

26.05.2021

Application number:	21/00792/FUL		
Decision due by	24th May 2021		
Extension of time	Tbc		
Proposal	Demolition of existing single storey garage. Erection of two storey side extension to create 2 x 2 bed flats. Provision of amenity space, bin and cycle stores (amended plans)		
Site address	75 Headley Way, Oxford, OX3 7SR, – see Appendix 1 for site plan		
Ward	Headington Hill And Northway Ward		
Case officer	Sarah Chesshyre		
Agent:	Miss Charlie O'Brien	Applicant:	Mr Andrew Smith
Reason at Committee	The application was called in by Cllrs Chapman, Fry, Pressell, Humberstone, Munkonge, Taylor and Kennedy for reasons of parking, access and scale of development. Cllrs Taylor and Kennedy retired from their positions on 10 th May.		

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and subject to the required informatives set in section 13 of this report and grant planning permission

1.1.2. **agree to delegate authority** to the Head of Planning Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary

2. EXECUTIVE SUMMARY

2.1. This report considers the proposals to erect a two storey side extension to an existing dwelling to provide two two-bedroom flats, and the associated provision of outdoor amenity space, bin storage and bicycle parking.

2.2. This report considers the following material considerations:

- Principle of development
- Design
- Internal space
- Outdoor amenity space
- Neighbouring amenity
- Highways
- Cycle parking and bin storage
- Drainage
- Ecology and biodiversity
- Land contamination
- Energy efficiency

2.3. The development is considered acceptable in principle, and would make a more efficient use of land to deliver additional housing. The proposals would be a suitable addition in design terms that would not be harmful to the character and appearance of the existing dwelling or the streetscene and the development would not result in any harm to the amenity of neighbouring residential uses. The dwellings would provide a good standard of accommodation that would comply with the Nationally Described Space Standards and provide the required outdoor amenity space. The development would be car free due to its sustainable location within a controlled parking zone and would provide good quality bin storage and bicycle parking. The development would not give rise to any unacceptable impacts in terms of public highways, flooding, biodiversity, or land contamination. The proposals are considered to comply with policies S1, RE2, H1, G6, DH1, H14, H15, H16, M3, M5, RE7, RE4, G2 and RE9 of the Oxford Local Plan 2036 and the NPPF.

2.4. Officers consider that the proposals would be acceptable and that the development would accord with the policies of the development plan when considered as a whole and the range of material considerations and support the grant of planning permission.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for a CIL payment of £14,832.79.

5. SITE AND SURROUNDINGS

5.1. The application site was originally one of a pair of semi-detached dwellings on the north side of Headley Way, adjacent to the junction with Snowdon Mede. The adjoining semi-detached dwelling at 73 Headley Way has previously been extended by the addition of a two storey side extension to provide 1 new dwelling and forming a short terrace of dwellings. The site currently benefits from a large garden to the rear and side of the house, and an existing garage to the side of the house.

5.2. Headley Way is a long road which displays a relatively varied pattern of development along its length with runs of both terraced and semi-detached dwellings, as well as some low-rise flatted developments. Generally dwellings are set back from the road behind relatively generous gardens, many of which accommodate car parking. The application site forms the end pair of a group of terraced dwellings, although the original pair of semi-detached buildings was also a later addition than the other adjacent buildings having been constructed in the 1960s at the same time as the cul-de-sac of Snowdon Mede to the rear. The original building was broadly in keeping with the other semi-detached dwellings in this part of Headley Way in terms of the siting, scale and orientation of the buildings, although differs slightly in terms of detailed design particularly fenestration and the use of timber cladding to the first floor elevation. The building line is consistent with the semi-detached dwellings to the west, as well as with the flatted development to the west.

5.3. See location plan below:



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Ordnance Survey 100019348

6. PROPOSAL

6.1. The application proposes the erection of a two storey side extension to the existing dwelling to provide two 2-bedroom flats. The building would extend beyond the existing side elevation by 7 metres with a depth of 10.7 metres. The extension would continue the roofline of the existing building with an eaves height of 4.9 metres and a ridge height of 7.9 metres. The building would be finished in brick to match the existing dwelling with concrete tiles to the roof.

