

West Area Planning Committee

12 August 2014

Application Number: 14/01272/FUL

Decision Due by: 10 July 2014

Proposal: Demolition of existing rear extensions and erection of part single-storey, part two-storey rear extensions.

Site Address: 12, 13, 14 and 15 Bath Street, **Appendix 1**

Ward: St Clement's

Agent: Purcells

Applicant: St. Catherine's College

Application Called in- by Councillors Clack, Brown, O'Hara and Lygo.

Reason for call in: the extent of the renovation and redevelopment should be considered at Committee

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extensions are considered to be an appropriate form of development which relate well to the existing dwellings. The proposals are considered to preserve the character of the St Clement's and Iffley Road Conservation Area. The trees within the site can be adequately protected, and there is scope for Biodiversity improvements as part of the development. The proposal is therefore in accordance with the policies of the Oxford Local Plan 2001-2016, the Core Strategy and the Sites and Housing Plan.
- 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 Materials - matching
- 4 Landscape plan required
- 5 Landscape hard surface design - tree roots
- 6 Tree Protection Plan (TPP) 1
- 7 Arboricultural Method Statement (AMS) 1
- 8 Biodiversity
- 9 Flooding

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP10** - Siting Development to Meet Functional Needs
- HS19** - Privacy & Amenity
- HE7** - Conservation Areas
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees

Core Strategy

- CS18** - Urban design, town character, historic environment
- CS11** - Flooding
- CS12** - Biodiversity

Sites and Housing Plan

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

Other Material Considerations:

National Planning Policy Framework

The application site falls within the St. Clement's and Iffley Road Conservation Area.

Relevant Site History:

None

Representations Received:

24 Boulter Street: Objects due to effect on the adjoining properties, effect on the character of the area, effect on privacy. There are trees on the site contrary to what is stated on the application form, these are visible from Boulter Street, are part of the landscape and are home to birds and other wildlife. They provide a degree of privacy. I hope the Planning Committee will demand an explicit statement that all these trees will be retained. Concerned that St Catherine's is redeveloping these properties to sell on the open market.

Statutory and Internal Consultees:

Oxford Civic Society:

This extension and development of a terrace of houses by St Catherine's College involves first floor extensions with windows looking to the gardens. In the existing site plan there are 6 trees, which provide privacy for neighbours in the terraced houses and gardens in the next street; these also exist, faintly, in the proposed plan, but we urge certainty before the application is approved that the all these trees will be retained.

Highways Authority

No Objection

Oxfordshire County Council Environmental Services

All extensions / developments which increase the size of the hard areas must be drained using SUDs methods, including porous pavements to decrease the run off to public surface water sewers and thus reduce flooding. You should carry out soakage tests to prove the effectiveness of soakaways or filter trenches.

Determining Issues:

- External appearance
- Effect on the Conservation Area
- Trees and Biodiversity
- Flooding

Officers Assessment:

Site Description and Proposal

1. The application is seeking planning permission for the demolition of the existing single storey extensions and first floor original outriggers and replacement with part single and part two storey extensions at the rear of 12, 13, 14 and 14 Bath Street. The site is a row of terraced houses situated at the northern end of Bath Street between the Bath Street Mosque and St Catherine's House, which is purpose-built student accommodation. The grounds of St Catherine's House extend to the rear of the gardens of 13-15 Bath Street, and are between the rear gardens of Boulter Street and the site. The site is within the St Clement's and Iffley Road Conservation Area.
2. The terrace is a row of individual houses owned by St Catherine's College. The application is part of a scheme to refurbish the properties which are occupied as individual houses. The existing single storey extensions are 5.7 metres in depth, and 2.5 metres wide. The proposed single storey extensions are 3.9 metres in depth and will extend across the width of each house, with a glazed roof over the single storey element. The first floor outriggers are 2.8 metres in depth and 2.4 metres wide. The proposed first floor extensions will be 3.85 metres in depth and 2.1 metres wide. The resulting houses will have two bedrooms, a bathroom relocated to the first floor, and on the ground floor a larger kitchen, dining

and living space. In addition it is proposed to steam clean the front of the building to remove the masonry paint, repoint as necessary and repair stone window sills. The refurbished houses will be used in accordance with the long standing residential use, which is typically for visiting fellows and academic staff. There will not be any change of use involved as a result of this extension.

