

**West Area Planning Committee**

- 8<sup>th</sup> November 2016

**Application Number:** 16/02218/CT3

**Decision Due by:** 11th October 2016

**Proposal:** Erection of garden shed.

**Site Address:** 85/85A Aldrich Road Oxford (**site plan: appendix 1**)

**Ward:** Summertown Ward

**Agent:** N/A

**Applicant:** Oxford City Council

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## **Recommendation:**

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

- 1 The proposed development 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, 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 Sustainable Drainage measures
- 4 Materials as specified Treated Timber Frame - Softwood, Ref: BDC4184-03 DAS,

## **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**

**CS11\_** - Flooding

**CS18\_** - Urban design, town character, historic environment

### **Sites and Housing Plan**

**HP9\_** - Design, Character and Context

**HP14\_** - Privacy and Daylight

### **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

### **Relevant Site History:**

No relevant planning history.

### **Representations Received:**

One representation letter was received from the upper floor flat resident at No. 85A, who raised the following concerns:

- The registered application address is incorrect, should be No. 85 not 85A
- Cementing over part of the garden that was meant for cultivating is not a good addition to the neighbourhood.

### **Statutory Consultees:**

Cunliffe Close Residents' Association – No comment

North Oxford Association – No comment

### **Officers Assessment:**

#### **Site Description**

1. The application site comprises of a semi-detached dwelling, which is split into upper and lower ground floor flats. The property site is situated along the southern part of Aldrich Road. The property is not within a Conservation Area and not a listed building.
2. The application site shares its boundary with two neighbouring dwellings no. 83 and 87 Aldrich Road. No. 83 is located to the east of the application site while 87 is located to the west boundary of the application site. The application dwelling is bounded around with a wooden fence of approximately 1.3metres high.
3. There is a tree and hedge on site, however, the rear garden has some over grown vegetation. The proposal does not involve removing a tree or hedge.

#### **Proposal**

4. The application is seeking planning permission for the erection of a single storey rear timber frame shed to the rear garden at 85/85A Aldrich Road.

#### **Principle of Development**

5. The application site is located within a row of dwellinghouses, wherein residential

development is acceptable in principle subject to compliance with all relevant local plan policies of the local plan.

## **Design**

6. The proposed single storey timber frame shed would measure at 1.8m wide, a depth of 2.7m, with a hipped roof of maximum height of 2.2m and eaves height of 1.85m high above ground level.
7. The proposed development would be located to the rear of the application dwelling and would be screened by the main house from the street view and limit any adverse impact of the local character and the street-scene.
8. The points of objections raised during the consultation process would not constitute significant reasons to recommend refusal of the application as the proposal would not adversely impact on the residential amenities of the neighbour or any neighbouring dwellings within the close proximity of the application site.
9. Officers consider that the size, scale and design of the proposed development, would accord with Oxford Local Plan Policies CP1, CP8, CP10, CS18 and Sites and Housing Plan Policy HP9 which seeks to ensure that development is of a high standard of design, and of an appropriate size, scale and massing, which respect the character and appearance of the area and that of the host building.

## **Amenities**

10. The proposed single storey timber frame shed is set away from the side boundaries with the neighbouring dwellings at approximately not less than 0.2m. Moreover the shed would be sited some distance from the main dwellings so as not to cause any overbearing or loss of sun or daylight to any neighbouring dwellings.
11. The proposal is not considered to result in any issue of overlooking or loss of privacy to any properties or other dwellings within the locality.
12. It is therefore considered that the proposal comply with local plan policy HP14, which ensure that adjoining properties do not lose their sense of privacy and access to daylight.

## **Parking**

13. There is no alteration to the existing parking arrangement at the site. Therefore, the proposal would not have any parking implications, having regard to the Council standards.

## **Drainage**

14. The proposal would not create any adverse flooding impacts subject to a condition ensuring that Sustainable Urban Drainage measures are used on site.

## **Conclusion:**

15. The development is considered to be acceptable in terms of size, scale and design, and does not result in any detrimental impact on any amenities enjoyed by any of the neighbouring or surrounding properties. The development is therefore complied with Local Plan Policies CP1, CP6, CP8, CP10, CS11, CS18, HP9 and HP14.
16. The West Area Planning committee are therefore recommended to approve the application subject to the conditions listed in the report.

## **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:** Ade Balogun

**Extension:** 2153

**Date:** 10th October 2016