

Oxford City Planning Committee

16th September 2025

Application Number: 24/02918/FUL

Decision Due by: 10th February 2025

Extension of Time: 25th September 2025

Proposal: Erection of a single storey rear extension. Alterations to roof to form hip to gable. Formation of 1no. rear dormer in association with a loft conversion. Installation of solar panels to front elevation. Installation of render. Removal of existing front bay and associated porch roof. Removal of 1no. rear chimney. Insertion of 1no. chimney flue. Insertion of 2no. front rooflights. Alterations to garage door and fenestration. Associated landscaping (amended plans and description, amended documents including an updated Design and Access statement, A Preliminary Bat Roost Assessment and Flood Risk Assessment).

Site Address: 17 Harbord Road, Oxford, OX2 8LH

Ward: Wolvercote Ward

Case Officer: Chloe Jacobs

Agent: Mr Simon Chung

Applicant: Mr Oliver Jackson

Reason at Committee: Called in by Councillors

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 grant planning permission

1.1.2. **agree to delegate authority** to the Head of Planning and Regulatory 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 alterations and extensions to 17 Harbord Road.

2.2. The key matters for assessment set out in this report include the following:

- Design;
- Impact on amenity
- Ecology and biodiversity
- Drainage and Flooding

- Other Matters

3. LEGAL AGREEMENT

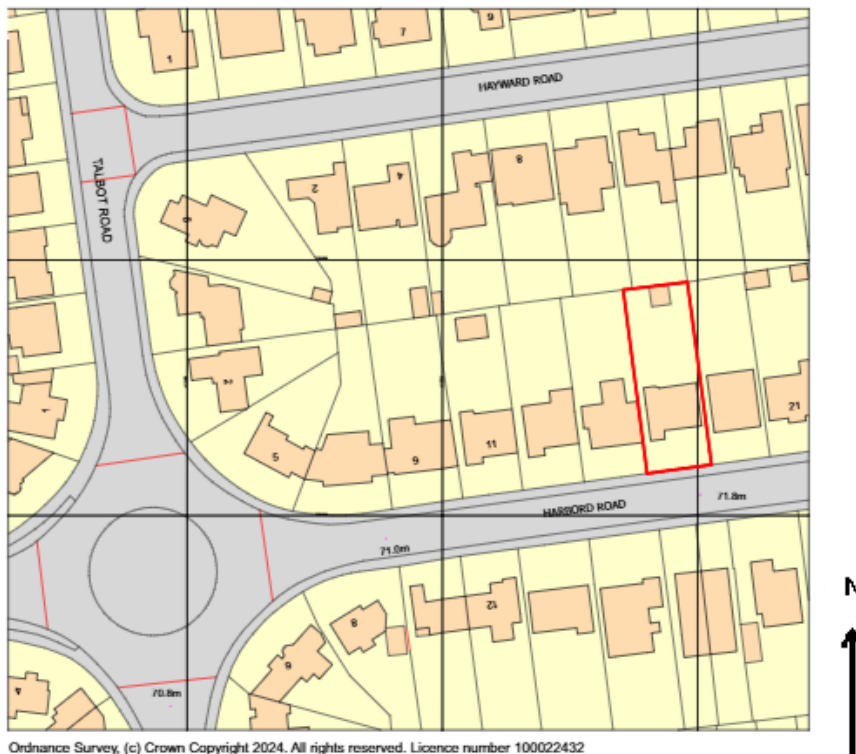
- 3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

- 5.1. 17 Harbord Road relates to a large, two storey, detached residential property located on the north side of Harbord Road. The property is finished in pebble dash render under a hipped, tile roof. The property is set back from the road with an area of hardstanding to the front which is used for on-site parking.
- 5.2. The property is located on Harbord Road, comprising a variety of detached and semi-detached houses that vary in size, age, and style. Many houses on the road have been extended, and in some cases demolished and replaced with very large two to three-storey dwellings.
- 5.3. See site location plan below:



6. PROPOSAL

- 6.1. This application seeks planning permission for the erection of a single storey rear extension. It seeks alterations to the roof including the removal of the existing hipped roof and creation of a pitched gabled roof and the formation of 1no. rear dormer in association with a loft conversion. Installation of solar panels and rooflights to the front elevation and installation of render, removal of existing front bay, associated porch roof and 1no. rear

chimney. The proposal also includes alterations to the garage door and fenestration and associated landscaping.

