

Oxford City Planning Committee

7th October 2025

Application number: 25/01489/FUL

Decision due by 22th August 025

Extension of time 15th October 2025

Proposal Demolition of existing garage, existing rear extension and conservatory. Subdivision of existing dwellinghouse to create 2 x 7 bed large houses in multiple occupation (Sui Generis). Erection of a two-storey side and rear extension. Erection of a single storey front extension. Alterations to roof and insertion of 5no. rooflights in association with a loft conversion. Alterations to fenestration. Provision of bin, cycle storage and private amenity space.

Site address 86 Temple Road, Oxford, OX4 2EZ. – see **Appendix 1** for site plan

Ward Temple Cowley Ward

Case officer Tim Hunter

Agent: Mrs Julie Ball **Applicant:** Mr Tom Rourke

Reason at Committee Delegated Application called in by Councillors Malik, Harley, Stares, Ottino, Yeatman and Rehman for reason of over development, on street parking, out of character in conservation area, removal of trees effecting biodiversity, effect on existing community facilities,

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; and

1.1.2. **agree to delegate authority** to the Director of Planning & Regulation to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as requested by the Lead Local Flood Authority and as the Director of Planning and Regulation considers reasonably necessary; and
- and issue the planning permission.

2. EXECUTIVE SUMMARY

- 2.1. This report considers the development of the site to extend the existing house and subdivide to provide two dwelling houses and to change the use from Use Class C3 dwelling houses to Sui Generis large Houses in Multiple Occupation.
- 2.2. The development would make the best and most efficient use of the site and provide a high quality and sustainable development. The principle of the use on this site in this location is acceptable. It would provide one new dwelling house and meet the demand for high quality shared accommodation. The development would preserve the character and appearance of the Temple Cowley Conservation Area.
- 2.3. The proposed development is in Flood Zone 1. The proposed use is acceptable within Flood Zone 1 and acceptable flood mitigation and drainage including sustainable drainage systems would be provided. No significant contamination of the site has been identified.
- 2.4. There would be no change in car parking, sufficient cycle parking would be provided and no adverse impact on the highway in terms of traffic generation.
- 2.5. In terms of impact on residential amenity, there would be no detrimental loss of privacy from overlooking to neighbours.
- 2.6. The development would not have a detrimental overbearing impact on adjacent residential properties.
- 2.7. In respect of sunlight, daylight and overshadowing, the development demonstrates compliance with the 45 / 25 degree guidance of the Oxford Local Plan 2036.
- 2.8. Public amenity afforded by existing trees would be maintained. The potential presence of protected habitats and species has been given due regard and there would be no unacceptable harm as a result of the development.
- 2.9. Subject to the imposition of suitably worded conditions, the proposal would accord with the policies of the Oxford Local Plan 2036, the NPPF and complies with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

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 £8,038.58.

5. SITE AND SURROUNDINGS

- 5.1. The site is located in Temple Cowley on a corner plot on the corner of Temple Road, Junction Road and Salegate Lane, see figure 1 below. The site is elevated above the part of Temple Road to the side of the plot and is prominent in the street scene.

- 5.2. The site is in a highly sustainable location with good public transport into and out of the city, accessible for Cowley District Centre and within Temple Cowley Controlled Parking Zone. To the side of the plot are several conifer trees, with deciduous trees further back in the plot.
- 5.3. The existing house appears to have been constructed in the 1940's before the advent of the modern planning system. The house is detached and has a two-storey side extension, approved in 1989. A garage has been provided to the side of the two-storey side extension and subsequently converted to a bathroom and utility along with a conservatory to the rear corner of the house. A single storey rear extension is also present, which may have been erected under Permitted Development rights granted by the General Permitted Development Order 2015.
- 5.4. The surrounding area is characterised by a mix of residential properties, with the immediate neighbours to the northwest being a pair of semis in a similar style to the application property. The site is within Temple Cowley Conservation Area.