6.2. It is proposed for the development to be car free. Areas of private garden would be provided for each flat to the side and rear, with bin storage and cycle parking provided within each garden.

6.3. Following discussions with planning officers, amended plans were submitted proposing a slightly wider building to ensure the proposed flats complied with

National Space Standards. A further period of public consultation was carried out, and the application is considered on the basis of these amended proposals.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

61/11323/A_H - Snowdon Mede and 73 and 75 Headley Way - 10 three bedroomed houses with garages for private cars. APPROVED 10th October 1961.
64/14885/A_H - 6 ft boundary fence. APPROVED 5th May 1964.
20/01554/FUL - Erection of single storey rear extension. APPROVED 26th August 2020.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan
Design	117-123, 124-132	DH1 - High quality design and placemaking DH7 - External servicing features and stores
Housing	59-76	H1 - The scale of new housing provision H14 - Privacy, daylight and sunlight H15 - Internal space standards H16 - Outdoor amenity space standards
Natural environment	91-101	G2 - Protection of biodiversity geo-diversity G6 – Residential garden land G8 - New and enhanced Green and Blue Infrastructure Network Features
Transport	117-123	M3 - Motor vehicle parking M5 - Bicycle Parking
Environmental	117-121, 148-165, 170-183	RE1 - Sustainable design and construction RE2 - Efficient use of Land RE4 - Sustainable and foul drainage, surface and groundwater flow

		RE7 - Managing the impact of development RE9 - Land quality
Miscellaneous	7-12	S1 - Sustainable development

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 7th April 2021. Following the receipt of amended plans further site notices were display around the application site on 5th May 2021.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.2. No objection subject to condition requiring the exclusion of the new dwellings from eligibility for parking permits.

Public representations

9.3. 1no. local person commented on this application from an address in Snowdon Mede.

9.4. In summary, the main points of objection were:

- Concerns property would be eligible for parking permits
- Car parking pressure
- Development out of keeping with surrounding area
- Overdevelopment
- Snowdon Mede would be 'boxed in'

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of development
- Design
- Internal space
- Outdoor amenity space
- Neighbouring amenity
- Highways
- Cycle parking and bin storage
- Drainage
- Ecology and biodiversity
- Land contamination
- Energy efficiency

a. Principle of development

- 10.1. Policy H1 of the Oxford Local Plan 2036 seeks to deliver new homes in Oxford by promoting the efficient use and development of land/sites, including higher densities in appropriate locations. Policy RE2 states that planning permission will only be granted where development proposals make efficient use of land and that development proposals must make best use of site capacity, in a manner compatible with the site itself and the surrounding area, and must address specified criteria including that the density must be appropriate for the use proposed; the scale of development should conform to other policies in the plan; and built form and site layout must be appropriate for the capacity of the site.
- 10.2. Policy G6 states that planning permission will be granted for new dwellings on residential garden land provided that the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment; and the size of the plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing existing and surrounding buildings, and the minimum requirements for living conditions set out in Policies H15 and H16; and any loss of biodiversity value on the site will be fully mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated.
- 10.3. The proposals would involve development on garden land, and could make efficient use of an existing site to deliver additional housing. In these respects the proposals would accord with the aims of policies H1 and RE2, subject to the detailed criteria set out above and which are addressed in more detail below.

b. Design

- 10.4. Policy DH1 of the OLP2036 states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness, and where proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in Appendix 6.1.
- 10.5. Having regard to the layout and character of development in the surrounding area, the proposed development would not be considered an inappropriate addition. The dwellings would replicate the building line, layout and proportions of dwellings of the adjoining semi-detached buildings and the existing side extension to provide 1 new dwelling to the side of 73 Headley Way and as such would relate well to the existing building. In that sense the proposed development would largely mirror the new dwelling that has already been erected to the side of the adjoining semi, no. 73. Furthermore there are flatted blocks on the opposite corner of Snowdon Mede and Headley Way so the proposals would also be seen within this context.
- 10.6. The proposed building would be slightly wider than the existing dwellings within the terrace, but given the very simple detailing of the existing dwellings this would not be prominently visible and the buildings would read as a proportionate addition to the terrace. In other respects the proposed building would replicate the form, materials and simple detailing of the existing dwellings and would appear an acceptable addition. While the proposed development would result in

