

**West Area Planning Committee**

**8 June 2011**

**Application Number:** 11/00839/FUL

**Decision Due by:** 18 May 2011

**Proposal:** Part single storey, part two storey, side extension.

**Site Address:** 21 Norham Road Oxford [Appendix 1]

**Ward:** North Ward

**Agent:** Riach Architects

**Applicant:** Mr And Mrs T Flynn

Application called in by Councillors Brundin, McCready, Campbell and Armitage on grounds of overdevelopment and inappropriate design, harmful to the character of the Conservation Area.

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## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal forms an appropriate visual relationship with the existing dwelling and its surroundings and would preserve the special character and appearance of the North Oxford Victorian Suburb Conservation Area. The proposal would not adversely impact upon the amenities enjoyed by neighbouring occupiers and no objections have been received from them. It is therefore considered to accord with adopted policies contained within the Oxford Local Plan 2001 - 2016 and the Core Strategy 2026.
- 2 Letters of objection have been received from Oxford Civic Society and The Victorian Group of the Oxfordshire Architectural and Historical Society and the comments made have been carefully considered. However officers have concluded that the proposed extension would not be harmful to the character of the area and that a refusal of planning permission cannot reasonably be justified.
- 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 Samples in Conservation Area
- 4 Archaeology - Implementation of programme

### **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  
**CP9** - Creating Successful New Places  
**CP10** - Siting Development to Meet Functional Needs  
**HE7** - Conservation Areas  
**TR4** - Pedestrian & Cycle Facilities  
**HS19** - Privacy & Amenity  
**HS21** - Private Open Space

#### **Core Strategy**

**CS2\_** - Previously developed and greenfield land  
**CS18\_** - Urban design, townscape character and historic environment

#### **Other Material Considerations:**

This application is in or affecting the North Oxford Victorian Suburb Conservation Area.

PPS1 – Delivering Sustainable Development  
PPS5 – Planning for Historic Environment

#### **Relevant Site History:**

##### 10/01485/FUL

Change of use from student accommodation to single family dwelling including erection of lower ground floor, rear extension and associated works to frontage.

Approved

##### 11/00377/FUL

Erection of single storey, lower ground floor, rear extension including creation of basement and works to frontage. Addition of rooflights and PV panels to roof

Approved

## **Representations Received:**

None

## **Statutory and Internal Consultees:**

Oxford Architectural And Historic Society Victorian Group, Oxford Preservation Trust, North Oxford Association, Norham Manor Residents Association, Internal - Conservation - Archaeology, Oxford Civic Society, Highways And Traffic, Park Town Residents' Association, Park Town Trustees, Park Town Trustees.

### Oxfordshire County Council as Local Highway Authority

No objections

### Oxford Civic Society

The proposed treatment of the front would not be sensitive to the character of the house in its setting in the Conservation Area. For instance the original window with arched design should be retained. Timber cladding proposed for the lower part of the front wall would not be in keeping with, nor worth of the house.

### The Victorian Group of the Oxfordshire Architectural and Historical Society

Objection. The existing side extension is narrow and has minimal effect on the gap between the house and its neighbour. The proposed replacement is more than twice as wide and goes right up to the boundary wall. It would substantially reduce the gap and if the neighbours were to build a matching extension, the gap would disappear.

The proposed extension would throw out the proportions of the house and would appear very ugly.

The original window should be re-used if permission is granted.

## **Issues:**

- Form and appearance
- Impact in the Conservation Area
- Impact on neighbours

## **Sustainability:**

The site lies in a sustainable location within easy access of shops, services and public transport links and the proposal would constitute a sustainable form of development in that it would make more efficient use of an existing residential plot.

## **Officers Assessment:**

### Site location and description

1. The site lies on the north side of Norham Road and comprises a

substantial, brick built semi-detached property that is laid out over 4 floors. The front garden is primarily hard surfaced and the rear garden is laid to lawn with a number of small fruit trees and shrubs. The site backs onto Park Town and lies within the North Oxford Victorian Suburb Conservation Area.