External Appearance

3. Policy CP1 of the Local Plan and Policy CS18 of the Core Strategy require new development to show a high standard of design. The application is proposing to treat the four houses as one entity, as originally built, so that a comprehensive scheme can be achieved. The proposed extensions are considered to be well designed and relate well to the original buildings in terms of design, scale and bulk. The ground floor extensions do not extend as far as the existing extensions to the building, and there is only a 1.05 metre extension beyond the existing at first floor level. It is proposed to use materials which match the existing houses, such as slate on the roof, and to use dark buff bricks to match the existing house. The application is considered to comply with the policies which seek to ensure development is of a high quality.

Effect on the Conservation Area

4. The site is situated within the St Clement's and Iffley road Conservation Area. Policy HE7 of the Local Plan and CS18 of the Core Strategy seek to ensure development is well related to its historic environment and policy HE7 only permits development which "*preserves or enhances the special character and appearance of the conservation area or their setting.*" The proposed extensions are situated at the rear of the houses, and cannot be seen from public views. The proposed extensions as discussed above is considered to be well related to the existing houses and are therefore considered to preserve the character of this part of the Conservation Area. The removal of external masonry paint to the street frontage and restoration of the original brickwork is welcomed.

Trees and Biodiversity

5. There are trees within the application site. Public representations have been made raising concerns about the trees and requesting their retention. A tree survey has been submitted with the application. Policies NE15 and NE16 of the Local Plan seek to ensure that any loss of trees will not have an adverse impact on public amenity. The survey has been examined by the Planning Service's Tree Officer who concluded that the trees to be removed are of low quality and value, the removal of which will not have a significant harmful effect on public amenity in the area. It is proposed to remove 3 apple trees, 1 Tree of Heaven, 1 cypress, 1 tree cotoneaster, 1 ash, 1 juniper, 1 goat willow and 1 white flowering cherry. It is proposed to retain 1 dawn redwood, 1 whitebeam, 2 birch, 1 cherry, 3 cypress and 1 ginkgo. The trees which it is proposed to retain can be protected during construction by the imposition conditions accordingly.
6. Moreover the NPPF seeks to provide a net enhancement to biodiversity

through sustainable development where appropriate whilst, policy CS12 of the Core Strategy indicates that *“opportunities will be taken (including through planning conditions or obligations) to: ensure the inclusion of features beneficial to biodiversity within new developments throughout Oxford.”* In this instance an appropriate provision would be 1 integrated bat roosting tube in the southern aspect of each new extension. Again a condition can be imposed to the permission to achieve this outcome, and to accord with the Core Strategy policy.

Flooding

7. The site is situated within a Flood Zone. 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 that flood proofing of the development has been incorporated. The incorporation of these flood prevention measures ensures that the proposal complies with policy CS11 of the Core Strategy. In addition the Local Drainage Authority has suggested that drainage from the development be compatible with the principles of Sustainable Urban Drainage Systems (SUDS) to attenuate the run-off of rain water. It is considered reasonable for any grant of planning permission to be conditional on SUDS compliant drainage in order to reduce the rate of run off and the risk of flooding in accordance with Policy CS11 of the Core Strategy.

Conclusion

8. The proposed extensions are considered to be of an appropriate design and scale, which will preserve the appearance and character of the St Clement's and Iffley road Conservation Area. The trees which are proposed to retain within the site can be protected through the construction of the development. The scheme incorporates measures to reduce the risk of flooding, and a condition requiring the development to be compliant with the principles of SUDs to reduce the risk of run-off contributing to flooding is being added. The proposal is therefore considered to comply with the relevant policies as detailed above. The application is therefore recommended for approval.

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

Background Papers: 14/01272/FUL

Contact Officer: Sian Cutts

Extension: 2186

Date: 31 July 2014