

**West Planning Committee**

8 June 2011

**Application Number:** 11/01069/CT3

**Decision Due by:** 29 June 2011

**Proposal:** Single storey extension.

**Site Address:** 30 Jericho Street Oxford Oxfordshire OX2 6BU

**Ward:** Jericho And Osney Ward

**Agent:** Mr Gary Long

**Applicant:** Oxford City Council

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## **Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is considered to form an appropriate visual relationship with the dwelling and its surroundings and does not impact on the immediate neighbours in a detrimental way. No objections have been raised by neighbouring properties or any statutory consultees. As such the proposal complies with policies CP1, CP6, CP8, CP10, HE7, HS19, HS20 and HS21 of the Oxford Local Plan 2001-2016 and CS11 of the Core Strategy 2026.
- 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.

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 - matching

## **Main Local Plan Policies:**

**Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**HE7** - Conservation Areas

**CP6** - Efficient Use of Land & Density

**CP8** - Design Development to Relate to its Context  
**CP10** - Siting Development to Meet Functional Needs  
**HS19** - Privacy & Amenity  
**HS20** - Local Residential Environment  
**HS21** - Private Open Space

**Core Strategy**

**CS18\_** - Urb design, town character, historic env

**Other Material Considerations:**

This application is in or affecting the Jericho Conservation Area.

**Relevant Site History:**

69/21152/A\_H - Repairs and improvements. Permitted development  
67/18807/A\_H - Alterations to form bathroom. Permitted development

**Representations Received:**

None.

**Statutory and Internal Consultees:**

Oxford Preservation Trust - No comments received.

**Issues:**

Design  
Residential Amenity

**Sustainability:**

This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area.

**Officers Assessment:**

**Site description:**

1. The application site comprises a two-storey semi-detached property located in the predominately residential area of Jericho.

**Proposal:**

2. The application proposes the erection of a single storey rear extension to form a ground floor toilet and shower room for the disabled tenant.

**Design:**

3. Policy CP1 of the adopted Oxford Local Plan requires development proposals to show a high standard of design which 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. Policy CP8 suggests that the siting, massing and design of all new development

creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.

4. Policy HE.7 of OLP states that planning permission will only be granted for development that preserves or enhances the special character and appearance of conservation areas or their setting.
5. The proposed single storey rear extension would be located at the end of the existing kitchen and would be approximately 2.7m in length, 2.85m wide at the kitchen wall elevation and 2.6m wide at the rear elevation so that the room is slightly narrower towards the rear which follows the natural line of the boundary of the rear garden. It would have a flat roof and would be approximately 2.7m in height.
6. The proposed extension would be built in materials that match those of the existing house, namely brick walls, felt roof and it would have a white upvc window.
7. The new extension would be located at the rear of the property and would not be visible from the public realm. Therefore, due to the use of matching materials officers take the view that the proposed extension would preserve the character and appearance of the conservation area as viewed from public vantage points.
8. Officers consider that the proposed extension is a subservient addition to the existing dwelling and forms an appropriate visual relationship that complies with policies CP1, CP6 and CP8 of the Oxford Local plan 2001-2016 and CS18 of the Core Strategy 2026.

### **Residential Amenity**

9. Policies HS.19 and CP.10 of the OLP require the correct siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties. Policy HS19 of the OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25-degree code of practice, detailed in Appendix 6 of the OLP. The proposal does not breach the 45 degree line.
10. No objections have been received from neighbouring properties. The main property potentially affected by the new extension is number 30A Jericho Street which has not made any representation against the proposal.
11. It is considered that the proposed single storey extension would not have any detrimental impact on the amenities enjoyed by the occupiers of number 30A Jericho Street as the new extension would be hidden behind the existing boundary high brick wall and would not affect their light or their privacy.
12. The amount of residential garden that would be left is considered adequate for a property of this size and complies with policy HS21 of the Oxford Local plan.

## **Conclusion**

13. For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accords with all the relevant policies within the Oxford Local Plan 2001-2016 and therefore recommend approval as the proposal is considered to form an appropriate visual relationship with the dwelling and its surroundings and does not impact on the immediate neighbours in a detrimental way.

