

West Area Planning Committee

-11th August 2015

Application Number: i) 15/01652/FUL
ii) 15/01653/LBC

Decision Due by: 27th July 2015

Proposal: i) 15/01652/FUL
Demolition and erection of rear garage and boundary wall.
Erection of part single, part two storey rear extensions.
Alterations to windows and doors. Provision of landscaping.

ii) 15/01653/LBC
Removal of existing garage and rear boundary wall. New
garage and rear boundary wall. External and internal
extensions and alterations to existing dwellings.

Site Address: 46 St John Street **Appendix 1.**

Ward: Carfax Ward

Agent: Mr TIM SMISSEN

Applicant: SJS AM LTD

Application Called in – by Councillor Hollingsworth supported by Cllrs Turner,
van Nooijen and Brown

for the following reasons –
the size of the proposed extension and its impact
on the conservation area, neighbouring properties
and in particular the landscaping's visual impact on
the area.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is acceptable in design terms and would not result in an unacceptable level of harm to the amenities of the neighbouring property or to the character and appearance of the conservation area. The proposal complies with the relevant policies of the development 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:-

i) 15/01652/FUL

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 materials as specified
- 4 SUDs
- 5 Tree protection plan/ arboricultural method statement
- 6 Landscape plan required
- 7 Garage doors details

ii) 15/01653/LBC

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Window repair schedule
- 4 Schedule of repair and retention of existing doors (consent not extending to removal of existing historic doors)
- 5 Section drawings for new windows and doors.
- 6 Sample panel of brickwork, including brick, bond, and mortar finish for extensions and garden walls.
- 7 Sample of slate and ridge tiles
- 8 Details of garage door
- 9 Details of new fire places
- 10 Details/ sample of proposed stone cleaning
- 11 Details of flue/vent/SVP locations
- 12 Details of heating system- boiler and related flues, plus radiator locations/ pipe runs
- 13 Details of rooflights (flush fitting)
- 14 Details of rainwater goods
- 15 Making good of internal surfaces in materials to match
- 16 Tree survey drawing 14014 SU10 can not be approved as this shows proposed demolition of the chimney breast in the ground floor reception room.

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
- HE3** - Listed Buildings and Their Setting
- HE7** - Conservation Areas

Core Strategy

- CS18_** - Urban design, town character, historic env

Sites and Housing Plan

- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight
- HP13_** - Outdoor Space
- MP1** - Model Policy

Other Material Considerations:

- National Planning Policy Framework
- The applications fall within the Central Conservation Area. The development is affecting a Grade II Listed Building.
- Planning Practice Guidance

Relevant Site History:

- 14/01534/LBC - External alterations to demolish existing rear garage and rebuild garden wall. Internal alterations to replace existing secondary glazing, panelling and cornicing. Replacement of dormer window. Cleaning of facade.. PER 14th August 2014.
- 14/01713/FUL - Demolition of existing garage and rear boundary wall. Erection of rear boundary wall.. PER 1st September 2014.
- 14/01714/CAT - Fell 1No Cherry tree in the Central conservation area.. RNO 23rd July 2014.
- 14/01713/CND - Details submitted in compliance with conditions 4 (Tree Protection Plan), 5 (Arboricultural Method Statement) and 6 (Party Wall) of planning permission 14/01713/FUL. PER 20th February 2015.
- 14/01534/CND - Details submitted in compliance with conditions 7 (soil and vent stacks), 12 (Tree Protection Plan), 13 (Arboricultural Method Statement) and 14 (party wall) of planning permission 14/01534/LBC. PER 20th February 2015.
- 15/00627/FUL - Demolition and erection of rear garage and boundary wall. Erection of part single, part two storey rear extensions. Alterations to windows and doors. Provision of landscaping. (Amended plans). WDN 17th April 2015.
- 15/00628/LBC - Removal of existing garage and boundary wall. Erection of new garage and boundary wall. External and internal alterations to Listed Building. (Amended plans). WDN 17th April 2015.

- 14/01534/CND2 - Details submitted in compliance with condition 1 (Commencement of works LB/CAC consent) of listed building consent 14/01534/LBC. PCO .
- 15/01652/FUL - Demolition and erection of rear garage and boundary wall. Erection of part single, part two storey rear extensions. Alterations to windows and doors. Provision of landscaping.. PDE .
- 15/01653/LBC - Removal of existing garage and rear boundary wall. New garage and rear boundary wall. External and internal extensions and alterations to existing dwellings.. PCO .

Representations Received:

No 45: Objections have been raised on grounds of discrepancies in the plans and loss of light.

Furthermore there have been concerns around boundary related issues.

