proposed development on that property would be acceptable in the context of Policy HP14 of the Sites and Housing Plan (2013).
- 9.20. In the interests of clarity, the 45/25 guidance refers to rear facing windows and it is the rear facing part of the bay window that has been assessed. Despite this, officers have considered the impact of the proposed development on the side facing windows and it is argued that the proposed development would not result in a materially harmful loss of light to the neighbouring property.
- 9.21. Officers do consider that there would be an impact on the garden at No. 10 Crick Road; specifically the area between the existing side walls of No.s 10 and 12 Crick Road would experience some loss of light. This would be as a result of the increased depth, height and proximity of the proposed rear wing when compared with the existing situation. A photograph has been provided in the supporting documentation which suggests that the area is somewhat underused. Despite this, officers have visited No. 10 Crick Road and do consider that the affected area is in regular use and affords the occupier of No. 10 some considerable amenity. Although there are currently side facing windows at 12 Crick Road that overlook the garden at number 10, it appears that one of the main benefits of the area is its sense of seclusion and for this reason, if members are minded to approve the application, they may wish to consider an additional condition to control overlooking from the proposed side facing windows, for reason of their increased proximity to number 10 and the resultant increase in the perception of overlooking.

9.22. Notwithstanding the above, officers consider that the affected area is relatively small in comparison to the rest of the garden at number 10; the effect on it could not reasonably be used to justify a refusal of planning permission, and overall the development would not result in a material loss of amenity to adjacent occupiers and the proposal complies with Policies CP1 and CP10 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan (2013).

### **iii. Flooding**

9.23. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk and expects all developments to incorporate sustainable drainage systems or techniques to limit or reduce surface water run-off. Policy NE12 of the Oxford Local Plan 2001-2016 states that planning permission will not be granted for development that would have an adverse impact on groundwater flow.

9.24. The development will add to the level of non-porous surfaces on the site, resulting in an increased level of rain water run-off. However the increase is relatively modest and subject to a condition to ensure the development is carried out in accordance with the principles of Sustainable urban Drainage Systems, the proposals will not result in an unacceptable risk of flooding and comply with Policy CS11 of the Core Strategy.

9.25. A hydrogeological assessment has been provided by the applicant that indicates that the basement development is unlikely to interrupt or affect groundwater flows in accordance with the requirements of Policy NE12.

### **iv. Trees**

9.26. The proposals require construction activities to be undertaken within the Root Protection Areas of several retained trees, including a copper beech tree that is in the front garden which is important for public amenity in the area. The application includes a tree report that makes recommendations for tree protection measures and working methods during the various phases of the project that if strictly implemented should ensure that the viability of these trees will not be significantly harmed; in accordance with policies CP1, CP11 and NE15 and this can be secured by the recommended conditions

### **v. Archeology**

9.27. Policy HE2 of the Oxford Local Plan states that where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable.

9.28. The application is accompanied by an archaeological report that details the results of two evaluation trenches that were excavated on site. In summary, the

relevant finds were a middle Iron Age pit and a pit of post-medieval date (18th – early 19th century), as well as a later dog burial.

9.29. In light of the above officers consider that if permission is granted for the development, and in line with the advice in the National Planning Policy Framework, it should be conditional on the submission and approval of a written scheme of investigation (WSI), setting out the programme and methodology of on-site archaeological investigation and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works and no development shall take place other than in accordance with the agreed WSI, to control the potentially damaging effects of development on known or suspected elements of the historic environment, in accordance with Policy HE2 of the Oxford Local Plan.

**vi. Other - cycle and bin storage**

9.30. Cycle and bin storage enclosures are proposed. There is ample room to locate these out of sight to the rear of the frontage, but if they are to be built in the position proposed, officers consider that more information is required as to their exact form, to ensure they do not have a negative impact on the special character and appearance of the conservation area, and this should be secured by condition of any grant of planning permission.

**10. CONCLUSION**

10.1. Officers consider that subject to the recommended conditions, the proposed development would preserve the special character and appearance of the North Oxford Victorian Suburb Conservation Area and would not result in an unacceptable loss of amenity to adjacent occupiers. The proposed development would not have a harmful impact on the Conservation Area. No other unacceptable impact has been identified that cannot adequately be controlled by a condition of planning permission.

10.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the recommended conditions.