the loss of an existing area of garden to the side and rear, this is currently enclosed by a 1.8 metre timber fence and makes a limited contribution in terms of openness, including when viewed from the rear within Snowdon Mede. Furthermore, a significant gap of 3.7 metres would be retained between the proposed building and the boundary as side and front gardens would be provided for the flats.

10.7. In light of the above officers consider that proposed scale and amount development is appropriate having regard to the size and layout of the site, and the surrounding context, and would not be overdevelopment. The proposed development would not cause harm to wider views from within Snowdon Mede or along Headley Way, and would not result in any harmful loss of openness. As noted there is a relative degree of variation in the grain of surrounding buildings but the development would read as a continuation of existing dwellings on the north side of Headley Way that would sit comfortably within the street scene and would not be an overly prominent or incongruous addition.

10.8. As noted above, the original front gardens of dwellings on Headley Way are a characteristic feature, although parking has now been provided within the front gardens of many of the dwellings. Nonetheless, the retained features such as low boundary walls and planting make a positive contribution to the character and appearance of the streetscene. A landscaped area to the front of the building would be provided in keeping with the character of the wider area.

10.9. Having regard to the character and grain of the surrounding area, the form, massing, scale and orientation of the proposed dwellings are considered to form an acceptable relationship with surrounding development and would not cause harm to the character and appearance of the streetscene or adjoining dwellings.

10.10. The proposals are considered acceptable in design terms and would not cause harm to the character and appearance of the area or to visual amenity, and are compliant with Policies DH1, G6 and RE2 of the Oxford Local Plan 2036.

c. Internal space

10.11. Policy H15 of the Oxford Local Plan 2036 requires that all new dwellings provide good quality living accommodation, and comply with the Technical Housing Standards – Nationally Described Space Standard Level 1.

10.12. The proposed ground floor flat would provide two bedrooms with areas of 13.6sqm and 10.8sqm, which would comply with the minimum sizes required for double occupancy and single occupancy bedrooms respectively. The dwelling would therefore be required to comply with the minimum gross internal area (GIA) of 61sqm required for single storey two bedroom dwelling for occupancy by three people as set out in the National Space Standard. The flat would have a GIA of 63.6sqm, which complies with this requirement. A dwelling of this size is also required to provide a minimum of 2sqm of built-in storage, and the dwelling would comply with this requirement.

10.13. The proposed first floor flat would provide two bedrooms with areas of 12.5sqm and 9.2sqm, which would comply with the minimum sizes required for

double occupancy and single occupancy bedrooms respectively. The dwelling would therefore be required to comply with the minimum gross internal area (GIA) of 61sqm required for single storey two bedroom dwelling for occupancy by three people as set out in the National Space Standard. The flat would have a GIA of 61.7sqm, which complies with this requirement. A dwelling of this size is also required to provide a minimum of 2sqm of built-in storage, and the dwelling would comply with this requirement.

10.14. Both dwellings would provide a good standard of accommodation with a practical layout and adequate space for circulation, furniture and storage. The proposed dwellings are considered to provide an acceptable standard of accommodation and would comply with policies H16 and RE8 of the Oxford Local Plan 2036.

d. Outdoor amenity space

10.15. Policy H16 of the OLP2036 states that planning permission will only be granted for flats that provide a balcony or direct and convenient access to an area of private or shared open space. H16 details factors that are material in assessing whether adequate space has been provided, which includes the degree to which enclosure and overlooking impact on the proposed new dwelling.

10.16. The ground floor flat would benefit from an area of private garden to the rear, which would be directly accessible from patio doors to the rear of the flat. A further area would be provided towards the front of the side of the building, which would accommodate bin storage and cycle parking. The first floor flat would benefit from an area of private garden to the side which would be accessed directly from the private front door for the flat, which would also accommodate bin storage and cycle parking.

