

West Area Planning Committee

24th June 2014

Application Number: 14/01235/FUL

Decision Due by: 1st July 2014

Proposal: Demolition of Existing garage. Erection of part-single, part-two storey extension to side elevation and two storey extension to rear elevation. Extension to existing basement.

Site Address: 48 Plantation Road (Appendix 1)

Ward: North Ward

Agent: Mr Douglas Riach

Applicant: Mrs Phillipa Hoyer-Millar

Application Called in – by Councillors - Cllrs Upton, Fry, Pressel and Price for the following reasons – The application is causing a great deal of concern - a major work happening in a narrow street . It may constitute over-development

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extensions are considered to be of a form, scale and appearance that preserve the special character and appearance of the Walton Manor Conservation Area without causing harm to the amenity enjoyed by occupiers of neighbouring properties. Consequently the proposal accords with policies CP1, CP8, CP9, CP10, HE7 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as policies HP9 and HP14 of the Sites and Housing Plan Submission document.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 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 Samples in Conservation Area Walton Manor,
- 4 Amenity no additional windows side,
- 5 Archaeology - Implementation of programme
- 6 Landscaping
- 7 Tree Protection Plan

Main Planning Policies:

Oxford Local Plan 2001-2016:

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP10 - Siting Development to Meet Functional Needs
- HE7 - Conservation Areas
- NE16 - Protected Trees

Core Strategy:

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

Sites and Housing Plan:

- HP9 - Design, Character and Context
- HP14 - Privacy and Daylight
- MP1 - Model Policy

Other Material Considerations:

- National Planning Policy Framework
- Application is within the North Oxford Victorian Suburb Conservation Area.

Relevant Site History:

69/21489/A_H - Internal alterations to kitchen to form lavatory and cloakroom. Permitted development 6th May 1969.

76/00669/AH_H - Extension to living room and erection of veranda and new windows. Approved 11th October 1976.

11/01197/PDC – Permitted development check - Regarding the installation of three security cameras. Permission not required. 12th May 2011.

11/01566/PDC – Permitted development check - External redecoration. Permission not required 22nd June 2011.

Public consultation

Statutory Consultees:

None.

Third Party Comments Received:

Oxford Architectural and Historic Society Victorian Group, 46, 50 and 91 Plantation Road, 89 Woodstock Road, comments summarised below:-

- Rear extension would take away light and space and drastically reduce the quality of life of life for neighbouring properties
- Removing the trees and vegetation to make way for parking spaces would be out of keeping with the current leafy character of the street
- The proposed extensions would result in a huge increase in the size of the house, more than doubling the current building. This would set a precedent in Plantation Road to extend to more than twice the original size.
- Number 48 is already one of the larger houses in the street, an increase in size would destroy the human scale and fail to preserve or enhance the special character of the area.
- There is no mention on the application of the archaeological interest of the sites proximity to the Neolithic enclosure, as discovered in the site excavation of the Radcliffe Infirmary. Excavation to increase the size of the basement area will require safeguarding its historical importance as part of the second gravel terrace complex.
- This country lane spirit will be destroyed by months of large vehicles and drilling, especially when excavating the basement.
- Object to the proposal to greatly enlarge this house in all directions. This would completely throw out its proportions, and would be an unsuitable treatment for a house in the Conservation Area. It would be the opposite of an enhancement
- The plans for 48 seem to me to be out of proportion to other buildings in the street. Also parking is very limited and too many cars parked on very small spaces along the street are unsightly and an obstruction

Determining issues:

- Impact on the conservation area
- Impact on neighbouring amenity
- Trees
- Archaeology
- Parking

Officers Assessment:

Site Description

1. 48 Plantation Road is a detached timber clad dwelling located on the southern side of the street, within the Walton Manor Conservation Area. The property has a large rear garden and is one of the larger buildings within the street.
2. Plantation Road is a narrow road, bounded by residential properties and is one-way in a westerly direction, from its junction with Woodstock Road. The property was extended in the 1970s with an extension to the living room and a creation of the veranda at the rear. The original building was

timber clad without the need for planning permission in 2011. There is a detached garage, plus parking space on the driveway. The frontage is currently open with some chain posts immediately in front of the property.

The Proposal

3. The application seeks permission for the erection of a part single, part two-storey single storey extension to the side elevation and a two-storey rear elevation. It also includes an extension to the existing basement.
4. The description had previously included the wording “raising the height of roof and chimney” and many of the objections refer to raising the height of the roof. However, this was an error and has been removed from the description as the proposal does not involve raising the height of the roof or chimney. It arose as in pre application discussions it was proposed to raise the height of the roof. Following officer’s advice however this element of the proposal was omitted, keeping the roof height as existing.

Impact upon the Conservation Area.

5. Walton Manor Conservation Area lies south of the North Oxford Victorian Suburb and north of Jericho and the Radcliffe Infirmary. The area considered here as Walton Manor is that to the south of Leckford Road that had assumed its street layout by 1850. The houses and plots are generally small and the area has a human scale, with an intricate pattern of narrow streets, retaining slopes that mark the former presence of gravel pits. The earlier houses date from the 1820s onwards and are built in terraces generally designed in the late Georgian vernacular manner, with divided sash windows and stucco or diaper brick front. The area is characterised generally by having it its own personal character and scale with a tight townscape.
6. Plantation Road has a singular character even within the Walton Manor conservation area. It has a very artisan urban-village feel that is enhanced by English cottage style gardens. The gaps between houses that reveal gardens and trees are an important feature.
7. Pre-application advice was sought by the applicant for two storey extensions to both side elevations, a two-storey rear extension, raising the roof height and an extension to the existing basement. The advice given by Officers at this stage was that an application along these lines would be unlikely to be considered unfavourably, failing to relate well to the original building and being potentially harmful to the character and appearance of the conservation area. The application as submitted has been revised accordingly following the pre-application advice.
8. The proposed two storey side extension as now proposed would be set well back from the street, and set down from the ridge height of the existing building. The single storey side extension would also be set well back and would have a lean-to roof. Officers consider that the side extensions being set back would help the front elevation of the building to maintain its quirky

characteristic presence within the street. Both side extensions would be constructed in matching materials with fenestration detail would match that of the existing building.