Statutory and Other Consultees:

Tree officer: no objection, details on landscape and arboricultural method statement to be conditioned.

Oxford Civic Society: - commented on the choice of material and colour for the garage door, and the need for it to be sympathetic and request for 2nd Floor window, north facing, to be glazed.

St John Street Area Residents Association: No objection if concerns are met by Conditions for a replacement tree, appropriate drainage and surface water run-off, glazing to 2nd floor north facing window, details for garage door and details around construction management and construction access.

Planning Issues:

- Design
- Neighbour Impact
- Other Issues

Listed Building & Heritage Issues:

- Preserving historic fabric and character of the listed building
- Impact on character of the conservation area

Sustainability:

This proposal aims to make the best use of urban land and recognises the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area, and bringing a derelict building back into use while restoring a grade-II listed building in the conservation area.

Officers Assessment:

Site

1. The application relates to a grade-II listed building within the Central (City & University) conservation area. It is an end of terrace property located on the corner plot of St John Street and Beaumont Buildings.
2. The original property was constructed in the 1820s, and has been subject to a number of alterations and additions over time. These are clearly readable through the external elevations, and the internal floor plan. It is stone fronted to St John Street, but the side elevations and rear extensions are brick. It has a mansard slate roof. It retains many historic windows. Internally its floor plan remains substantially intact, with a number of historic doors remaining, and a historic staircase rising through the house.

Proposal

3. This application seeks planning permission for the removal of the existing garage and rear boundary wall and the replacement of a new garage and rear boundary wall as well as part single part two storey rear extensions and alterations to windows and doors.
4. It seeks listed building consent for the above works, as well as alterations to the internal layout, and some repairs and alterations to historic fabric of the building.

Planning Considerations

Design

5. 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.
6. Due to the listed properties history of extensions and location a sensitive design has been proposed with revised plans. The ground floor rear extension is proposed in a squared off manner that matches the previous extensions. A pitched roof is proposed which will make the extension fit in and look more comfortable than the existing staggered roof appearance. Another small section is proposed to the rear, at the boundary with 45 St John Street to be extended to infill which would protrude 1.1 metres from the rear wall of the existing building, which would be flanked by the boundary wall. There would be a small extension on the first floor towards the boundary with no 45. This is above the small ground floor extension. It is considered that the proposal will enhance the rear view of the property, which is currently somewhat cluttered by staggered edges and pipework.
7. The second floor sees the exterior wall facing 45 St John Street rebuilt with a new window in a similar position as an existing window. It is also proposed to replace the existing inadequate garage with a new garage; the garage would be moved towards the boundary. A pitched roof is proposed in line with

neighbouring garages. There would also be a small sheltered area for bin and bike storage.

8. The landscape proposal is for a formal garden with soft landscaping towards the boundaries and a new planted tree in place of a previously removed cherry tree and paving, which SUDs conformity will be conditioned. The southern boundary wall facing Beaumont place will be fully restored and a missing brick section replaced. Matching materials are considered acceptable and details for the garage door in terms of material and colour will be conditioned to ensure sympathetic development.
9. The proposal is considered acceptable in design terms and is deemed to enhance the character and setting of the listed building as well as the conservation area. The exterior of the property will be restored and its appearance will be more orderly and more formalised as well as landscaping and boundary treatment will help the plot and dwelling to appear more comfortable in this sensitive location. The proposal therefore accords with policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan, HP9 of the Sites and Housing Plan and CS18 of the Core Strategy.

Neighbour Impact

10. 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.
11. There is only one adjacent building, no 45 to the north of the application site, which is part of the listed terrace. The proposed extensions are marked out in the plans to comply with the 45 degree rule, and concerns have been raised that there may be some inaccuracies.
12. Officers have considered the impact of the existing situation and the proposals on the neighbouring property. It would appear that the 45 degree rule has been applied correctly, and the plans been drawn in accordance with the existing situation. Moreover it is considered that the proposal will only minimally change the situation, as the proposed extension has been carefully sited. No 45 would have had the existing outlook for a long time as the existing alterations and extension have been in place for many years. The proposed alteration does not materially change the built form or worsen the existing situation.
13. The plans show a new window on the second floor facing north towards no 45 required to give additional light. . It is considered acceptable, as there has been a window in this location for some time and the view is not considered to be in breach of the neighbours' privacy. If necessary it could be obscure glazed.
14. The proposal is considered to have carefully addressed the neighbouring light and privacy issues and is on balance acceptable and in accordance with

policy and HP14 of the Sites and Housing Plan.