6.2. During the course of the application amended plans have been received which sought to remove the previously proposed metal roof covering, and window shutters. The amendments have also specified a reduction in the depth of the rear extension. In addition to these amended plans, a Flood Risk Assessment, Preliminary Roost Assessment and Further Bat Surveys, and additional information regarding design including how the applicant aims to achieve Passivhaus standards has been provided.

6.3. Due to these amendments and the additional information being submitted, the application was re-advertised with amended, pink site notices being displayed in the locality, providing residents with an additional three weeks to provide comments on the application.

7. RELEVANT PLANNING HISTORY

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

None relevant

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Neighbourhood Plans:
Design	131-141	DH1 - High quality design and placemaking RE1 -Sustainable design and construction	
Housing	61-84	H14 - Privacy, daylight and sunlight H16 - Outdoor amenity space standards	
Environmental	161-186, 187-201	RE3 - Flood risk management RE4 - Sustainable and foul drainage, surface and groundwater flow RE7 - Managing the impact of development G2 - Protection of biodiversity and geo-diversity	

Miscellaneous	7-14	S1 - Sustainable development	
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9. CONSULTATION RESPONSES

9.1. Site notices were originally displayed around the application site on 13th January 2025. Further site notices were then displayed on 25th February 2025 following receipt of amended plans and information.

Statutory and Non-Statutory Consultees

9.2. No consultee responses were received.

Public representations

9.3. 23 letters of representation have been received in response to this application from addresses in Harbord Road, Hayward Road, Cuttleslowe Park and Talbot Road.

9.4. The Wolvercote Neighbourhood Forum and the Oxford Civic Society have also commented.

9.5. In summary, the main points of objection (23 residents) were:

- No notice or notification of the application
- The removal of the bay window to the front would be out of character as dwellings in the area feature bay windows to the front of properties.
- The proposal would reduce the size of garden
- The proposed materials are out of keeping with local vernacular, specifically the proposed metal roof.
- The height of the proposed rear extension is too large and overbearing.
- The extension would create an unfortunate precedent and would double the size of the house
- The trees and shrubs to the rear garden should not be removed
- The extension would result in loss of light and outlook to neighbouring properties.
- The proposal would extend beyond the front building line.
- The rear gardens flood and the proposed development would exacerbate this issue.
- The proposed dormer would overlook rear gardens.

- The proposal would represent an overdevelopment of the site.

Officer Response

- 9.6. Where the above comments relate to material planning considerations (including design concerns, impact on neighbouring amenity, flooding) these have been considered in greater detail within the relevant sections of the officers committee report below.
- 9.7. Concerns raised in regard to the lack of site notice/public consultation are noted however, officers visited the site three times, once to put up the notices on the 13th January, on the 4th February to carry out a site visit and again on the 25th February to put additional site notices following the receipt of amended plans and information. In light of this, officers consider that the Council's duty to advertise the application in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) has been discharged.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- i. Design
- ii. Impact on neighbouring amenity
- iii. Ecology and Biodiversity
- iv. Flooding and Drainage
- v. Other matters

i. Design

- 10.2. Policy DH1 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.
- 10.3. Paragraph 167 of the NPPF states that in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).
- 10.4. Concerns have been raised with regard to the proposed design of the alterations and extensions at 17 Harbord Road, with particular concerns raised with regard to the removal of the bay window to the front, the size and scale of the proposed rear extension and the rear dormer window.
- 10.5. Harbord Road has no predominant vernacular with the street characterised by a variety of building designs, sizes and types. There are an eclectic mix of properties along Harbord Road, with the street comprising single storey bungalows, two and three storey detached and semi detached properties with some properties having hipped roofs, some featuring pitched gable roofs and some with mansard roofs with flat roof elements.
- 10.6. With regard to the bay window, comments have been received objecting to its removal. Officers note these concerns however, the application site is not located within any defined character area or designated heritage asset including a Conservation Area, nor