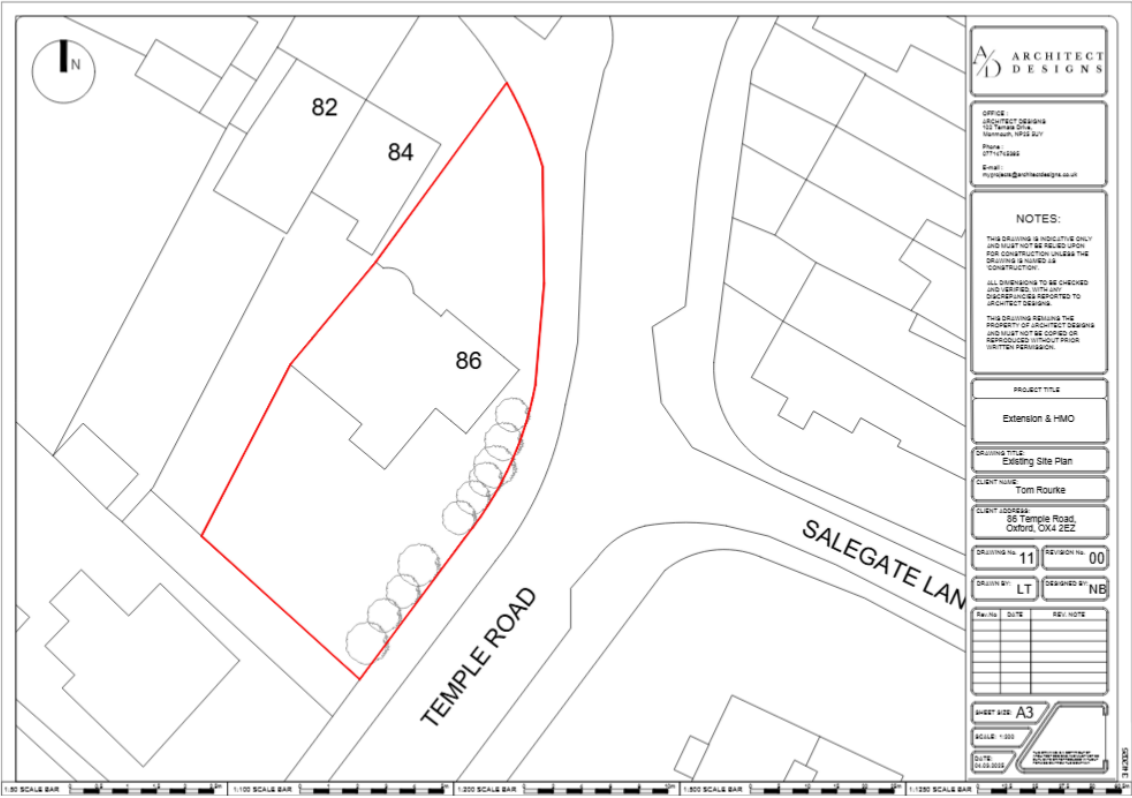


Fig.1 Existing Site Plan

6. PROPOSAL

- 6.1. The application proposes the demolition of the former garage, existing rear extension and conservatory and the erection of a two-storey side and rear extension along with alterations to the roof and insertion of five rooflights in association with conversion of the loft. A front extension is proposed to the existing house, which would result in the canopy roof to the existing door projecting the full width of the house. The existing front door would be moved and a new front door provided, along with a bay window to the front of the side extension. The resultant building is then proposed for subdivision into two dwelling houses and for a change of use from Use Class C3 to two large Sui Generis HMOs.

7. RELEVANT PLANNING HISTORY

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

76/00682/A_H - Erection of conservatory. PER 11th October 1976.
89/00614/NFH - Two storey side extension incorporating canopy over front entrance (Amended Plans). PER 18th August 1989.
91/00133/NFH - Garage attached to house. PER 27th March 1991.
98/00570/NFH - Erection of conservatory to rear/side elevation. PER 22nd May 1998.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents
Design	124-130, 135-137, 139-140	DH1 - High quality design and placemaking DH7 - External servicing features and stores	
Conservation/Heritage	207-221	DH2 - Views and building heights DH3 - Designated heritage assets	
Natural environment	153-160, 187, 193,	RE3 - Flood risk management G2 - Protection of biodiversity geo-diversity G7 - Protection of existing Green Infrastructure G8 - New and enhanced Green and Blue Infrastructure	
Social and community	96-108,		
Transport	109-110, 115-118	M1 - Prioritising walking, cycling and public transport M3 - Motor vehicle parking M5 - Bicycle Parking	Parking Standards SPD
Environmental	96, 102, 124-125, 129-130, 162, 166, 181-182, 196-201	RE1 - Sustainable design and construction RE4 - Sustainable and foul drainage, surface RE9 - Land Quality	Energy Statement TAN

8.2. Other relevant documents and considerations:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance
- Historic Environment Good Practice Advice in Planning Note 3: 'The Setting of Heritage Assets (Second Edition)'

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 17th October 2024 and 24th July 2025.