Other Issues

15. Concerns have been raised about construction management and site access. There have been no comments from the highways authority. The proposal is for householder extension of a small scale in an area that has dual access through Beaumont Buildings and Beaumont Place. And therefore no conditions for these matters are proposed.
16. Further concerns have been raised in terms of landscaping, trees and drainage, which have been addressed with conditions to ensure an appropriate development.

Conservation Considerations

Background:

17. The property was recently subject of previous applications which were withdrawn (15/00627/FUL and 15/00628/LBC), and a number of points were discussed with the applicant's agent in preparation of these current proposals. Many of the previous concerns raised have been addressed, and the revised proposals are now considered acceptable, subject to conditions.

Proposal Overview:

18. It is proposed to demolish some of the rear/side extensions and rebuild to provide improved access to upper floor rooms, and also to provide some extension at ground floor to provide WC facilities. It is proposed to demolish the existing single storey extension to create a larger kitchen space. There are some internal alterations proposed, and some unacceptable elements previously proposed, such as removing a substantial chimney breast has been omitted from this revised application. It is proposed to demolish the existing garage and build a replacement, and the design of this had been negotiated following previous local objections.

Policy Considerations:

19. Under the NPPF, Local Planning Authorities have a duty to have special regard to the preservation or enhancement of designated heritage assets (e.g. listed buildings and conservation areas).
20. Policy CP1 of the Oxford Local Plan states that planning permission will only be granted for development that shows a high standard of design that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings.
21. Policy HE3 of the Oxford Local Plan requires alterations to listed buildings to be sympathetic to and respect its history, character and setting, is of appropriate scale and location, and uses appropriate materials. Policy HE7 states that planning permission will only be granted for development that preserves or enhances the special character and appearance of conservation areas and their settings, and policy CS18 of the Core Strategy emphasizes the importance of good urban design that contributes towards the provision of

an attractive public realm.

Comments on proposals:

Internal:

22. It is proposed to replace some historic doors for new doors, but this has not been justified, and is not considered acceptable. A revised schedule of doors will be required, which retains historic doors in their existing locations. The proposal now retains the chimney breast to the ground floor reception room- this is an improvement on the previous application which proposed its removal. Details will be needed of the style of new fireplace it is intended to install on chimney breasts that do not currently have fireplaces. Where historic fireplaces exist, these should remain.
23. The installation of a bathroom in a current 1st floor bedroom is considered acceptable, subject to suitable drainage / ventilation / extract locations. The reconfiguration of the bathroom at 2nd floor does not impact on the historic significance of the building and is considered acceptable, again, subject to suitable locations of services. To the third floor, it is proposed to install a W/C and sink in the existing cupboard on the landing. Subject to suitable servicing routes/ locations, this is also considered acceptable. It would not be acceptable to have any flues/ extracts/ pipework etc on principle elevations.
24. Any making good/ repairs to internal surfaces following the proposed works should be in traditional materials to match the existing.

Extensions:

25. The ground floor extension for a W/C is considered acceptable (although it is noted there may be some party-wall issues the applicant will need to resolve in order to implement this). The existing single story rear extension does contribute to the overall character of the building, and tells part of its story of changes over time, however, it is considered that in this case its significance is not such as to prevent its demolition. The Beaumont Place elevation will remain, and the rebuilt section will only be slightly larger than existing, so with suitable materials and detailing, it will preserve the character of the listed building. The addition of 2 rooflights is not ideal, as these disrupt the simple nature of the roofline. It would be preferable for these to be omitted, but if they are to be approved, they should be conditioned to be of a traditional conservation type, and flush-fitting to the slate.
26. It is proposed to demolish some of the existing small side/rear extensions at first and second floor. Again these additions tell part of the story of the development of the building, but the proposal will maintain much of the character of the building, and improves access to these floors. It should, if appropriately detailed, also address the existing range of drainage pipes, which should help enhance the appearance of this area.

External:

27. It is proposed to clean the front elevation of the building, and this has previously been approved subject to conditions to assess the extent and method of proposed cleaning, and such conditions should also be applied to this application. It is also proposed to retain and refurbish most of the existing historic windows, but details (including section drawings etc.) of any new / replacement windows will be required.
28. The existing garage is mid-20th century, and is not considered to be of significant historic interest, and does not contribute to the character of the conservation area. As such there is no objection to its demolition (and this has previously been accepted). The principle of a replacement garage is considered acceptable, and the design has been subject of negotiation. The proposed pitched roof design is considered in keeping with the character of the area, and acceptable subject to suitable materials and finish, which should be controlled by condition. Traditional timber doors would be preferable to a modern garage door, to be in keeping with the character of the listed building, and the street scene.
29. It is now proposed to retain much of the existing external garden walls, at their current height and design, and the area of new walling to replace current fencing should be detailed in materials to match the existing. Details of the proposed new rainwater goods will be required.

