

## West Area Planning Committee – 12 July 2016

**Application Number:** 16/01511/FUL

**Decision Due by:** 1 August 2016

**Proposal:** Erection of single-storey rear extension.

**Site Address:** 9 Union Street. **Appendix 1**

**Ward:** St Clement's Ward

**Agent:** N/A

**Applicant:** Nadia Robinson

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### Recommendation:

The West Area Planning Committee is recommended to grant planning permission for the following reasons:

- 1 The proposed extension is 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 as specified

### 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:**

- 58/06809/A\_H - Extension to form bathroom: Permitted Development
- 93/01232/NF - First floor rear extension. Installation of glazed roofing to existing ground floor extension: Approved

### **Representations Received:**

- No third party comments received.

### **Statutory and Non-Statutory Consultees:**

- Highways – no comment.
- Natural England – no comments received.
- East Oxford Community Association – no comments received.
- Jeune Street Residents' Association – no comments received.

### **Issues:**

- Design
- Residential Amenity

### **Officers Assessment:**

#### Site and proposal:

1. 9 Union Street is a mid-terraced Victorian property that was built as a pair with 10 Union Street. Both were built with a single-storey outrigger to the rear. The single-storey outrigger was extended in the 1950s to create a ground-floor bathroom. The property was then extended at first floor in the 1990s to create a first-floor bathroom, and the ground floor bathroom was amalgamated into one room with the kitchen which resulted in the existing kitchen/dining area.
2. As a result of the extensions to the property, the house has a long side passage between the kitchen/dining area and the neighbouring property at 8 Union Street. A single-storey flat roofed extension is proposed to infill this side

passage and wrap around the rear of the existing two storey rear extension. The changes proposed relate only to the rear and ground floor of the property.

3. The applicant is an employee of Oxford City Council and therefore the application is to be determined by West Area Planning Committee. The Monitoring Officer has confirmed that the application has not had any special treatment.

#### Design:

4. The extension has been designed as a flat roof contemporary addition which wraps around the existing two storey rear projection allowing for the existing traditional L-shaped plan form of the property still to be read. The extension projects no further than existing projections to the property or those in the host terrace and is therefore not considered to be out of scale with the surrounding area.
5. The exterior materials of the rear elevation would be imperial bricks to match the original dwelling house which also form an appropriate visual relationship with the surrounding area. The flat roof, coping for the upstand/low parapet and fascia would be constructed in a combination of EPDM rubber roof or felt and metal, all in mid/dark grey which suit the contemporary appearance of the extension.
6. The proposal is therefore considered to comply with policies CP1, CP6 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

#### Residential Amenity:

7. The proposed extension has a depth no greater along the boundary with 10 Union Street than the single storey existing extension. This property has a rear-facing full-height single glazed door serving a kitchen at ground floor. The kitchen is also served by a north-facing window. The rear wall of this kitchen is set back from the existing rear wall of number 9 and so the wall that forms part of the north elevation of number 9 runs along the boundary between the two properties. This wall is proposed to be retained, and the pitched roof removed from the single-storey extension. It is proposed to raise the height of the wall along the boundary to complete the flat roof, a glazed corner is proposed made up of three glazed panels. This will allow light to pass through the new structure, resulting in no material change to the light for number 10.
8. Due to the outrigger and vast expanse of wall of 8 Union Street along the boundary the proposal is not considered to have a detrimental impact on this property in terms of overbearing impact or loss of light.
9. The proposed fenestration mainly faces the long rear back garden or is in the form of high level windows and rooflights and is therefore not considered to overlook neighbouring properties.

10. The proposal is therefore considered to comply with policy CP10 of the Oxford Local Plan and HP14 of the Sites and Housing Plan.

**Conclusion:**

Officers recommend that the application should be approved 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:**

16/01511/FUL

**Contact Officer:** Sarah Orchard

**Date:** 23 June 2016