10.17. Officers consider that both flats would benefit from an adequately sized and suitably private area of garden which would benefit from a good level of daylight and sunlight and would allow for circulation, sitting out and the drying of clothes. Conditions requiring the implementation of proposed landscaping and boundary treatments prior to the occupation of the new dwellings are recommended. In these regards the proposals are considered to comply with policy H16 of the Oxford Local Plan 2036.

e. Neighbouring amenity

10.18. Policy H14 of the OLP2036 states that planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes, and does not have an overbearing effect on existing homes. Policy RE7 of the OLP2036 states that planning permission will only be granted for development that ensures that the amenity of communities, occupiers and neighbours is protected.

10.19. Officers consider that all habitable rooms within the proposed dwellings would receive adequate daylight and sunlight, and that the dwellings and gardens

would not be subject to an unacceptable degree of overlooking from surrounding residential development.

- 10.20. The proposed building would not extend beyond the ground floor of the adjoining building at 75 Headley Way and therefore would not impact on ground floor habitable rooms in this dwelling. The proposed building would extend beyond the first floor rear elevation of the adjoining building by approximately 3.3 metres. There are two windows in the first floor rear elevation of 75 Headley Way. The window immediately adjacent to the shared boundary serves a bathroom which is not a habitable room. The further window serves a bedroom. The proposed building would comply with the 45 degree line when applied to this window and officers are satisfied that there would be no unacceptable loss of light to this window. The proposed building would also not result in any harmful loss of light or outlook or impact of overbearing to the rear garden of 75 Headley Way as it would not extend beyond the existing single storey rear elevation to no.75.
- 10.21. The proposed building would benefit from rear-facing windows at first floor. These would allow oblique views across the rear garden of 75 Headley Way only and this relationship is typical of the surrounding dwellings and not considered to result in any harmful loss of privacy or impact of overlooking.
- 10.22. All other surrounding residential buildings are considered to be a sufficient distance from the proposed development, being separated by the roads at either Snowdon Mede or Headley Way, such that there would be no impacts to their amenity from the proposed development.
- 10.23. Officers are satisfied that the proposed development would not result in any harmful impacts to the amenity of any neighbouring dwellings and would comply with policies H14 and RE7 of the Oxford Local Plan 2036.

f. Highways

- 10.24. Policy RE7 of the Oxford Local Plan 2036 states that planning permission will only be granted for development that does not have unacceptable transport impacts. Policy M3 of the Oxford Local Plan 2036 requires that new dwellings that are located within a controlled parking zone, are within a 400m walk of a regular public transport service and are within 800m of a local supermarket are car-free.
- 10.25. The application site is located within the Lakes controlled parking zone. The site is within 50 metres of a bus stop which is served by regular buses to and from the city centre as well as to Headington and Summertown District Centres, and is within 450 metres of a local supermarket, this being the Co-op located on Cherwell Drive.
- 10.26. The existing dwelling at 75 Headley Way benefits from an existing dropped kerb and car parking space to the front and this would be retained for the use of the existing dwelling only. The proposed development would not provide any additional car parking and the new flats would be car free. This would be secured in perpetuity through the removal of eligibility for residents and visitors car

parking permits, and the removal of permitted development rights for the creation of any new access from the highway to the proposed flats, via condition.

10.27. Subject to the recommended conditions the proposed development would be car free in accordance with policy M3 of the Oxford Local Plan 2036. There would be no change to the existing situation in terms of car parking or vehicle access and therefore the proposals would not result in any impacts to the highway network and highway safety and would comply with policy RE7 of the Oxford Local Plan 2036.

g. Cycle parking and bin storage

10.28. Policy M5 of the Oxford Local Plan 2036 states that planning permission will only be granted for dwellings that make suitable provision for cycle parking. Houses and flats up to 2 bedrooms should provide at least 2 spaces per dwelling. It states that all residential cycle storage must be secure, covered, preferably enclosed and provide level, unobstructed access to the street.