Other:

30. No details of any proposed heating system has been provided, and locations/routes for pipework etc for radiators may need careful consideration to avoid damage to floorboards and other historic fabric. The location of any boiler and related flues would also need careful consideration, and details providing of this.
31. Overall the applicant has addressed a number of previously raised concerns, and on balance the alterations now proposed are considered acceptable, and it is recommended that the application is approved, subject to conditions:

Conclusion:

Approve, subject to conditions.

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:

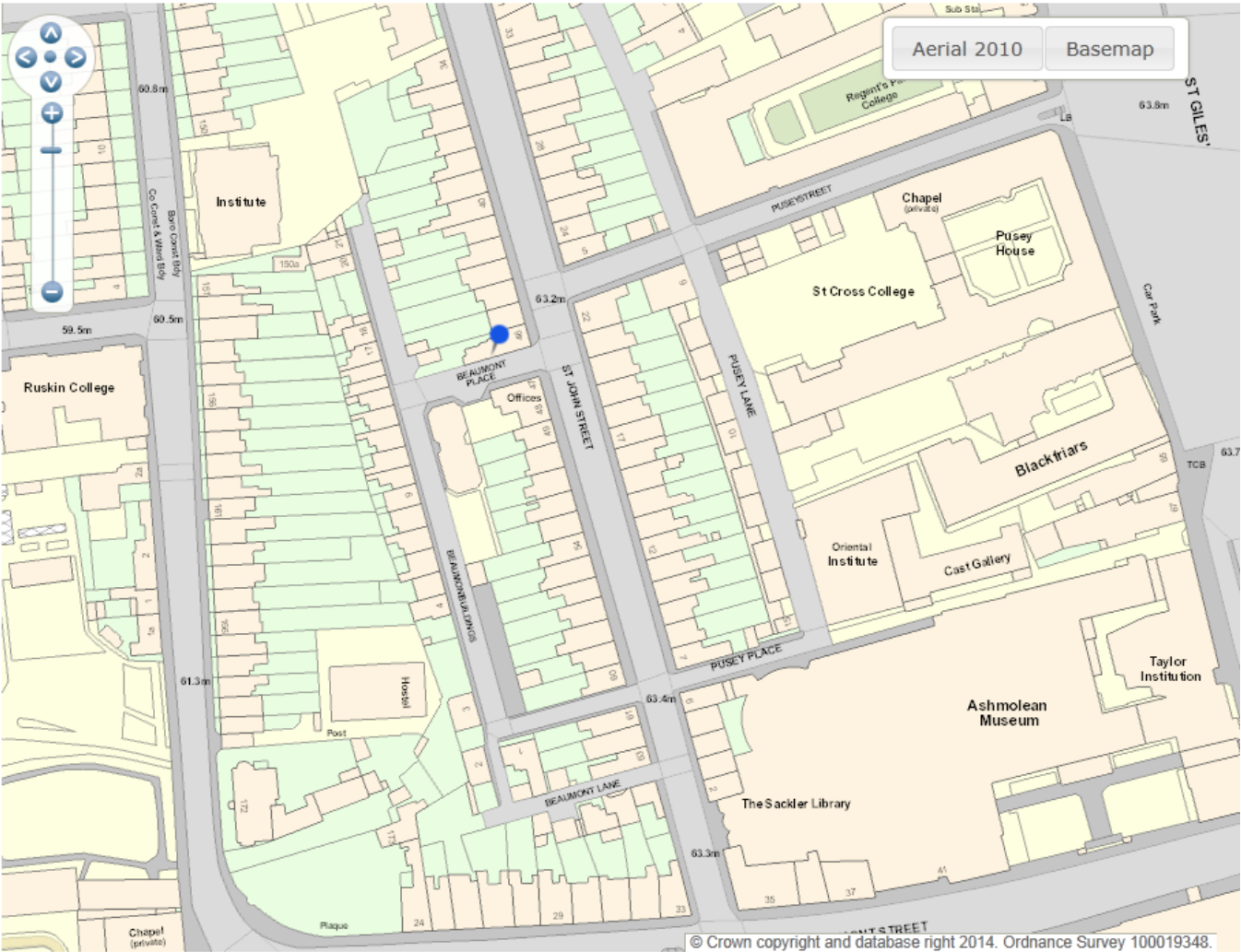
Contact Officer: Tobias Fett & Charlotte Reynolds

Extension: 2241

Date: 23rd July 2015

Appendix 1

Site Location



Disclaimer

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