2. The property has been used as student accommodation for a number of years but this use has now ceased following the grant of planning permission for a change of use to a single family dwelling in 2010.

### The Proposal

3. The application seeks planning permission for the removal of the existing side extension, which is not an original feature of the property and the erection of a part single storey, part two storey side extension to provide 'garage' space at lower ground floor level for general storage and cycle parking and a washroom and cloakroom at upper ground floor level.
4. The new extension would be erected using matching facing bricks and natural slates and would incorporate timber doors to the front elevation. A new, timber, sash window is proposed to be inserted in the front elevation fronting onto Norham Road and a new conservation style rooflight is proposed on the side elevation facing towards number 22 Norham Road.
5. The proposed extension would have a width of 3 metres, an eaves height of 3 metres and a maximum roof height of 6.7 metres which is approximately 1 metre higher than the existing extension; however the roof would be steeply pitched away from the site boundary where it would have a height of only 3.4 metres.

### Form and appearance

6. Policy CP1 of the Oxford Local Plan states that planning permission will only be granted for developments that show a high standard of design, that respect the character and appearance of the area and use materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 suggests that the siting, massing and design of any new development should create an acceptable visual relationship with the form, grain, scale, materials and detailing of the surrounding area.
7. The application has been the subject of pre-application discussions between the agent and officers when it was suggested that the overall size and mass of the proposed extension was likely to be acceptable but that alternative materials to brick should be considered in order to 'lighten' the appearance of the extension. As a result of these discussions, the application includes the use of a limited amount of timber boarding on the front elevation.
8. The proposal would form a subservient addition to the main house and officers take the view that it would appear simple and traditional in form.

The proposed sash window is considered to be acceptable and in keeping with the fenestration details on the main house. The use of matching brick and slates, together with a small element of timber boarding, will ensure that the proposed extension appears in keeping with the character of the main dwelling.

### Impact in the Conservation Area

9. The site lies within the North Oxford Victorian Suburb Conservation Area and legislation requires that all new development in conservation areas preserves or enhances the special character and appearance of the area. This is reflected in policy HE7 of the Oxford Local Plan.
10. PPS5 – Planning for the Historic Environment, reaffirms the Government’s commitment to the conservation of its heritage assets. These are defined as *“a building, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment”*.
11. The proposed extension will be visible from Norham Road. However officers are satisfied that the proposed extension would appear as an appropriate and subservient addition to the main house that would preserve the special character of the North Oxford Victorian Suburb Conservation Area.
12. Concerns have been raised that the proposal would erode the gap between numbers 21 and 22 Norham Road which currently allows views through to the rear gardens of the properties. Whilst the new extension would extend up to the joint boundary with number 22 Norham Road, there would remain a substantial gap between the two properties at their upper levels. Officers take the view that this would still enable views through to the rear gardens which would maintain the spacious character of this part of the conservation area.

### Impact on neighbours

13. Policy HS19 of the Oxford Local Plan states that planning permission will only be granted for development that adequately provides both for the protection and/or creation of the privacy or amenity of the occupiers of the proposed and existing residential, neighbouring properties.
14. In this case, the only property affected by the proposal is number 22 Norham Road. The new extension would be sited 2.1 metres away from the side wall of this dwelling which has a small window and door that serve a utility room. As this does not constitute a habitable room, there is no issue as regards loss of light and outlook. However the new extension would slope away from number 22 and there would be no adverse effect on the utility room window. No objections have been received from the occupiers of this property.

**Conclusion:**

15. The proposal forms an appropriate visual relationship with the existing dwelling and its surroundings and would preserve the special character and appearance of the North Oxford Victorian Suburb Conservation Area. No objections have been received from third parties and it is therefore considered that the proposal accords with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Core Strategy 2026.

