

East Area Planning Committee

14th May 2015

Application Number: 15/00732/CT3

Decision Due by: 30th April 2015

Proposal: Erection of single storey rear extension.

Site Address: 3 Sawpit Road Oxford. Site plan at **Appendix 1**

Ward: Blackbird Leys Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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

Main Local Plan 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

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
Planning Practice Guidance

Relevant Site History:

57/06434/A_H - Outline application for housing and ancillary purposes including the stopping up of part of Long Lane and Sandy Lane. PER 8th October 1957.

58/07346/A_H - 40 houses in pairs and terraces. PER 23rd September 1958.

60/10081/A_H - Development of road and sewers layout. PER 8th November 1960.

Representations Received:

32 Sawpit Road: hours of work? Is there weekend building? Is extension at left of existing building?

Statutory and Internal Consultees:

No comments received

Issues:

Design
Residential Amenity

Officers Assessment:

Site Description

1. The application site comprises a 1960's mid terrace residential property on the eastern side of Sawpit Road within Blackbird Leys. The property is faced in red brick under a concrete tiled roof at the front and pebble dashed render at the rear.

Proposal

2. The application is seeking permission for a single storey flat roofed rear extension.

Assessment

Design

3. Policy CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and Policies CP1 and CP8 of the adopted Oxford Local Plan combine to require that planning permission will only be granted for development which shows a high standard of design, that respects the character and appearance of an area and uses materials appropriate to the site and surroundings.
4. The proposed extension is 6.7m long 4.6m wide and 2.65m high and is set 2.8m away from the boundary with No. 1 Sawpit Road and 300mm away from the boundary with No. 5 Sawpit Road. The materials proposed are to match the existing property; a condition will be added to ensure this. The proposed extension is considered to be in keeping with the existing building in terms of its design and use of materials.

Residential Amenity

5. HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes.
6. With respect to No. 1 Sawpit Road the proposal does not breach the 24/25 degree code of practice in terms of sunlight/daylight and it is set far enough away from the common boundary so as not to be overbearing or create a sense of enclosure.
7. With regards to No. 5 Sawpit Road the proposal just clips the 45/25 degree code of practice when taken from the conservatory. However the proposed extension is to the north of No. 5 and there is 1.8m high fence along the common boundary therefore the impact will be minimal. The proposed extension is quite long however it is relatively low with a flat roof and set 300mm away from the boundary. Therefore its impact on No. 5 is considered to be harmful enough to warrant refusing the application.

Conclusion:

8. Members are recommended to approve the proposal.

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:

Contact Officer: Lisa Green

Extension: 2614

Date: 29th April 2015