is the property listed. Whilst bay windows are common in properties along Harbord Road, there are examples of properties that do not feature bay windows to the frontage. Therefore, the removal of the bay window is considered to be acceptable in design terms. It is also understood that the bay window has been removed as part of the applicant's attempt to improve the thermal efficiency of the property. The applicant is proposing to finish the property in insulation render (considered in detail below). Given the thickness of the insulating render (approx. 250mm) if this was to be applied to the property as existing, with the bay window retained, the proposed render would have reduce the visual appearance of the bay window and reduced the design quality of the property. Furthermore, the bay window has been removed to reduce the amount of south facing glazing, to align with the Passivhaus principles to which the applicant strives to achieve.

- 10.7. The proposal also seeks to remove the existing porch and chimney. These elements are not considered to be of any architectural or historic interest and therefore the removal of these elements are considered to be acceptable in design terms.
- 10.8. The proposal seeks to render the whole property in insulating render to improve the thermal efficiency of the building. It is noted that a number of properties along Harbord Road have various finishes with numerous examples of properties finished in white coloured render, pebble dashed render, or feature elements that are finished in white coloured render. Therefore, in this instance the use of white coloured render is considered to be acceptable as it would be in keeping with the character and appearance of the street scene. It is also noted that the render would improve the thermal efficiency of the building and therefore would be acceptable in accordance with paragraph 167 of the NPPF which requires local planning authorities to give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings.
- 10.9. To the front, the proposal seeks to insert 2no. rooflights and a number of solar panels within the roofslope. Whilst the proposed rooflights and solar panels would be visible from the streetscene, it is considered that given that a number of properties along Harbord Road also benefit from rooflights or solar panels within the front elevation, that the proposal would not be out of keeping with the character and/or appearance of the area.
- 10.10. The proposal seeks to replace the existing windows with high performance, triple glazed windows. To the front, there would be a few changes to the windows, including a large window in place of the existing garage doors, and a smaller window to replace the exiting bay window. The windows whilst more modern in their appearance are considered to be acceptable in design terms.
- 10.11. In accordance with Paragraph 167 of the NPPF, great weight has been given to the need to support energy efficiency and low carbon heating improvements to existing buildings and in this case, the benefits of applying the thermal render, installing solar panels on the front elevation and removing the existing bay window would outweigh the potential harm in regard to design and impact on the streetscene.
- 10.12. The application also seeks alterations to the existing roof form including the removal of the existing hipped roof and replacing this with a gable and the formation of 1no rear dormer in association with a loft conversion. Harbord Road features an eclectic mix of properties with varying roof forms. There are a number of properties with side gable elevations/roofs within the street and so this feature is not uncommon in this area. The height and width of the roof would remain as existing with the roof form being the only change. Whilst the proposed alteration would change the roof form, due to the coherent

design and that there are similar roof forms within the street scene, officers consider that the proposal would not be harmful to the character and/or appearance of the property or the surrounding area. The proposed gable roof would be finished in tile. It is considered that the use of tiles would ensure that the roof alteration would form an appropriate and coherent relationship with the existing property and would further ensure that the proposal would be in keeping with the wider street scene.

- 10.13. The proposed dormer would be situated on the rear roofslope. It would consist of a flat roof and would have a maximum depth of 3.7m, a width of 9.3m and a height of 2.6m. The box dormer would be finished in metal cladding and would feature a Juliet balcony to the rear. The proposed rear box dormer, although on the larger scale, would not be an out of character addition considering there are examples of rear box dormers in the area. Given its siting to the rear, the proposed box dormer would not be particularly visible in the public realm other than perhaps in glimpsed views between properties along Hayward Road to the rear and therefore it would have minimal impact on the street scene. The dormer would also be finished in metal cladding which would be of a similar colour to the proposed roof tiles to ensure it would appear as a congruent and visually appropriate addition.
- 10.14. The proposed single storey extension would extend 6.3m to the rear of the host dwelling. The extension would consist of a flat sedum roof with an overall height of 3.7m. The proposed rear extension would be finished in a light colour render to match the render proposed to the whole of the existing dwellinghouse, which is considered to be acceptable. Concerns have been raised with regard to the depth of the single storey rear extension in that it extends further than other examples along the street. It is noted that a number of properties along Harbord Road and neighbouring roads including Hayward Road to the rear, have had rear extensions of various depth, with some extending up to 5m in depth. Having regard for this, it is considered that the extension would be of an appropriate design and scale given the character and context of the site, and would read as a subservient addition to the main dwelling. The extension would be finished in matching materials to the host dwelling and therefore would form a good visual relationship to the existing property. The proposed extension would be sited to the rear with limited to no views of the proposed extension from the street scene. As such the proposed single storey rear extension is not considered to result in any detrimental impact in regard to visual amenity and would be acceptable in terms of its design.
- 10.15. In light of the above, the proposal is considered to be acceptable in design terms and would comply with policy DH1 of the Oxford Local Plan 2036 and Paragraph 167 of the NPPF.