Statutory consultees

9.2. No statutory comments received.

Public representations

9.3. Public comments from properties listed below have been received and their comments can be summarised as follows:

Nos.1, 3, 5, 7, 9, 11, 17, 29, 31, Junction Road
Nos. 8, 44, 67, 69, 74, 74B, 78B, 88, 90, Temple Road
Nos. 19A, 110A Crescent Road
No. 19 Owens Way
No. 9 Monks Mead (Out of Oxford)
Nos. 4, 7 Lizmans Court
Oxford Civic Society:

- Overdevelopment
- Effect on adjacent properties
- Effect on character of area
- Effect on existing community facilities
- Effect on pollution
- Effect on traffic
- Effect on parking
- Increase in noise and disturbance
- Damaging to local community
- Disturbance during construction
- Effect on highway safety
- Poor quality accommodation
- Noise and disturbance
- Not enough information given in application
- Effect on ecology and biodiversity
- Impact on Conservation Area
- Loss of privacy

- Overconcentration of HMOs
- Impact on listed building
- Problems with access for residents / construction (Low Traffic Neighbourhood)
- Effect on trees
- Impact on bats
- Lack of outdoor space
- Incorrect Community Infrastructure Levy
- Loss of trees
- Poor quality accommodation
- Detrimental to community cohesion
- Impact on mental health
- Public transport provision / accessibility
- Inadequate communal facilities for future residents
- Build up of rubbish
- Anti-social behaviour
- Overlooking
- Overshadowing
- Inadequate storage for waste and recycling bins
- Concern over water and sewerage provision.
- Misleading description – not conversion, rather demolition and rebuild.
- Possibly inadequate cycle and bin storage.
- Should be exempt from eligibility for parking permits

Officer response

9.4. The points raised are dealt with later in the report.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- a) Design and Heritage
- b) HMO Density
- c) Facilities and amenities
- d) Residential amenity
- e) Landscape and Trees
- f) Biodiversity
- g) Flooding and drainage
- h) Car parking

a. Design and heritage

10.2. In relation to design the NPPF emphasises that high quality buildings are fundamental to achieving sustainable development and good design creates better places in which to live and work and helps make development acceptable to

communities. New development should function well, be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site and create places that are safe, inclusive and accessible and which promote health and well-being.

- 10.3. In considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 10.4. Development proposals that would lead to substantial harm or result in total loss of the significance of a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.
- 10.5. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (section 66) and to pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area (section 72).
- 10.6. The Council expects new development to enhance the quality of the environment, and with this Policy DH1 of the Oxford Local Plan (OLP) 2036 is central to the purpose. This policy states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness where this is informed and inspired by the unique characteristics of the site and its setting, and that these considerations should go beyond the red line of the application site to adopt a truly place-making approach.
- 10.7. Policy DH3 of the OLP 2036 states that planning permission will be granted for development that respects and draws inspiration from Oxford's unique historic environment, responding positively to the significance, character and distinctiveness of the heritage asset and locality. For all planning decisions affecting the significance of designated heritage assets, great weight will be given to the conservation of that asset.
- 10.8. The development would be clearly visible from the public domain. In this case Officers sought a reduction in the side projection that was originally submitted to address concerns that this would have been too dominant to the original dwelling and street scene.
- 10.9. Amended drawings were therefore submitted that reduced the width of the proposals. The projection to the side, adjacent to Temple Road would reduce by half the width of the existing garage, which would be removed, whilst extending at first floor by half of the width of the former garage. The impact on visual mass and bulk would therefore be minimal and the resultant form is considered appropriate

and an improvement to the existing flat roofed garage. It is considered that the extension that would achieve an appropriate visual relationship with the existing house and with the surrounding area. It would not be unduly prominent or dominant in its setting and would reflect the form, character and pattern of development in the surrounding area.