10.29. Policy DH7 of the Oxford Local Plan 2036 states that planning permission will be granted where it can be demonstrated that bin and bike storage is provided in a way that does not detract from the overall design of the scheme or the surrounding area, whilst meeting practical needs; external servicing features have been designed as an integrated part of the overall design, or are positioned to minimise their impact; and materials used for detailed elements such as for stores are of high quality so they enhance the overall design.

10.30. Bin stores and bicycle parking would be provided within the garden of each dwelling, which would be accessed by direct external access from the street, and these locations would be suitable whilst being largely hidden from wider public views. Further specific details of proposed stores are required by condition, and would be required to be provided prior to the occupation of the new flats. Subject to recommended conditions the proposed development would provide cycle parking and bin storage in accordance with the requirements of policies M5 and DH7 of the Oxford Local Plan 2036.

h. Drainage

10.31. Policy RE4 of the Oxford Local Plan 2036 states that all development is required to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off.

10.32. The site is located in Flood Zone 1 and is not at significant risk of flooding from any sources. However the development would increase the impermeable area of the site, leading to increased surface water runoff. Therefore the site should be drained using Sustainable Drainage Systems (SuDS) to prevent increasing the risk of flooding. Accordingly a drainage strategy is required by condition. Subject to this condition the proposed development would comply with policies RE3 and RE4 of the Oxford Local Plan 2036.

i. Ecology and biodiversity

- 10.33. Policy G2 of the Oxford Local Plan 2036 states that development that results in a net loss of sites and species of ecological value will not be permitted. Compensation and mitigation measures must offset any loss and achieve an overall net gain for biodiversity. Policy G6 states that residential development on garden land will only be supported if any loss of biodiversity value on the site will be fully mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated.
- 10.34. The existing site is residential garden land and is therefore considered to have limited potential for biodiversity. However, to ensure a net gain in biodiversity, ecological enhancements are required by condition. Subject to this condition the proposed development would comply with policy G2 of the Oxford Local Plan 2036.

j. Land quality

- 10.35. Policy RE9 of the OLP2036 sets out the requirements for applications where proposals would be affected by contamination or where contamination may present a risk to the surrounding environment. These include details of investigations carried out to assess the nature and extent of contamination and possible impacts on the development and future users, biodiversity, and the natural and built environment; and detailed mitigation measures.
- 10.36. Officers have reviewed the contaminated land questionnaire and background information for the site, and on this basis it is considered that the risk of significant contamination being present on site is low. However the development involves the creation of new residential properties, and these are considered to be a sensitive end-use. It is therefore the developer's responsibility to ensure that the site is suitable for the proposed use. Accordingly an informative is recommended making the developer aware of their responsibilities with regard to contaminated land. Subject to this informative the development is not considered to give rise to any unacceptable impacts in terms of contaminated land and would be compliant with policy RE9 of the Oxford Local Plan 2036.

k. Energy efficiency

- 10.37. Policy RE1 of the Oxford Local Plan 2036 states that planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:
- a) Maximising energy efficiency and the use of low carbon energy;
 - b) Conserving water and maximising water efficiency;
 - c) Using recycled and recyclable materials and sourcing them responsibly;
 - d) Minimising waste and maximising recycling during construction and operation;
 - e) Minimising flood risk including flood resilient construction;
 - f) Being flexible and adaptable to future occupier needs; and
 - g) Incorporating measures to enhance biodiversity value.
- 10.38. Policy RE1 also requires that new build residential dwellinghouses must achieve at least a 40% reduction in carbon emissions from a 2013 Building

Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies and/or energy efficiency measures. New dwellings are also required to meet the higher water efficiency standards within the 2013 Building Regulations Part G2 water consumption target of 110 litres per person per day.

10.39. The application is accompanied by an Energy Statement which details measures to ensure compliance with the above and states that a 40% reduction in carbon emissions will be achieved.

10.40. Subject to conditions requiring compliance with the measures outlined in the Energy Statement and requiring that the development is constructed in accordance with the water efficiency standards the proposals would comply with policy RE1 of the Oxford Local Plan 2036.