ii. Impact on Neighbouring Amenity

- 10.16. Policy H14 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. Appendix 3.7 of the Oxford Local Plan sets out guidelines for assessing the loss of sunlight and daylight using the 45/25 degree code.
- 10.17. Policy RE7 states that planning permission will only be granted for development that ensures that the amenity of communities, occupiers and neighbours is protected.
- 10.18. The proposed dormer and hip to gable roof alteration and dormer window is compliant with policy H14 in that it does not impact on the daylight of any neighbouring properties as it is compliant with the 45/25 degree access to light test. It is also not considered to

be overbearing. The glazing/openings for the dormer are concentrated solely to the rear elevation, it would not give rise to an unacceptable loss of privacy, as it would not provide direct views into neighbouring properties or habitable rooms.

- 10.19. The proposed roof lights and solar panels to the front elevation are not considered to have amenity impacts in regard to loss of privacy and or overlooking towards neighbouring properties.
- 10.20. The proposed single storey rear extension would feature a flat roof. A condition is recommended to ensure this flat roof area is not used as a balcony or terrace in order to protect the privacy of surrounding neighbours.
- 10.21. The application site sits between Nos. 15 and 19 Harbord Road.

15 Harbord Road

- 10.22. 15 Harbord Road relates to a detached property situated to the west of the application site. The rear of No.15 benefits from a number of openings including a window door, and large bifold doors which open up onto the rear garden. The window opening and door located closest to the shared boundary serves a utility room. As this is a non-habitable room, the Council's 45/25 degree guidance has not been applied. The large bi-fold doors sit within the rear of the existing extension at No. 15 Harbord Road. This opening serves an open plan kitchen/dining room and as this is a habitable space, the Council's 45/25 degree guidance has been applied to the opening. The 45 degree angle test has been applied to this opening and the proposed single storey rear extension would not contravene this angle. As such the proposed development would not detrimentally impact upon the daylight or outlook afforded to the neighbouring property.
- 10.23. In addition to this, the proposed extension would be set off the shared boundary by approximately 1.7m. Whilst the extension would extend 6m in depth at a height of 3.7m, it is considered that due to the separation distance, that the proposed extension would not be significantly overbearing, nor would it result in any tunnelling and/or enclosure impacts to No. 15 Harbord Road.
- 10.24. One window is proposed within the western side elevation of the single storey extension which would face towards No. 15. Given the existing boundary treatment which comprises a 1.8m high timber fence, it is considered that there would be sufficient screening in order to protect occupiers of the neighbouring property from any adverse impacts in regards to overlooking and or loss of privacy.

19 Harbord Road

- 10.25. No. 19 Harbord Road benefits from a single storey rear extension. This extension comprises numerous openings including windows and sliding patio doors which all serve the same, habitable space. As these openings serve a habitable room, the 45/25 code of practice has been applied to the closest window to the shared boundary. It is noted that the 45 degree line would be contravened by the proposed single storey rear extension. The proposed extension would also contravene a line taken at 25 degree uplift from cill height of the centre of this same window.
- 10.26. Notwithstanding this, it is noted that this window also has glazing beneath it and that the room is also served by a set of floor to ceiling height, patio doors. Given that there is another, larger opening which serves this habitable space and thus would provide an additional source of light into the habitable space, officers are of the opinion that whilst the proposed extension would contravene the 45/25 degree test when applied to the

closest opening, that the proposal would not have an adverse impact on loss of light and or outlook to warrant refusing the application. The 45/25 code of practice has been applied to the patio doors and the 45 degree line would not be contravened by the proposed extension. In light of this it is considered that the proposed single storey rear extension would not detrimentally impact upon the light or outlook afforded to the neighbour and that the proposal would therefore be acceptable in this regard.