- 10.10. The proposed development would result in the appearance of the building changing from a detached house to a pair of semi-detached houses, both with their own front door, enclosed under a canopy that would extend across the full width of the pair of semis, with a pair of bay windows above. As such, the appearance would have a regular, symmetrical form that would better reflect the form and appearance of the pair of semis next door at nos.88 and 90 Temple Road and other properties nearby. It is considered that they would not be unacceptably out of character with the pattern and grain of development in the area and would not harm the character and appearance of the Temple Cowley Conservation Area.
- 10.11. At the rear, the existing single storey additions, which are in a poor state of repair, would be replaced. The extensions above would read as two separate elements, which is a visually appropriate approach for a pair of semis. There is an element of flat roof to the second floor, which is generally a form of development that would be resisted on design grounds. In this case however, there is already an area of flat roof in a similar position to the existing house and as the flat roof element would sit behind conventional roof pitches, it would not be evident from the adjacent public domain (street). There would be no material increase in visual harm over the existing situation therefore. Officers note that parts of Junction Road to the north and Salegate Lane to the east are higher, however due to curves in these roads, the flat roof is not easily visible from these more elevated parts.
- 10.12. The proposals would involve raising the height of much of the roof, however the height would not go beyond the highest part of the existing roof and would result in a more regular and symmetrical form to the roof. A new chimney to the south eastern part of the new roof would add to the symmetry in that it would reflect chimneys already present to the north west of the existing roof. As such the roofscape is considered acceptable and would not be visually harmful in the street scene nor harm the character and appearance of the Conservation Area.
- 10.13. The proposed cycle and bin stores would be split between the front and rear gardens to limit their visual impact to an acceptable level.
- 10.14. Officers note that there are a number of listed buildings in the wider local area. The closest of these is Manor House, which is 38m distant and on the other side of a different stretch of Temple Road, with number 84 Temple Road lying between the application site and Manor House, along with a significant level of tree cover. Given the distance, and the intervening walls and trees the proposed development would not therefore affect any listed buildings or their settings.
- 10.15. Great weight and importance has been given to the desirability of preserving or enhancing the character or appearance of the conservation area as a designated heritage asset and the preservation of the setting of any listed building. The proposals, by reason of their size, siting, form, materials and design for the reasons give above would not cause harm to the character, appearance or significance of

the conservation area or its setting. Subject to the imposed conditions the application would accord with sections 16(2), 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (which it is accepted is a higher duty), the NPPF, and Policies DH1 and DH3 of Oxford City Council Local Plan 2036.

b. HMO density

10.16. Oxford has a large number of HMOs and in some areas of the city, high concentrations of HMOs are resulting in changes to the character of the local area.

10.17. The above changes in character to areas of Oxford as a result of increased levels of HMOs has been actively addressed by Oxford City Council, firstly by the removal of permitted development rights to change the use of a single dwelling to an HMO, and also by the OLP 2036, which directly addresses the issue of overconcentration of HMOs in Policy H6 and its accompanying text. The OLP states that the Council will prevent over concentration of HMO in areas where there are already significant numbers. Policy H6 states that permission for a change of use to an HMO will only be granted where the proportion of buildings used as an HMO within 100m of street length of the application site does not exceed 20%.

10.18. There are 53 buildings within 100m street length of the site. Of these, licensing records indicate that 6 of these have, or have applied for, an HMO license. The actual number may be higher, due to some HMOs not being licensed, but the figures indicate that 15.1% of buildings in the relevant area would be HMOs, (including both HMOs on the application site), below the 20% concentration defined in Policy H6.

10.19. The surrounding area does not therefore show a significant concentration of HMOs, and the current proposal for two sui generis HMO's would not materially harm the overall mix of housing in the local area and the application complies with Policy H6 of the OLP 2036.

c. Facilities and amenities

10.20. Policy H6 of the OLP 2036 also states that permission for a change of use to an HMO will only be granted where the applicant has demonstrated compliance with the City Council's good practice guide on HMO amenities and facilities and the accompanying text makes it clear that adequate provision should be made for refuse storage and collection, whilst cycle and car parking policy for HMOs are set out in Policies M3 and M5.

10.21. The proposed plans show both houses with seven acceptably sized bedrooms. The two-storey house would have six en-suite shower rooms and a further shower room to serve the seventh bedroom. A communal area of 18.3m² to provide a kitchen diner is in excess of the 10m² required by the Facilities and Amenities Guide for two storey dwellings with 6 – 10 occupants where all single rooms have a floorspace of at least 8.5m².

10.22. The three-storey house would have five en-suite bedrooms with a further shower room to serve the remaining two bedrooms. Officers note that bedroom 7 is an awkward shape however this could be resolved by the en-suite shower to

that room being removed to improve circulation space. A communal area of 18.3m² to provide a kitchen diner is in excess of the 16m² required by the Facilities and Amenities Guide for three storey dwellings with 6 – 10 occupants where all single rooms have a floorspace of at least 8.5m².

10.23. The accommodation of each of the proposed houses is acceptable for seven occupants and the principle of the proposed change of use to a small Use Class C4 HMO (in terms of facilities) is acceptable in accordance with Policies H6 and M5 of the OLP 2036.

