

West Area Planning Committee

-11th July 2012

Application Number: 12/00602/FUL

Decision Due by: 25th May 2012

Proposal: Erection of new pitched roof over existing single storey extension and new mono pitched roof to create a new covered walk way. (amended plans)

Site Address: 9 White House Road, Appendix 1.

Ward: Hinksey Park

Agent: N/A

Applicant: Mr Souren Ramdoo

Called in by Councillors Price, Coulter, Clarkson & Mc Manners on the grounds of:

- Overdevelopment
- Overlooking

Recommendation: Approve: pitched roof to existing rear extension; refuse: new monopitched extension.

APPROVED:

New pitched roof over existing single storey extension

For the following reasons:

- 1 The proposed pitched roof above the existing extension is unlikely to have a material effect on adjacent occupiers and is a visual improvement on the existing flat roof. This element of the proposals therefore complies with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.
- 2 An objection to the proposals has been received from 11 White House Road. This is addressed in the Officer's report and has been addressed by the submission of amended plans.
- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give

rise to can be offset by the conditions imposed.

subject to the following conditions:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

REFUSED:

New mono pitched roof to create a new covered walkway.

- 1 Due to its relationship with the existing rear facing window, its height, projection into the garden and effect on the overall bulk and mass of the extensions to the original house, the proposed pitched roof to the side would be visually incongruous and would fail to achieve a harmonious relationship with the existing house. This element of the proposals therefore fails to comply with Policies CP1, CP8 and CP10 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.
- 2 Due to its height depth and proximity to the adjacent rear facing window, the side element of the proposals is considered likely to result in a loss of light, and creation of an overbearing and tunnelling effect to the adjacent property at 7 White House Road to the detriment of visual amenity and contrary to Policies CP1, CP10 and HS19 of the adopted Oxford Local Plan 2001 - 2016.

Main Planning Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1 - Development Proposals
- CP8 - Design Development to Relate to its Context
- CP10 - Siting Development to Meet Functional Needs
- HS19 - Privacy & Amenity
- TA4 - Tourist Accommodation
- TR3 - Car Parking Standards

Core Strategy

- CS11 - Flooding
- CS18 - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework (NPPF)

Relevant Site History:

09/02566/FUL - Insertion of dormer windows in front and rear roofslope and internal alterations. (Amended plans). PER 27th January 2010.

11/01173/FUL - Erection of 1st floor rear extension, alterations to roof of existing rear extension of guest house, erection of garden building.. REF 28th June 2011.

Representations Received:

11 White House Road: Object – extension would interfere with soundness of extension at number 11.

Statutory and Internal Consultees:

No comments received

Issues:

- Design
- Effect on adjacent occupiers
- Parking
- Flooding

Officers Assessment:

Site Description and Background.

1. 9 White House Road is a terraced property currently in use as a Guest House. There is a single storey flat roofed extension to the rear that the applicant advised is leaking.
2. Permission is sought to provide a pitched roof to the existing extension and to infill down the return wall with a roof running the depth of the extension and outrigger.

Design.

3. Oxford City Council desires 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. The Local Development Plan provides policies to support this aim and CP1, CP8 and CS18 are key in this regard.
4. The proposed development is not easily visible from the public domain. Subject to a condition of planning permission to control the appearance of materials used in the build, the proposed pitch roof to the existing extension is considered an improvement on the existing flat roof and is not considered to be materially out of character with the existing house or local area, and complies with Policies CP1 and CP8 of the OLP and CS18 of the Core Strategy.
5. The proposed roof to the side of the existing extension would mean that the whole width of the plot would be enclosed to a depth of over 11 metres behind the main back wall of the house. Taken together with the aforementioned

pitched roof, it would also amount to an unwelcome increase in the volume and visual bulk of the existing house. The lean-to appearance of the side element, and its relationship with the rear facing window to the main rear wall of the existing house would also fail to achieve a harmonious visual relationship with the existing house.

6. For these reasons, the development would appear jarring and incongruous in the context of the surrounding suburban gardens, amount to overdevelopment of the site and the side roof / extension element of the proposal fails to comply with policies CP1 and CP8 of the OLP and CS18 of the Core Strategy.

Effect on Adjacent Occupiers.

7. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1, CP10 and HS19 of the OLP support this aim. Appendix 6 of the OLP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
8. Comments have been received from the occupiers of number 11 White House Road pointing out that the original plans would have been impossible to build without interfering with number 11's extension. The plans have now been amended to address this issue and the proposals are considered unlikely to have a material effect on number 11.
9. The 45 degree guidance indicates that the side wall of the side element would to have an effect on the rear facing window at number 7 White House Road. There is an existing wall in this position rising to a height of around 2 metres, but the rear elevations show a height on the boundary of 2.3 metres. This increase in height may be due to the depth of the roof itself, with joists resting on the side wall. When combined with the guttering that is shown oversailing the garden of number 7, the effect is considered likely to lead to a material loss of light and create an overbearing effect. The depth of the proposal at around 11 metres will combine with the increase in height to create a tunnelling effect and taken with the loss of light and overbearing, the side element of the proposal is considered likely to result in a loss of residential amenity for the occupiers of number 7 White House Road, contrary to Policies CP1, CP10 and HS19 of the OLP.