**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**

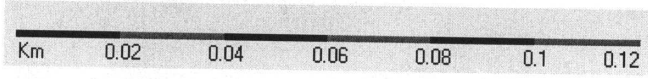
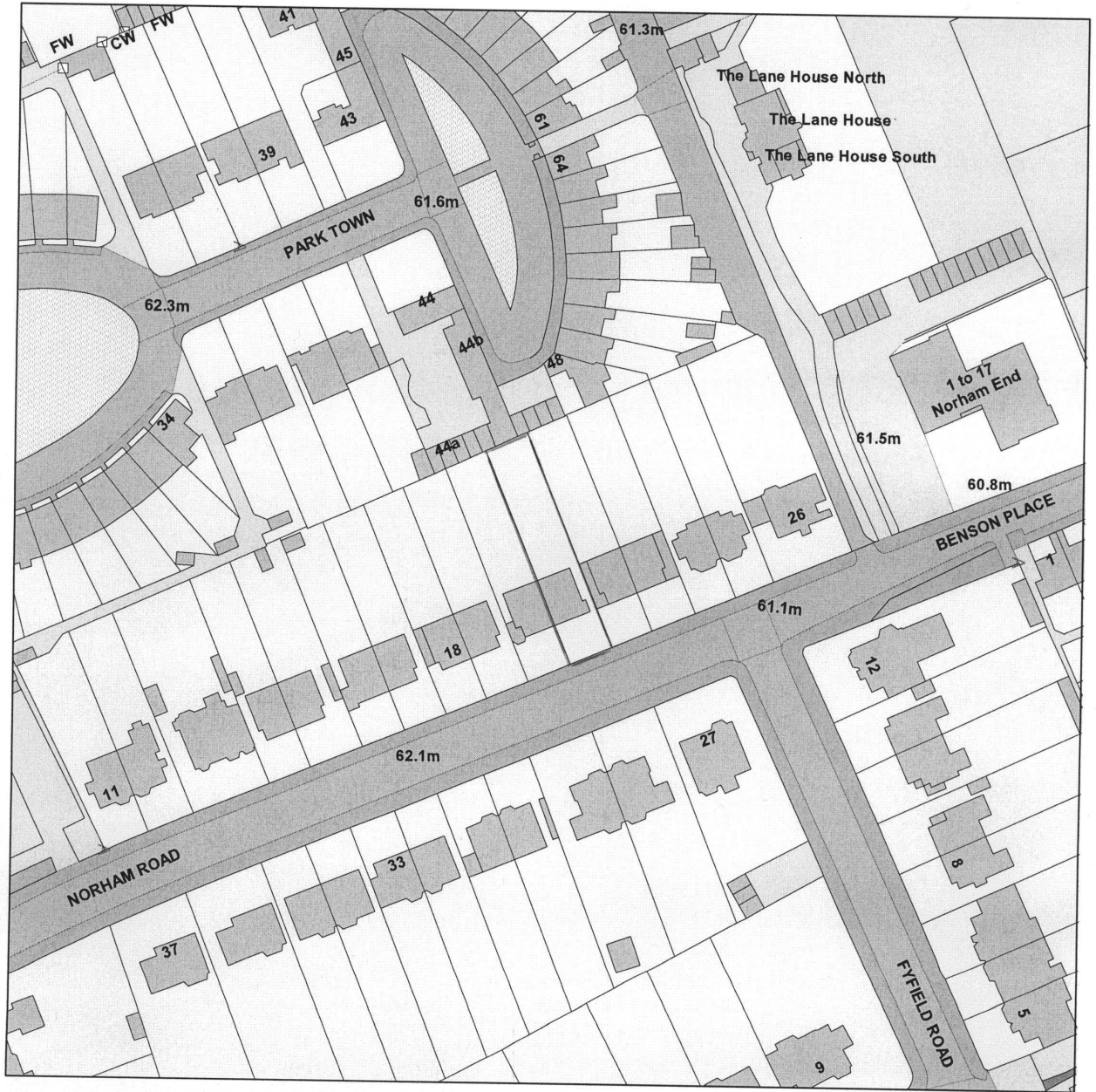
Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:**

**Contact Officer:** Angela Fettiplace

**Extension:** 2445

**Date:** 18 May 2011



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