- 10.27. The proposed extension would extend 6.3m to the rear and would have an overall, maximum height of 3.9m. Whilst the extension would be large in terms of its depth and height, given that the extension would be set off the shared boundary by 0.8m and set away from the neighbouring property by 2m, officers are of the opinion that the proposed would not have an overbearing impact nor would give rise to any adverse enclosure impacts.
- 10.28. No windows are proposed within the side elevation and so there would be no opportunities for any overlooking and or loss of privacy towards No. 19 Harbord Road. The windows within the proposed extension would be solely concentrated within the rear elevation. It is noted that there are a number of rear facing windows within the existing property. It is therefore not considered that the additional ground floor, rear facing windows would give rise to any adverse impacts with regard to overlooking and or loss of privacy, over and above the existing arrangement on site.
- 10.29. All other properties are a sufficient distance away so as not to be adversely affected.
- 10.30. The proposal is therefore acceptable in terms of neighbours' amenity and Policy RE7 and H14 of the Oxford Local Plan 2036.

iii. Ecology and biodiversity

- 10.31. Policy G2 of Oxford Local Plan 2036 states that important species and habitats will be expected to be protected from harm, unless the harm can be appropriately mitigated. It also outlines that, where there is opportunity, it will be expected to enhance Oxford's biodiversity. This includes taking opportunities to include features beneficial to biodiversity within new developments throughout Oxford

Protected Species and Habitats

- 10.32. All species of bats and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017 (as amended).
- 10.33. A Preliminary Roost Assessment was carried out in February 2025. The existing building was assessed to be of 'high' suitability for roosting bats and further surveys were recommended.
- 10.34. The applicant has now provided a Bat Emergence Report (August 2025) in accordance with the recommendation for three emergence surveys. The report indicates that no bats were seen emerging from the building, but with bats actively foraging within the vicinity. The report also confirmed a periodically active bat day roost in the building based on droppings and DNA test (brown long-eared bat species). As a result, the Survey Report recommends the requirement for a bat licence issued by Natural England.
- 10.35. The local planning authority must consider the likelihood of a licence being granted when determining a planning application. This requires consideration of the "three

tests” development must pass to qualify for a licence, as set out in the Habitats Directive and The Conservation of Habitats and Species Regulations 2017 (as amended):

- a. The purpose of the licence is for preserving public health or public safety or another imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- b. There must be no satisfactory alternative; and
- c. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

- 10.36. The Council’s Ecology Officer noted that consideration of the first two tests is generally left to the planning case officer with specific regard to the reasons for the proposed development and what other alternatives have been considered.
- 10.37. The Survey Report advises that the comparatively low number of droppings indicates a periodically used day roost which is not considered to represent a higher conservation roost.
- 10.38. In regards to test a) the proposed development includes a number of improvements including re-roofing, the installation of triple glazed windows, insulating render to the elevations and solar panels within the front roofslope. These improvements are to help improve the thermal efficiency and performance of the building, with the applicant seeking to retrofit the existing property rather than rebuilding to meet modern day standards. Through a fabric first approach, utilising design features that follow the EnerPHit standards for a Passivhaus retrofit the applicant is contributing to reducing carbon emissions and mitigating climate change, lessening their reliance on fossil fuels, which is supported by both Local and National Planning Policy.
- 10.39. In regard to test b) the application site relates to an existing dwellinghouse and the proposal seeks to carry out householder developments including numerous alterations and an extension to the property. As considered in the other sections of this report, the design of the extension is considered to be acceptable and there is not considered to be any neighbouring amenity impacts or significant flooding impacts. Therefore, as the proposal is considered to be acceptable and comply with the relevant Local Plan policies, it would be unreasonable to require the applicant to explore other alternatives.
- 10.40. In regards to test c) the Council’s ecologist is satisfied the third test would be met. The identified roost is of low conservation importance and the proposed mitigation will ensure roosting opportunities remain during and post-development.
- 10.41. Officers therefore conclude that it is not unlikely that Natural England would grant a licence.
- 10.42. In addition, brown long-eared bat is identified as a priority/ species of principal conservation importance under Section 41 of the Natural Environment and Rural Communities Act (NERC), 2006 as amended. The local authority Biodiversity Duty therefore applies to protecting and enhancing this species/ population.
- 10.43. Through the Bat Emergence Surveys report (August 2025), the applicant has provided Information to inform a mitigation recommendation. These are as follows:

- A. Works to the building can only commence once the EPS licence has been granted by Natural England. The licence can only be applied for once planning permission has been granted and all wildlife related conditions have been discharged.
- B. One Cavity bat box would need to be erected on a suitable tree / pole prior to works commencing as construction phase bat box
- C. A Precautionary Work Method Statement comprising:
- Works impacting any bat roosts would need to be carried out when overnight temperatures are over 5°C and ideally would be carried out in spring or autumn (although there is no specific timing restrictions attached to the Level 1 Bat Earned Recognition (BER) Licence).
 - On the day of the works commencing, a pre-works check will be carried out by the BER Registered Consultant or Accredited Agent to search for evidence of bats.
 - A toolbox talk would need to be delivered to the site contractors and will be signed by all attendees.
 - The licenced ecologist will then supervise the removal the key areas which may have roosting bats present (e.g. roof tiles), and in the event that a bat is found, it would be relocated by the licenced ecologist to the relevant pre-erected bat box.
 - All tiles / features will be carefully removed by hand and checked underneath for bats until the building has been declared free from bats and works can continue without ecological supervision.
 - Should at any bats be found during the works when the ecologist is not on site, works should stop, and a suitably qualified and experienced ecologist should be contacted to decide a strategy on how is best to proceed.
 - Contractors should always wear gloves and not attempt to capture a bat. In the unlikely event of anyone getting bitten or scratched by a bat, they should seek medical advice immediately.
- D. Should works not commence before May 2026, then it may be necessary to undertake repeat surveys to ensure the survey data is up to date for the EPS licence application (as required by Natural England). A visit must also occur by the licenced ecologist within 3 months of the licence application to ensure there are no changes on site.
- E. A cavity bat box is incorporated in the scheme. A cavity box is more likely to be used by brown long-eared bats, which are the species that have been present within the building. A durable material should be used rather than wood to ensure longevity.
- 10.44. Harm is likely to be caused, however, the applicant has demonstrated that the development will not be detrimental to the species as a whole and that satisfactory mitigation measures have been provided to avoid an offence.
- 10.45. Officers therefore consider that given the justification provided to the Council, coupled with the comments provided by the Council's internal ecology and biodiversity officer, that Natural England will likely grant a license for the proposed works. The Local Planning Authority has therefore given due regard to the likelihood of a licence being granted and appropriately considered and discharged its requirements regarding the consideration of the "three tests" for the reasons as detailed above.
- 10.46. Subject to the recommended conditions, the proposals are considered to comply with Policy G2 of the Oxford Local Plan 2036, the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017 (as amended).

iv. Flooding and Drainage

- 10.47. Policy RE3 of the Oxford Local Plan 2036 states that planning permission will not be granted for development in Flood zone 3b except where it is for water-compatible uses or essential infrastructure; or where it is on previously developed land and it will represent an improvement for the existing situation in terms of flood risk. Minor householder extensions may be permitted in Flood Zone 3b, as they have a lower risk of increasing flooding. Proposals for this type of development will be assessed on a case-by-case basis, taking into account the effect on flood risk on and off site. Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.
- 10.48. 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.
- 10.49. Policy BES4 of the Wolvercote Neighbourhood Plan states all proposed developments should demonstrate that they do not decrease rain water infiltration. Developments that demonstrate that they increase infiltration (where it is geologically possible), or reduce run-off to watercourses, will be supported. All run off water should be infiltrated into the ground using permeable surfaces (SUDS), or attenuation storage, so that the speed and quantity of run off is decreased. Proposals for new development should ensure that there is no increased risk of flooding to existing property as a result of the development. As appropriate to the scale and nature of any proposed new development, in areas likely to be flooded should incorporate flood resilience techniques in design and construction.
- 10.50. Concerns have been raised in regards to the impact of the proposed development on surface level flooding in the locality.
- 10.51. The application site is located within Flood Zone 1 and therefore the proposal would have no impact on flood risk. The development would increase the impermeable area, leading to increased surface water runoff. Therefore, in accordance with Policy RE4 of the Oxford Local Plan, the site should be drained by Sustainable Drainage Systems (SuDS), and this should be secured via a condition. Subject to this condition, the proposals are considered to comply with Policy RE4 of the Oxford Local Plan 2036 and Policy BES4 of the Wolvercote Neighbourhood Plan.