Parking

10. There is no dedicated parking at the property. No additional bedspaces would be created as a result of the proposals and the parking situation would therefore remain unchanged.

Flooding

11. Policy CS11 of the Core Strategy seeks to limit the effect of development on flood risk, floodwater flows and flood water storage, and require a flood risk assessment to be prepared for applications in areas of low lying land.

12. A flood risk assessment is included with the application that indicates that the floor is to be set no lower than existing floor levels and the proposal complies with policy CS11 of the Core Strategy.

Conclusion:

13. The proposed pitched roof above the existing extension is unlikely to have a material effect on adjacent occupiers and is a visual improvement on the existing flat roof. This element of the proposals therefore complies with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.
14. The pitched roof to the side would be visually incongruous, fail to achieve a harmonious relationship with the existing house and would lead to a loss of residential amenity for the occupiers of 7 White House Road. This element of the proposals therefore fails to comply with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.

Human Rights Act 1998

15. Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission in part, subject to conditions, and refuse permission in part. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.
16. Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

17. 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 permission in part, and refuse permission in part officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 12/00602/FUL

Contact Officer: Tim Hunter

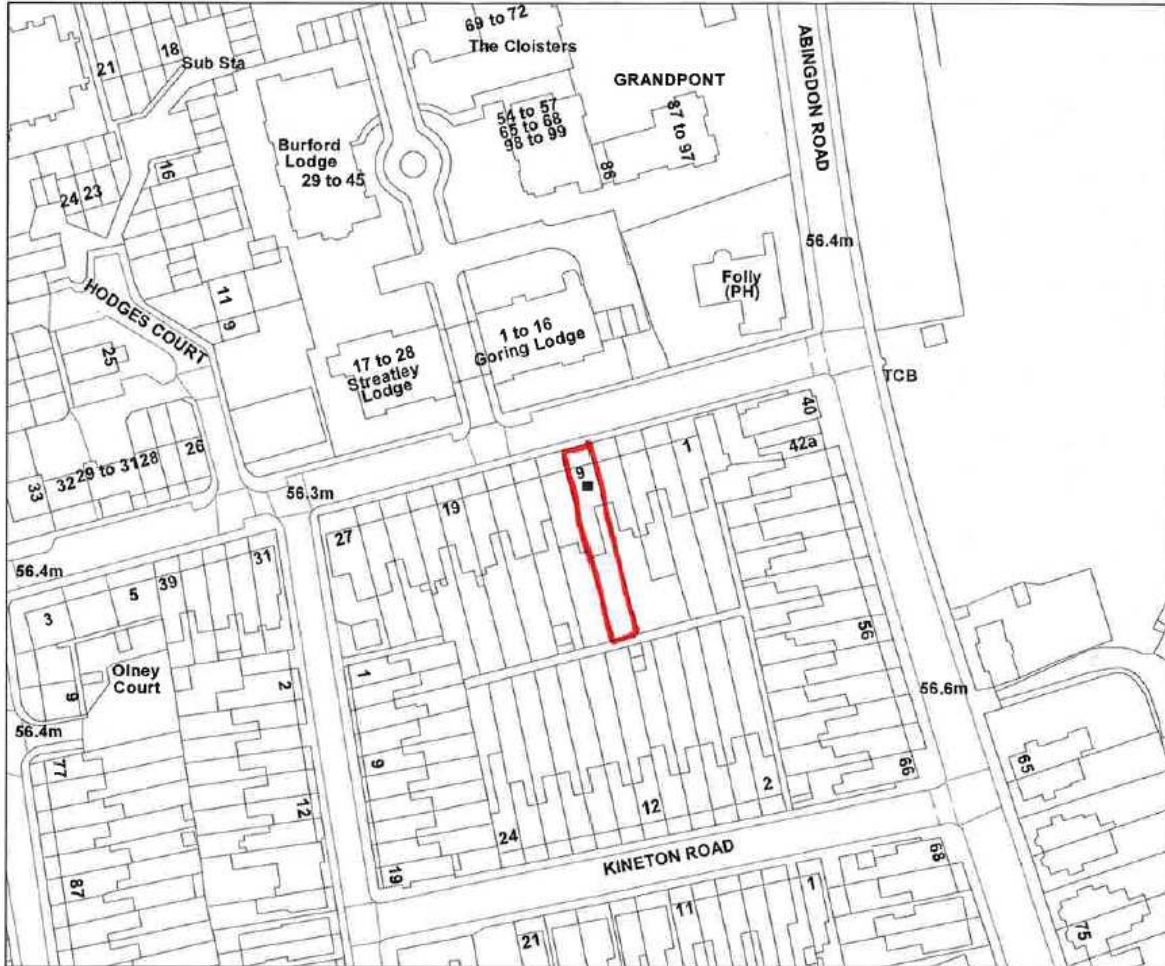
Extension: 2154

Date: 27th June 2012

APPENDIX 1

12/00602/FUL

9 White House Road



Legend

Scale: 1:1250



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Organisation	Oxford City Council
Department	Planning
Comments	
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