

East Area Planning Committee - 4th November 2015

Application Number: 15/02761/FUL

Decision Due by: 13th November 2015

Proposal: Erection of a single storey side and rear extension.

Site Address: 28 Merewood Avenue, **Appendix 1**

Ward: Barton And Sandhills Ward

Agent: Mr Robin Akers

Applicant: Mr Naveed Ramzan

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extension and alterations are acceptable in design terms and would not cause unacceptable levels of harm to the amenities of the neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan, HP9 and HP14 of the Sites and Housing Plan and CS18 of the Core Strategy.
- 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching

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

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

78/00731/SON_H - Single storey extension at rear to form enlarged kitchen.. PDV 6th December 1978.

80/00551/SON - Erection of a detached garage.. PER 17th September 1980.

83/00455/SON - First floor extension over existing kitchen to form bedroom and bathroom. PER 31st January 1984.

12/00382/FUL - Erection of outbuilding to rear (retrospective).. PER 13th June 2012.

12/00940/FUL - Erection of two storey side and rear extension. WDN 23rd April 2012.

12/01452/FUL - Erection of part single storey, part two storey, side and rear extension. WDN 13th August 2012.

12/00382/CND - Details submitted in compliance with condition 1 of planning permission 12/00382/FUL. PER 10th August 2012.

15/01838/CPU - Application to certify that the formation of 1no. rear dormer in association with loft conversion is lawful. PER 17th July 2015.

Representations Received:

No comments received.

Statutory Consultees:

No comments received

Issues:

Design

Residential Amenity

Officers Assessment:

Site Location and Description:

1. 28 Merewood Avenue is a two storey semi-detached property set within the Sandhills area of Oxford to the East of the City Centre. The property has been previously extended within a two storey extension to the rear.
2. The application is to be considered by East Area Planning Committee as the applicant is an employee of Oxford City Council.

Proposal

3. This application relates to the erection of a single storey side and rear wrap around extension.

Design:

4. The proposed flat roof extension wraps comfortably around the original side elevation of the dwellinghouse and the existing two storey extension to the rear and is set back from the principle elevation. Whilst the extension amounts to substantial additions to the property it is recognised that extensions of this size are not uncommon in this area and is smaller than those at the adjoining property, 30 Merewood Avenue. The extension is to be constructed of materials to match the host dwellinghouse which will also be controlled by condition. The proposal is therefore considered to form an appropriate visual relationship with the surrounding area. The proposal has also been kept to single storey in height, unlike previous proposals on the site. This is considered essential due to the close proximity to the two storey side extension at 26 Merewood Avenue in order to prevent a terracing effect in the streetscene.
5. The proposal is therefore considered to comply with policies CP1, CP6 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity:

6. The proposed extension complies with 45 degree guidelines from the light sources to the windows of nearest habitable rooms of adjoining properties at 26 and 30 Merewood Avenue. This includes the rear facing windows to both properties and the side facing window of 26 Merewood Avenue. Due to this the proposal is not considered to have an overbearing impact or cause a detrimental loss of light to the neighbouring occupiers. With the exception of the rooflights the proposed fenestration in the extension faces the rear garden and is sited a generous distance from properties at the rear so therefore does not create issues of overlooking.
7. The proposal is therefore considered to comply with policies CP10 of the Local Plan and HP14 of the Sites and Housing Plan.

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

Background Papers:

15/02761/FUL

Contact Officer: Sarah Orchard

Date: 26th October 2015