v. Other Matters

- 10.52. Policy M3 states that in CPZs where development is located within a 400m walk to frequent public transport services and within 800m walk to a local supermarket or equivalent facilities, planning permission will only be granted for residential development that is car-free. In all other locations, planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with. The proposed works will not result in any changes or revisions to the existing driveway/parking arrangement to the frontage of the property, and no highways implications in terms of capacity, safety or parking stress are assessed as resulting from the proposed extension works. In consideration of the above it is considered that the development would be acceptable with regard to policy M3 of the Oxford Local Plan 2036.
- 10.53. Comment have been received about the impact on the cherry trees to the rear and the shrubs along the side of the garden. It is understood that the existing trees would be retained (as indicated on the proposed floor plans) and that the sides of the gardens

would be planted up with raised planters. In light of this, the proposed development is considered to accord with Local Plan policy G7.

- 10.54. Neighbour concerns have also been raised in regard to the reduction in the size of the rear garden. Policy H16 of the Oxford Local Plan 2036 states that planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space. H16 sets out the expectations for the size and quality of outdoor space across various types of dwellings. In this case, 17 Harbord Road would retain a large area of private outdoor amenity space to the rear to meet the needs of future occupiers with sufficient space for outside dining and/or clothes drying, with reasonable circulation etc. In light of this, the proposal would comply with Local Plan Policy H16.

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 accords 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.
- 11.3. The application seeks planning permission for the demolition of the existing bay window, porch and chimney and for the erection of a single storey rear extension. It also seeks permission for alterations to the roof including a hip-to-gable roof alteration, insertion of 1no. rear dormer window, rooflight and solar panels. The application also seeks permission for minor alterations including the installation of render and replacement fenestration to improve the thermal efficiency of the dwellinghouse. It is considered that as the property is not within a Conservation Area, nor listed, and that the property is located along a street where there is a wide mix of properties and styles, that the removal of the bay window, porch and chimney would be acceptable in design terms. Whilst large, the proposed extension would also be acceptable in design terms and would not result in any significant impacts in relation to neighbouring properties. The alterations to the roof would alter the overall character and appearance of the dwelling but would be in keeping with the context of the street scene and would be acceptable in both design and neighbouring amenity terms. The property has been assessed for bats and subject to conditions, and subject to the development being carried out under license from Natural England, it is considered that the proposal would be acceptable in this regard. As such the proposal is in compliance with Policies DH1, H14, RE7, RE3, RE4, and G2 of the Oxford Local Plan, Policy BES4 of the Wolvercote Neighbourhood Plan and the NPPF.
- 11.4. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to conditions.

12. CONDITIONS

Time Limit

1. The development to which this permission relates must be begun no 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.

Approved Plans

2. The development referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.

Reason: To avoid doubt as no objection is raised only in respect of the deemed consent application as submitted and to ensure an acceptable development as indicated on the submitted drawings in accordance with Policy S1 of the Oxford Local Plan.

Materials as specified

3. The materials to be used in the proposed development shall be as specified in the application hereby approved. There shall be no variation in these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policy DH1 of the Oxford Local Plan 2036.

Remove PD for balconies/terraces

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or enacting that Order), no part(s) of the roof of the rear extension hereby permitted shall be used as a balcony or terrace nor shall any access be formed to the roof.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with Policy H14 of the Oxford Local Plan 2036.