11. CONCLUSION

11.1. On the basis of the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes it clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. In the context of all proposals paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development. This means approving development that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Compliance with development plan policies

11.3. Therefore it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

11.4. In summary the proposed development would make efficient use of an existing site to deliver additional housing and is supported by the overall objectives of the Oxford Local Plan 2036 and policies H1, RE2 and G6. The development is considered acceptable in design terms and compliant with policy DH1, and would not result in any harm to the amenity of neighbouring residential properties in accordance with policy H14. The proposals would provide a good standard of accommodation in terms of internal space and outdoor amenity space and would comply with policies H15 and H16. The development would not have any unacceptable impacts in terms of highway safety, including to pedestrians and cyclists, and would be car free, and is compliant with policies M3, M5 and RE7.

The proposals would also be acceptable with regards to drainage, contaminated land and biodiversity and compliant with policies RE4, RE9, G7, G2 and RE6

11.5. Therefore officers consider that the proposals would accord with the development plan as a whole.

Material considerations

11.6. The principal material considerations which arise are addressed above, and follow the analysis set out in earlier sections of this report.

11.7. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF for the reasons set out within the report. Therefore in such circumstances, paragraph 11 is clear that planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.

11.8. Officers would advise members that, having considered the application carefully, including all representations made with respect to the application, the proposals are considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework, and relevant policies of the Oxford Local Plan 2036, and that there are no material considerations that would outweigh these policies.

11.9. Therefore, it is recommended that the Committee resolve to grant planning permission for the proposed development subject to the conditions set out in section 12 of this report and the informatives set out in section 13 of this report.

12. CONDITIONS

Time limit

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Development in accordance with approved plans

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings and to comply with policy DH1 of the Oxford Local Plan 2036.

Material samples

3. Samples of exterior materials proposed to be used shall be made available for inspection on site and approved in writing by the Local Planning Authority before the start of above ground works on the site and only the approved materials shall be used.

Reason: To enable the Local Planning Authority to give further consideration to the external appearance of the approved works/building, in the interest of visual amenity, in accordance with policy DH1 of the Oxford Local Plan 2036.

Boundary treatments

4. A plan showing the means of enclosure for the development including details of the treatment of all the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the approved development. The approved treatment of all of the site boundaries shall be completed prior to first occupation of the approved development and retained as such thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the privacy of adjoining occupiers in accordance with policies DH1 and H14 of the Oxford Local Plan 2036.

Landscaping details

5. A landscape plan shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the new dwellings. The plan shall show in detail all proposed tree and shrub planting including to boundaries, treatment of paved areas, and areas to be grassed or finished in a similar manner. The landscaping proposals as approved by the Local Planning Authority shall be carried out upon substantial completion of the development and be completed not later than the first planting season after substantial completion.

Reason: In the interests of visual amenity in accordance with policies DH1 of the Oxford Local Plan 2036.

Replacement planting

6. Any existing retained trees, or new trees or plants planted in accordance with the details of the approved landscape proposals that fail to establish, are removed, die or become seriously damaged or defective within a period of five years after first occupation or first use of the development hereby approved shall be replaced. They shall be replaced with others of a species, size and number as originally approved during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Provision of garden

7. Prior to the occupation of the new dwellings, the garden areas for each flat shall be provided in complete accordance with the approved block plan and shall be retained for that use thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate provision of outdoor amenity space in accordance with Policy H16 of the Oxford Local Plan 2036

Variation to Road Traffic Order

8. The development hereby permitted shall not be occupied until the Order governing parking at 75 Headley Way has been varied by the Oxfordshire County Council as highway authority to exclude the site, subject to this permission, from eligibility for resident's and visitor parking permits unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the car free nature of the development and to ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policy M3 of the Oxford Local Plan 2036.

Removal of permitted development rights

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no means of access to the highway from the site as defined in Class B, Part 2 of Schedule 2 of the Order shall be formed without the prior written consent of the Local Planning Authority.

Reason: To secure the car-free nature of the development in accordance with policy M3 of the Oxford Local Plan 2036.

