

West Area Planning Committee

-9th July 2013

Application Number: 13/00813/CT3

Decision Due by: 31st May 2013

Proposal: Erection of single storey front extension.

Site Address: 7 Boundary Brook Road Oxford Oxfordshire OX4 4AJ
(Location plan – Appendix 1)

Ward: Iffley Fields Ward

Agent: Mr Chris Ridges

Applicant: Oxford City Council

The applicant is Oxford City Council and therefore determination my elected members at Committee is required.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1. The development is considered to form an acceptable visual relationship with the existing building and local area, is unlikely to have a significant effect on the current and future occupants of adjacent properties and the loss of on-site parking is considered acceptable in this sustainable location. The proposals therefore comply with Policies CP1, CP8, CP10 and CP13 of the adopted Oxford Local Plan 2001 – 2016, Policy CS18 of the Core Strategy and Policies HP9, HP14 and HS16 of the Sites and Housing Plan.
- 2 No objections have been received and comments and recommendations that have been made are addressed in the officers' report.
- 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, which have been imposed for the reasons stated:-

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

3 Materials - matching

**Main Local Plan 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

Core Strategy

CS11_ - Flooding

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan (SHP)

MP1 - Model Policy

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

The Town and Country Planning (General Permitted Development) Order 1995. As amended. (GPDO).

Relevant Site History:

None relevant

Representations Received:

No comments received

Statutory and Internal Consultees:

Drainage Team Manager: No comment

Local Highway Authority: No objection, but suggests submission of further matters to demonstrate no harm to highway safety.

Thames Water: No objection, but refers to legal situation regarding sewers

Issues:

Visual appearance

Effect on adjacent occupiers

Parking

Officers Assessment:

Site description and proposal

2. 7 Boundary Brook Road is a terraced house with a front outrigger housing a single garage and entrance porch.
3. Permission is sought to provide an extended and enclosed porch and convert the back of the garage to a fourth bedroom, retaining a smaller storage area to the front part, with access via the existing garage door. Officers have seen evidence indicating that the ground floor sleeping accommodation is required for a member of the family with special medical needs.
4. Officers note that the conversion of the garage would be Permitted Development under the GPDO, were it not for the inclusion of a porch that would not be Permitted Development. Several other houses in the area have converted their garages to living accommodation.

Visual appearance

5. 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. The Local Development Plan provides policies to support this aim and CP1, CP8, CS18 and HP9 are key in this regard.
6. The visual impact of the proposed development will be modest, with the external changes limited to the porch extension. Due to the run of garage outriggers to properties along the terrace, views of the porch will be limited and it is not considered unacceptably incongruous in its position on the house or the terrace.
7. Subject to a condition of planning permission to control the appearance of materials used in the build, the proposal 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, Policy CS18 of the Core Strategy and Policy HP9 of the SHP.

Effect on adjacent occupiers

8. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1 and CP10 of the OLP and Policy HS14 of the SHP support this aim. Appendix 7 of the SHP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
9. The proposal complies with the 45-degree guidance, is considered unlikely to have a material effect on adjacent occupiers, and complies with Policies CP1 and CP10 of the OLP and Policy HP14 of the SHP.

Parking

10. Policy CP1 of the OLP states that permission will only be granted for development that is acceptable in terms of parking. The Sites and Housing Plan makes it clear that different levels of parking will be suited to different areas, and that developers should have regard to current best practice. Oxfordshire County Council has published “Car parking standards for new residential developments” (parking standards) which includes detailed technical guidance on parking space dimensions and visibility, along with a guide to maximum parking provision in Appendix A.
11. Appendix A of the above parking standards suggests that a maximum of two parking spaces should be provided for a house of more than one bedroom.
12. The house currently provides one parking space in the garage that would be lost. Officers note that with a minimum width of 2.3m, the existing garage is narrower than the 3.0m required in the above document and bearing in mind the lack of pressure on on-street parking in the area, the highly sustainable location of the site close to local shops and regular bus services and in light of the special requirements of the occupiers, the loss of the garage is considered acceptable in view of the special circumstances of the occupants.

Access and Highway Safety

13. Policy CP1 of the OLP requires new development to be acceptable in terms of access and highway safety, and to provide suitable access arrangements and facilities for use by all members of the community with special access needs. This is supported by policies CP10 and CP13 which state that access to the site should be practical and that permission will only be granted for development which makes reasonable provision for access by all members of the community, including people with children, elderly people and people with disabilities.
14. The Local Highway Authority raises no objection but suggests the submission of further details to demonstrate that a replacement parking space can be provided in an effort to prevent vehicles being parked in front of the former garage and obstructing the highway. In view of the special circumstances of the occupants, and the absence of parking pressures in the area, Planning officers do not feel this suggestion needs to be pursued at this time.

Conclusion:

15. The development is considered to form an acceptable visual relationship with the existing building and local area, is unlikely to have a significant effect on the current and future occupants of adjacent properties and the loss of on-site

parking is considered acceptable in this sustainable location in view of the circumstances of the occupants.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. 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.

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

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 safety.

Background Papers: 13/00813/CT3

Contact Officer: Tim Hunter

Extension: 2154

Date: 27th June 2013

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