

West Area Planning Committee

12 August 2014

Application Number: 14/01890/FUL

Decision Due by: 27th August 2014

Proposal: Erection of single storey rear extension at first floor level.

Site Address: 244 Abingdon Road, **Appendix 1**

Ward: Hinksey Park

Agent: Mr Robert Pope

Applicant: Mr A Hussain

Application called in – by Councillors Bob Price, Pat Kennedy, James Fry, Van Coulter, John Tanner and Saj Malik, for the following reasons; concerns of overdevelopment of the site and the impact on neighbouring amenities such that the application should be discussed by members.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is considered acceptable in design terms and will form an appropriate visual relationship to the main dwelling and the site context, whilst having respect to the character of the area. The proposal will not result in any significant detrimental impacts on neighbouring amenities currently enjoyed therefore the proposal is considered to comply with policies CP1 and CP8 of the Oxford Local Plan 2001-2016 and policies HP9 and HP14 of the Sites and Housing Development Plan Document.
- 2 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 three year time limit
- 2 Develop in accordance with approved plans
- 3 Materials used in the exterior to match those of the existing

Main Local Plan Policies: Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18- Urban design, town character, historic environment

Sites and Housing Plan

HP9- Design, Character and Context

HP14 - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

14/00065/INV- Alleged unauthorised rear extension- Case closed, no breach of planning control 19.2.14

Representations Received:

Third Parties:

Three neighbour comments have been received; with comments summarised below as,

- Object to effect on adjacent properties
- Effect on privacy
- Concerns over the height of the proposal
- Blocking of some sunlight
- Detrimental to livelihood (potential rents)
- Inaccurate drawings have been provided
- Over development of the site
- Not enough car parking spaces
- Increased flood risk as a result of the garden being covered.

Officers Assessment:

Site Description and Proposal

1. The application site comprises of mid terraced 'villa' style, three storey property situated on the west of Abingdon Road, south of Oxford City Centre. The property is set back from the road by a small front garden and benefits

form a rear garden which extends westward to meet with the boundary of the rear garden of number 1a Norreys Avenue.

2. The property has recently, and still is, undergoing substantive renovations involving internal and external alterations to bring the property up to modern living standards. As part of these works a 3m single storey rear extension was constructed sometime earlier in the year, under the allowances of Part 1, Class A of the General Permitted Development Order, as amended.
3. The application is seeking planning permission for the erection of a single storey rear extension, at first floor level, above the ground floor extension built under 'permitted development'.

Design:

4. The extension is proposed to extend from the existing rear wall of the first floor outrigger by 2m to include a bay window to match that as existing. The roof profile of the outrigger will be maintained and will result in a mono pitch roof decreasing from 6.5m from just below the original ridge sloping down to 4.7m at the eaves.
5. The bay window has been designed to replicate that of the existing and has the same proportions of the neighbouring window. The materials are proposed to match that of the existing in terms of the finish to the walls, roof and windows.
6. Policies CP1 and CP8 of the Oxford Local Plan 2001-20016 state that development proposals should respect the character and appearance of the area and use materials of a quality suitable and appropriate to the nature of the development and its sites and surroundings. Policy HP9 of the Sites and Housing Plan furthers this policy aim and states that permission will only be granted for development which responds to the overall character of the area where the layout and density of the scheme must also respect the site context.
7. Officers should make it clear that the existing single storey rear extension has been constructed under 'permitted development' and therefore is not included for consideration as part of this report's assessment. Neighbouring comments have been received objecting on the grounds of overdevelopment of the site and the covering of available amenity space potentially leading to flood risk; these comments can be given little weight as they relate to development undertaken under householder 'permitted development' rights.
8. In design terms the first floor extension is considered to form an appropriate visual relationship with the main dwelling which respects the character and appearance of the area by replicating the bay window style and maintaining the same palette of materials, as proposed. Officers consider that the proposal is appropriate to the site, layout and context and does not result in an overdevelopment of this already generously proportioned family size

dwelling. The proposal is therefore considered to accord to policies CP1 and CP8 of the Oxford Local Plan and policy HP 9 of the Sites and Housing Development Plan Document.

Impact on Neighbouring Amenities:

9. Policy HP 14 of the Sites and Housing Plan relates to both the protection and maintenance of privacy and neighbouring amenities for those of the present and also future occupiers of the site, in terms of any overlooking loss of privacy or potential loss of light.
10. Objections have been received on the grounds of concerns regarding the blocking of light reaching rooms in the neighbouring property and an effect on privacy. Officers have applied the 25/45 degree guide (as detailed in Appendix 7 of the Sites and Housing Plan) to this proposal which shows that the first floor extension will slightly clip the 45 degree line when taken in the horizontal plane, at the corner edge of the of the extension indicating that a limited level of loss of light to the adjacent room may be possible. However the formation of the bay window is such that glazing is on the side of the bay and level of light will be able to pass through it.
11. The orientation of the property is mostly west facing therefore the sun will pass over the property from front to back during the course of the daylight hours. The extension to the rear at first floor level will not result in any additional impact on any overshadowing or loss of light to the adjacent properties given this orientation as the rear gardens here will remain unaffected and still receive evening sunlight.
12. Officers do not consider that the proposal results in any detrimental impact any loss of privacy or amenity. No additional overlooking will occur as a result of this proposal as no additional windows are proposed and any views maintained will be those to the rear, down the garden, as previously existed. The cheeks to the bay window are glazed but will be of such a small size and at an angle which would make any direct overlooking into the neighbouring garden very difficult, if not impossible.
13. Having regard to the comments received during the consultation period of this application and the policy guidelines, officers consider that the proposal is not likely to result in any significant level of loss of light or any loss of privacy to the detriment of neighbouring amenities. The proposal is therefore considered to comply with policy HP14 of the Sites and Housing Plan.

Conclusion:

14. Officers consider that the proposal is acceptable in design terms and will form an appropriate visual relationship to the main dwelling and the site context,

whilst having respect to the character of the area. The proposal will not result in any significant detrimental impacts on neighbouring amenities currently enjoyed therefore the proposal is considered to comply with policies CP1 and CP8 of the Oxford Local Plan 2001-2016 and policies HP9 and HP14 of the Sites and Housing Development Plan Document. Officers therefore recommend that planning permission be approved subject to the conditions suggested at the header of this report.

Background Papers: None

Contact Officer: Hannah Wiseman

Extension: 2241

Date: 30th July 2014

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