**11. 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 all the exterior materials to be used (including but not limited to bricks, stone, roofing materials including slate, ridge tiles, flat roof system, cladding, new hardsurfacing) shall be submitted to, and approved in writing by the Local Planning Authority before the start of demolition on the site and only the approved materials shall be used.

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no additional windows shall be placed in the side elevation(s) without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing plan.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or enacting that Order), no part(s) of the roof of the building(s) permitted shall be used as a balcony or terrace nor shall any access be formed to the roof.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies CP1 and CP10 of the Adopted Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing plan.

- 6 All extensions / developments which increase the size of the hard areas must be drained using Sustainable Urban Drainage measures (SuDS), including porous pavements to decrease the run off and volumes to public surface water sewers and thus reduce flooding. The applicant should carry out soakage tests to prove the effectiveness of soakaways or filter trenches. Where this 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.

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 Prior to occupation of the dwelling vision splays measuring 2m by 2m shall be provided to each side of the access. This vision splays shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6m as measured from carriageway level.

Reason: To provide and maintain adequate visibility in the interest of highway safety in accordance with policy CP1 of the adopted Oxford Local Plan 2001 - 2016.

- 8 Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of

existing soil levels using treated timber edging and pegs to retain the built up material.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 9 Prior to the start of any work on site, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction-Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1,CP11 and NE15.

- 10 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.

- 11 The development shall be carried out in strict accordance with the approved methods of working and 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.

- 12 An Arboricultural Clerk of Works (ACoW) appointed by the applicant shall oversee implementation of the approved Tree Protection Plan and Arboricultural Method Statement. Prior to the start of any work on site a Tree Protection Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority which includes details of:

- I. The role and responsibilities on site of an arboricultural clerk of works (ACoW) or similarly competent person;
- II. Responsible persons and lines of communication and reporting including with the LPA Tree Officer;
- III. The times during construction when ACoW will be present on site to oversee works;

Reason: To avoid damage to the retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 13 No development shall take place until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

- o The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

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 Iron Age and early Saxon remains (Local Plan Policy HE2).

- 14 The development shall be carried out entirely in accordance with the recommendations of the Hydrogeological Assessment prepared by Perter Brett Associates and dated 14.11.2017.

Reason: To protect the occupants of the property from flooding and in accordance with CS11 of the Core Strategy and NE12 of the adopted Oxford Local Plan 2001 - 2016.

- 15 Further details of the new front railings and lightwell railings shall be submitted to, and approved in writing by, the Local Planning Authority, to show:
- a) fixings to the existing boundary wall/plinth
  - b) colour and finish of the new railings and gate
  - c) either by sample or by large scale drawing profiles and sections of the different elements of the new railings and gate
  - d) any security or opening/closing devices
  - e) 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: To ensure a sympathetic appearance for the new work and in the interest of the special character and appearance of the conservation area, in accordance with policies CP1 and HE7 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 16 Before the start of above ground work, mortar details and brick sample panels shall be provided showing colour, texture, face bond and pointing.

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

- 17 The development shall be carried out with the retention and reuse of existing fabric in full accordance with the submitted 'specifications for material reclaim and refurbishment' document.

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

- 18 Before the start of above ground work on site, large scale details shall be provided (and approved by the Local Planning Authority) of the aspects listed below and the development shall be carried out entirely in accordance with the approved details:

- new windows and doors.
- metal framed doors and glazing panels in the rear single-storey extension.

- roof junctions of the new extensions, including eaves, fascia and soffits.

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

- 19 Before the start of above ground work on site, details shall be provided (and approved by the Local Planning Authority) of proposed rooflights (which should be of traditional painted metal construction, with slender frames, vertical glazing bar and sited flush to the roof planes) and the development shall be carried out entirely in accordance with the approved details.

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

- 20 Before construction of the bin and cycle stores,, details of such shall be provided (and approved by the Local Planning Authority) showing dimensions, size, design and finished appearance and the development shall be carried out fully in accordance with the approved details.

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

- 21 The development permitted shall not commence until details of the following additional matters have been submitted to, and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the details as approved: Landscaping Plan

Reason: To enable the Local Planning Authority to give further consideration to these matters

## **12. APPENDICES**

### **Appendix 1 – Site Location Plan**

## **13. HUMAN RIGHTS ACT 1998**

- 13.1. 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.

## **14. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

- 14.1. 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.