

EAST AREA PLANNING COMMITTEE

Application Number: 18/00399/FUL

Decision Due by: 2nd May 2018

Extension of Time:

Proposal: Erection of a single storey side extension to form ground floor bedroom.

Site Address: 32 Long Ground, Oxford, Oxfordshire, OX4 7WT

Ward: Northfield Brook Ward

Case Officer: Alice Watkins

Agent: Home Improvement Agency **Applicant:** Mrs Sarah Leech

Reason at Committee: The application has been submitted by Oxford City Council on behalf of the applicant.

1. RECOMMENDATION

1.1. East 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 a single storey side extension.

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

- Design
- Residential Amenity
- Car Parking

2.3. The development is considered acceptable in design terms and will not have a detrimental impact on the residential amenity of neighbouring properties. The development would not have an adverse impact on the demand for on-street parking that would be prejudicial to highway safety. The proposal is considered to comply with Policies CP1, CP6, CP8 and CP10 of the Local Plan, CS18 of the Core Strategy, HP9 and HP16 of the Sites and Housing Plan and the NPPF

3. LEGAL AGREEMENT

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

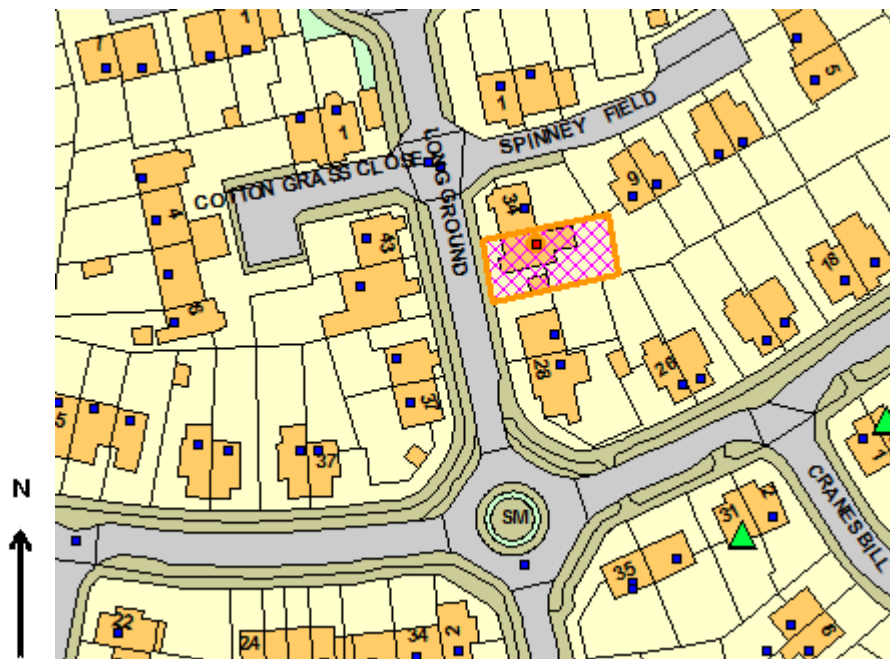
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located on the eastern side of Long Ground. The dwelling is semi-detached, two storey and is constructed from red brick. The property benefits from a driveway to the southern side which provides off-street parking for one car.

5.2. A site location plan is set out below:



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Ordnance Survey 100019348

6. PROPOSAL

- 6.1. The application seeks planning permission to erect a single storey side extension to provide a downstairs bedroom. The extension extends by 3.9m from the southern elevation. It features a hipped roof with a ridge height of 3.4m and an eaves height of 2.3m. The extension is to be constructed from materials to match the host dwelling.

7. RELEVANT PLANNING HISTORY

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

15/02260/FUL - Erection of single storey side extension with external ramp (Amended plans .. PER 2nd September 2015.