## **Human Rights Act 1998**

14. 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.

15. 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**

16. 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.

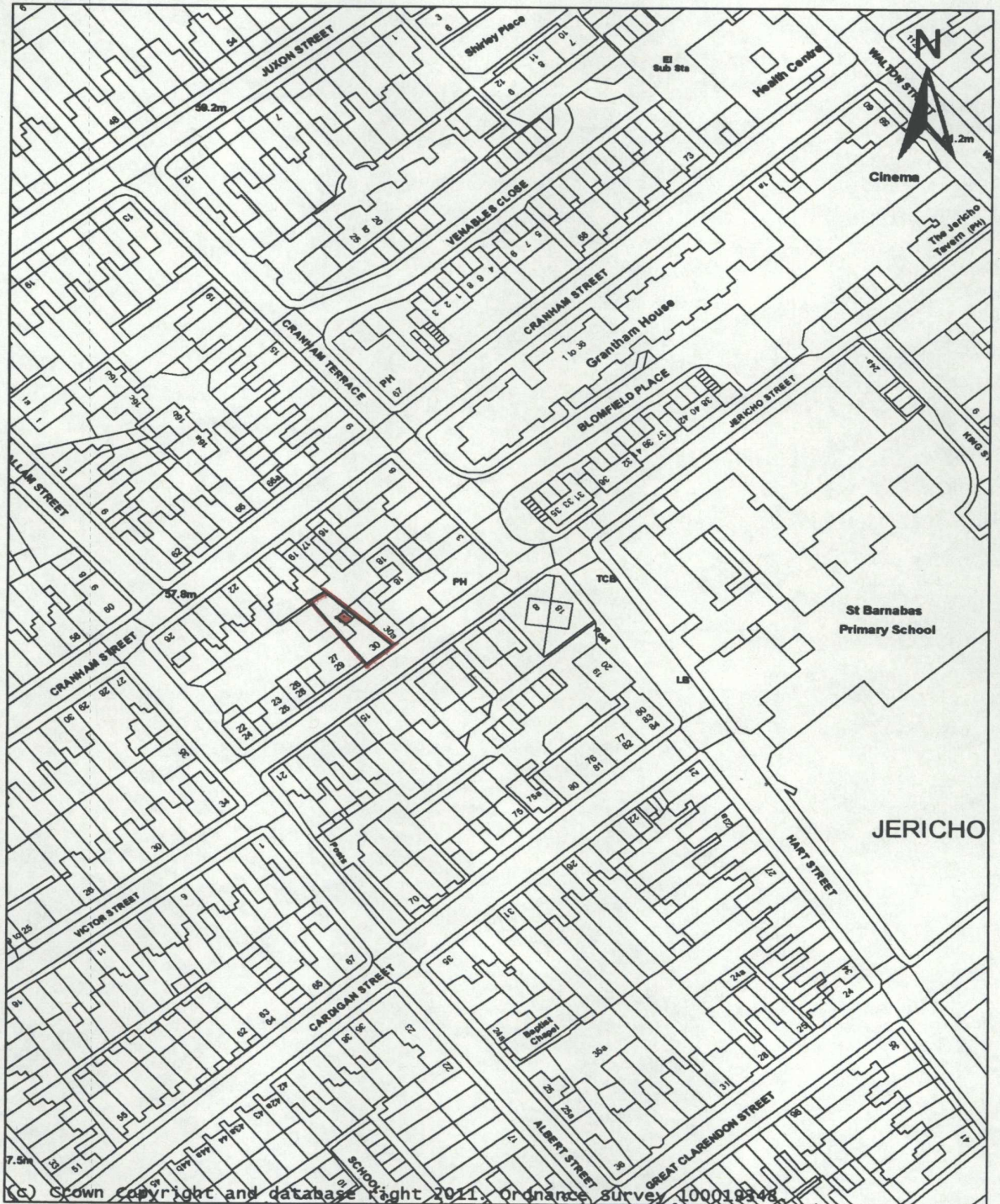
**Background Papers: 11/01069/CT3**

**Contact Officer:** Davina Sarac

**Extension:** 2152

**Date:** 25 May 2011

# 30, Jericho Street



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