Cycle parking

8. Prior to the occupation of the development hereby approved, further details of cycle storage for 2 cycles for each flat shall be submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the development the approved cycle storage shall be provided on site in accordance with the approved details and retained for this purpose only.

Reason: In the interests of the character and appearance of the area and promotion of sustainable modes of transport in accordance with policy M5 of the Oxford Local Plan 2036.

Bin storage

9. Prior to the occupation of the development hereby approved, further details of bin storage for each flat shall be submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the development the approved bin storage shall be provided on site in accordance with the approved details and retained for this purpose only.

Reason: In the interests of the character and appearance of the area in accordance with policy DH7 of the Oxford Local Plan 2036.

Drainage strategy

10. Prior to the commencement of development, plans, calculations and drainage details to show how surface water will be dealt with on-site through the use of sustainable drainage methods (SuDS) shall be submitted to and approved in writing by the Local Planning Authority (LPA), and the development shall be carried out in accordance with the approved details. The plans, calculations and drainage details will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics. The plans, calculations and drainage details submitted shall demonstrate that:
The drainage system is to be designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event with a 40% allowance for climate change.

II. The rate at which surface water is discharged from the site may vary with the severity of the storm event but must not exceed the greenfield runoff rate for a given storm event.

III. Excess surface water runoff must be stored on site and released to receiving system at greenfield runoff rates.

IV. Where sites have been previously developed, discharge rates should be at greenfield rates. Any proposal which relies on Infiltration will need to be based on on-site infiltration testing in accordance with BRE365 or alternative suitable methodology, details of which are to be submitted to and approved in writing by the LPA. Consultation and agreement shall also be sought with the sewerage undertaker where required.

Reason: To ensure that the development does not lead to an increased risk of flooding in accordance with policies RE3 and RE4 of the Oxford Local Plan 2036.

SuDS maintenance plan

11. Prior to the commencement of development a SuDS maintenance plan shall also be submitted and approved in writing by the Local Planning Authority. The Sustainable Drainage (SuDS) Maintenance Plan shall be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics. The SuDS maintenance plan shall provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function safely and effectively in perpetuity. Upon completion of the development the SuDS maintenance plan shall be implemented in complete accordance with the approved details for the lifetime of the development unless otherwise agreed in writing by the Local Plan Authority.

Reason: To ensure that the development does not lead to an increased risk of flooding in accordance with policies RE3 and RE4 of the Oxford Local Plan 2036.

Ecological enhancements

12. Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The scheme shall include details of landscape planting of known benefit to wildlife, including nectar resources for invertebrates. Details shall be provided of artificial roost features, including bird and bat boxes and a minimum of two dedicated swift boxes. Any new fencing shall include holes suitable for the safe passage of hedgehogs. The approved details shall be implemented prior to the occupation of the dwellings.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Policy G2 of the Oxford Local Plan 2036.

Water consumption

13. The development hereby approved shall be constructed to comply with the 2013 Building Regulations Part G2 water consumption target of 110 litres per person per day.

Reason: To ensure higher water efficiency standards in accordance with policy RE1 of the Oxford Local Plan 2036.

Energy statement

14. The development shall be carried out in complete accordance with the energy efficiency measures detailed in the submitted Energy Statement.

Reason: To ensure that the development achieves the requirements for sustainable design and construction in compliance with RE1 of the Oxford Local Plan 2036.

13. INFORMATIVES

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Oxford City Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Oxford City Council prior to commencement of development. For more information see: www.oxford.gov.uk/CIL
2. In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development
3. If unexpected contamination is found to be present on the application site, an appropriate specialist company and Oxford City Council should be informed and an investigation undertaken to determine the nature and extent of the contamination and any need for remediation. If topsoil material is imported to the site the developer should obtain certification from the topsoil provider to ensure that the material is appropriate for the proposed end use. Please note that the responsibility to properly address contaminated land issues, irrespective of any involvement by this Authority, lies with the owner/developer of the site.

14. APPENDICES

- **Appendix 1** – Proposed block plan

15. HUMAN RIGHTS ACT 1998

15.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

16. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

16.1. 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.

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