SuDS

5. All impermeable areas of the proposed development, including roofs, driveways, and patio areas shall be drained using Sustainable Drainage measures (SuDS). This may include the use of porous pavements and infiltration, or attenuation storage to decrease the run off rates and volumes to public surface water sewers and thus reduce flooding. Soakage tests shall be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches. Where infiltration is not feasible, surface water shall be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS techniques and in consultation with the sewerage undertaker where required. If the use of SuDS are not reasonably practical, the design of the surface water drainage system shall be carried out in accordance with Approved Document H of the Building Regulations. The drainage system shall be designed and maintained to remain functional, safe, and accessible for the lifetime of the development.

Reason: To avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with policy RE4 of the Oxford Local Plan 2036.

Time limit on development before further surveys are required

6. If the development hereby approved does not commence by May 2026, further ecological survey(s) should be considered, in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys to establish if there have been any changes in the presence of roosting bats, and identify any likely new ecological impacts that might arise from any changes through professional validation or additional surveys. The results of professional validation and/ or the survey(s) shall be submitted to the local planning authority.

Where validation and/ or survey results indicate that changes have occurred that will result in impacts not previously addressed in the approved scheme, a mitigation and compensation scheme will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the approved scheme, under licence from Natural England.

Reason: To ensure bats are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

Natural England Bat Licence

7. Where there are works which have the potential to impact protected bat species, such works should not take place until the applicant has obtained a European Protected Species/ Bat Mitigation/ Class Licence, as required under an appropriate scheme/ class.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and Policy E5 of the Test Valley Revised Local Plan (2016).

Compliance with Precautionary Work Method Statement

8. The development hereby approved shall be implemented strictly in accordance with the measures stated in this Ecology Review of 27/08/2025 (see C, above), or as modified by a relevant European Protected Species Licence. The proposed construction phase bat box (see B above) shall be installed before commencement of the development.

Reason: To comply with The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats Regulations 2017 (as amended) and enhance biodiversity in Oxford City in accordance with the National Planning Policy Framework.

Ecological Enhancements

9. Prior to occupation of the development, at least one bat box suitable for cavity roosting bats shall be installed on the building by being positioned at a height of 3-6 metres in an open location, with a clear flight path to and from the entrance, away from and unlit by artificial light and not above any windows, placed in a sunny position (6-8 hours of direct sunlight, or in a location where it receives the morning sun). If this is not possible, then close to the eaves or apex of a gable end on the building in a south- south westerly

direction. The approved measures shall be incorporated into the scheme and shall be installed under the guidance of a suitably qualified ecologist prior to completion of the development and retained thereafter. Proof of installation (photo, site visit invitation, etc) shall be provided to the local planning authority no later than 12 months following installation.

Reason: To enhance biodiversity in Oxford City in accordance with paragraph 187(d) of the National Planning Policy Framework and Policy G2 of the Oxford City Council Local Plan 2036 (2020).

Informatives

Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

Hedgehogs

Hedgehogs are legally protected under Schedule 6 of the Wildlife and Countryside Act and the Wild Mammals Protection Act (1996). Hedgehogs are also a Section 41 Principal Species of Conservation Importance under the Natural Environment and Rural Communities Act (2006) for which a local authorities Biodiversity Duty applies. Caution should be taken when clearing the site in case nesting hedgehogs are present. Where possible leave areas of deadwood, bases of hedgerows, piles of leaves and long grass undisturbed. Areas to be cleared, particularly when using machinery, should be checked prior to works for mammals and other species. If a hedgehog is found during development and/or there are welfare concerns, The British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801 and there are likely to be other wildlife rescue centres/ hospitals in proximity to the site (it is advisable to identify these before work commences).

The building site should be made safe for ground-dwelling animals with hazards such as open holes, pits, ditches, ponds and drains covered over or fitted with ramps to allow for escape. Netting should be avoided, but if used kept off the ground to avoid entanglement and any slack netting tied up. Rubbish should be kept contained in a designated area to avoid animals becoming trapped in litter.

Bats

All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. A derogation licence from Natural England is required before any works affecting bats or their roosts are carried out.

Wildbirds

All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support

them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

1. APPENDICES

Appendix 1 – Site Location Plan

1. HUMAN RIGHTS ACT 1998

- 12.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse 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.

2. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 12.2. 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 refusal of planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community

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