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
Design	7	CP1, CP6, CP8, CP10,	CS18_,	HP9_,
Transport	4			HP16_,
Environmental	10			HP14_,
Misc	5			MP1

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 22nd March 2018.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.2. The single storey extension will be constructed over the driveway and remove off-street capacity. The development will remove any access to the rear garden from the front of the property. The plans do not show where the potential relocation of bike storage would occur. There is no information as to how many

bedrooms 32 Long Ground has but the proposal would result in additional residential capacity and a loss of parking. Long Ground sits within the Fry's Hill CPZ and would need to be excluded from eligibility from parking permits if granted planning permission due to the likelihood of the development causing additional on-street parking pressure. The remaining off-street parking bay sits in front of the proposed extension but fails to meet the required dimensions. The length of the bay should be 5m in length, however, the proposed space measures at 4.6m. This could result in vehicle over-hang onto the public footpath and as such raises highway safety concerns. For this reason, Oxfordshire County Council objects.

Public representations

9.3. No public representations were received.

Officer Response

9.4. The property does not benefit from any existing cycle stores. It would not be reasonable to require cycle stores be provided on site as part of this development which is for an additional bedroom to a residential property. The issues raised regarding the impact to car parking will be addressed below.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Design;
- ii. Neighbouring amenity
- iii. Car Parking

i. Design and Impact on Character of Surrounding Area

10.2. Policies CP1, CP6, CP8, CP10, HP9 and CS18 seek to ensure that development is well designed and relates well to the existing house and surroundings.

10.3. The extension is to be constructed from materials to match the host dwelling. The extension is set back by 4.7m from the highway and will not read as a dominant feature in the streetscene or to the existing dwelling. Due to the single storey height, use of matching materials and set back from the highway and principal elevation, the extension is considered to read as a subservient addition and is considered acceptable in design terms.

10.4. The proposal is considered to comply with CP1, CP6, CP8 and CP10 of the Local Plan, CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and the National Planning Policy Framework.

ii. Impact on Neighbouring Amenity

- 10.5. 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.
- 10.6. The site shares a boundary with 30 and 34 Long Ground. The extension is to be sited to the southern side of the property and will not be visible from 34 Long Ground which lies to the north. The proposal will therefore have no impact on the light afforded to this property. It will not have an overbearing impact or result in a loss of outlook or privacy afforded to No. 34.
- 10.7. The extension is to be sited adjacent to the driveway serving 30 Long Ground. The extension will be set away from the dwelling 30 Long Ground by 4m. There are no side facing windows at No. 30. The proposal will therefore have no impact on the light afforded to the neighbouring property, nor will it result in an overbearing impact or loss of outlook or privacy when experienced from 30 Long Ground.
- 10.8. The proposal is considered to comply with HP14 of the Sites and Housing Plan and the NPPF.

iii. Car Parking

- 10.9. The proposed extension would occupy a large proportion of the existing driveway to the southern side of the dwelling which currently provides one off-street car parking space. A parking space of 4.7m x 4m would remain. This would fail to meet the Oxfordshire County Council current parking standards which require parking spaces to measure a minimum of 5m x 2.5m. The proposal would therefore result in the loss of the off-street parking associated with the dwelling.
- 10.10. This section of Long Ground is a no through road. This section of the road is not served by public transport. At the time of the site visit, at around 5pm on a weekday, Officers did not experience any parking pressures at the site and there was adequate on-street parking available. There is no evidence to suggest that the area suffers from any degree of parking pressure and the Highways Authority have not indicated any pressures in their objection. The loss of one off-street space would not have a detrimental impact to the demand for on-street car parking in an area where there appears to be sufficient on street car parking capacity. The proposal would not be prejudicial to highway safety.
- 10.11. On this basis the proposal is considered to comply with HP16 of the Sites and Housing Plan.

11. CONCLUSION

- 11.1. The proposed development is considered acceptable in design terms, is not considered to have a detrimental impact to the neighbouring properties and

would not be prejudicial to highway safety. The proposal is therefore considered to comply with CP1, CP6, CP8 and CP10 of the Local Plan, CS18 of the Core Strategy, HP9 and HP16 of the Sites and Housing Plan and the NPPF.

11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions 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 The materials to be used in the external elevations of the new development shall match those of the existing building.

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.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

13. APPENDICES

Appendix 1 – Site Location Plan

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and

freedom of others or the control of his/her property in this way is in accordance with the general interest.

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

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