9. At the rear the existing veranda would be removed and the two storey rear extension would extend 3.4m from the existing kitchen elevation and 5.0m from the existing living room elevation which is currently set back from the kitchen elevation. It would take the form of two gable end sections with a recessed middle section. The fenestration at the rear would be more modern in appearance with larger windows and French doors. The rear elevation of the single storey side extension would be largely glazed.
10. The existing basement would be almost doubled in size. However, the basement extension would have no impact upon the character and appearance of the conservation area.
11. There have been a number of objections to the size of the extension and the infilling of the gaps to nos. 46 and 50 Plantation Road. 48 Plantation Road sits in unusually wide plot for the street. The size of the plot is also deep and can easily accommodate the proposal without feeling cramped. It is considered that although the gaps would be reduced between no. 48 and nos. 46 and 50 Plantation Road, there would be sufficient space left to retain a sense of space between the buildings and to allow views through to greenery and to glimpses of the rear of properties in St. Bernard's Road.
12. It is considered that the proposed extensions have responded well to the concerns raised by Officers at the pre-application stage, and now constitute an appropriate visual relationship with the existing dwelling. It would be constructed in matching materials and would appear as a sympathetic addition to the building. Officers consider that the proposal would not therefore harm the character and appearance of the conservation area.
13. Overall therefore the scale of the development is considered to be appropriate, and would retain space around the building. Indeed the extensions would not be visible in longer views from Plantation Road as they would be set well back. They would only come into view close to the building, and would appear as subservient additions.

Impact on Neighbouring Amenity

14. Development proposals are required to adequately safeguard the amenity of neighbouring occupiers to accord with policies CP1, CP10 of the Oxford Local Plan and policy HP14 of the Sites and Housing Plan.
15. The two main properties that could be affected by the proposed extensions would be no.46 and no.50 Plantation Road.
16. In terms of No.46, the two storey side extension is set back 3.9m from the boundary and would not cause a loss of light to the side windows of no.46 which are windows to non-habitable rooms, the hall and stairs. The two-

storey rear extension complies with the 45 degree guidance in that it does not breach the 45 degree line from No.46's side kitchen window or rear dining room. The rear of both nos. 46 and 48 are south facing and enjoy good levels of light. It is concluded therefore that the proposal would not cause any significant loss of light to rooms within no. 46, nor would the proposed facing extension be overbearing in terms of the outlook from the neighbouring property.

17. There are no side windows proposed and therefore, no opportunities for overlooking, in this regard privacy for no.46 is maintained.
18. With regard to No.50, the single storey side extension would be set 2.6m away from the common boundary by 2.5m. The proposal complies with the 45 degree guidance from no.50's rear nearest room which has full glazed doors. In this regard the proposal would not cause any significant loss of light to the rear ground floor room of no.50 Plantation Road.
19. Similarly, given the distance between the two storey rear extension and no.50, officers consider that there would be no loss of light, effect on outlook or be of an overbearing nature or overlooking issues.

Trees

20. The proposal would involve the loss of 3 trees along the eastern boundary of the site along the side of the house and in the rear garden. These are a crab tree, holly tree and hawthorn shown as T3, T4 and T5 on the plan submitted by Sylva Consultancy.
21. The proposal will have only a very modest adverse impact by partially obscuring the glimpsed view of the garden and removing an attractive flowering crab apple from view from the street. There are a couple of other trees to be removed in the rear but these are two laburnums and a plum tree and are of lesser importance in terms of the visual amenity of the conservation area.
22. The most important trees on the application site are those closest to Plantation Road and these are shown to be retained. These are the ornamental hawthorn and the Yew shown as T1 and T2 on the plan, which are shown to be retained, including an attractive Magnolia (T9) which would continue to provide value to conservation area. On balance officers consider that loss of the three trees is acceptable. A condition is recommended requiring a tree protection plan in order that the retained trees are not threatened.

Archaeology

23. This application is of interest because it lies within an area of the Summertown Radley 2nd gravel terrace which is known to encompass an extensive landscape of Middle Neolithic to Early Bronze Age funerary

monuments and subsequent landscape of dispersed Iron Age and Roman rural settlements with associated field systems and burials. A number of burials and finds of Roman and Post-medieval date have previously been recorded within a 100 radius of the site.

24. The proposed works to the basement are of a small scale and in line with the advice in National Planning Policy Framework a condition is recommended that an archaeological investigation should be undertaken to ensure that the development does not damage any elements of the historic environment.

Parking

25. The submitted drawings show the existing garage removed but 3 car parking spaces reprovided to serve this large house. Officers consider that the parking provision of a property of this size is adequate.

Conclusion:

The extensions have been carefully designed and in officers' view would not lead to any unreasonable impacts on the adjacent properties or on the character and appearance of the Conservation Area. The proposal conforms to the Council's standards and the presumption should be in favour of the grant of permission. Whilst the comments from neighbours have been carefully considered, they do not raise issues which should lead to sustainable harm being caused, or to justify the application being refused Planning permission.

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 officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 14/01235/FUL

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Date: 11th June 2014