10.24. There are also acceptable areas of private amenity space to the rear for both properties, and the position of bin and cycle storage is indicated. The provision of bin and cycle storage could be secured by the imposition of conditions to ensure compliance with Policies H6 and M5 of the OLP 2036.

d. Residential amenity

10.25. Policy H14 of the Oxford Local Plan 2036 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. Policy H14 sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to habitable rooms of the neighbouring dwellings. Policy RE7 of the Oxford Local Plan 2036 states that planning permission will only be granted for development that ensures that standards of amenity are protected.

10.26. In terms of daylight and sunlight, the existing house No.86, lies adjacent to but stepped significantly back from the semi-detached house at No.84 Temple Road. The existing house at No.86 therefore already has an effect on number No.84 in terms of loss of daylight and sunlight and overbearing. The side wall to this boundary is proposed for retention, with a small element of front extension adjacent to the side wall of No.84. Since the proposed front extension is to the rear of a side facing opening and the rest of the flank wall would be unchanged, the proposed development would comply with the 45 / 25 degree guidance and would not result in any material harm to No.84 in terms of loss of light or overbearing. The proposed two storey rear extension would be stepped off of the boundary which in conjunction with the relative positions of Nos.86 and 84 means that there would be no material increase in loss of daylight to No.84, nor would there be an unacceptable increase in overbearing or loss of outlook to that house.

10.27. The house to the rear at No.88 Temple Road is situated over 17m from No.85 and the 45 degree line from its side facing windows would pass clear above the proposed extension, whilst the 45 degree line from its rear facing windows would also not intersect with any part of the development, indicating no unacceptable loss of light to that house, with the distance between the dwellings also meaning there would be no unacceptable increase in overbearing and would not adversely affect outlook.

10.28. The proposed new windows to the rear would face towards No.88, however the increase in overlooking from these windows over the current situation would be modest and would not result in an increased level of overlooking that would justify a refusal of planning permission.

- 10.29. No windows are proposed to the north west (side) towards No.84 and there would be no increase in overlooking to that house.
- 10.30. All other dwellings are a sufficient distance from the proposed development as to be materially unaffected.
- 10.31. In summary the development would not significantly impact on amenity such that it would warrant refusal in this case and subject to conditions, it accords with policies H14 and RE7 of the OLP.

e. Trees

- 10.32. Policy G7 of the Oxford Local Plan 2036 states that planning permission will not be granted for development that would result in the loss of green infrastructure features such as trees where this would have a significant adverse impact on public amenity or ecological interest.
- 10.33. The site lies within the Temple Cowley Conservation Area, therefore all trees are granted a level of protection under Section 211 of the Town and Country Planning Act 1990. There are no TPO trees on site.
- 10.34. Two large mature Beech trees in the rear garden form the most important tree features on site.
- 10.35. The Arboricultural Development Report demonstrates in principle that the proposals can be carried out without affecting the important tree features on site.
- 10.36. Officers consider that subject to conditions requiring compliance with the updated arboricultural plan, methods of working and tree protection plan and pre-commencement conditions (that have already been accepted by the agent) requiring the submission of an acceptable landscape plan and details of an acceptable specialist foundation design, the development proposed would not result in any significant adverse impact on trees, public amenity or ecological interest.

f. Ecology

- 10.37. OLP policy G2 states that development that results in a net loss of sites and species of ecological value will not be permitted. Policy G8 requires new development that affects green infrastructure to demonstrate how these have been incorporated within the design, including health and wellbeing and biodiversity enhancement. The relevant provisions of the Environment Act 2021, as implemented by Schedule 7A of the Town and Country Planning Act 1990, requiring a minimum of 10% biodiversity net gain (BNG) on minor developments applies to all development submitted after 1st April 2024.
- 10.38. The Local Planning Authority (LPA) has a duty to consider whether there is a reasonable likelihood of protected species being present and affected by development at the application site. Adequate information on protected species should be provided by an applicant. Planning permission will be refused where the Council is unable to assess the impacts on protected species and thus meet the

requirements of the NPPF and the Conservation of Habitats and Species Regulations 2017 (as amended).

10.39. The proposed development would result in works to an existing roof and a Preliminary Roosting Survey was carried out.

10.40. The existing building was assessed to be of moderate suitability for roosting bats by Sylvatica Ecology on 06/07/2025 and two further emergence surveys were required. These were undertaken by Arbtech on 17/07/2025 and 07/08/2025, with no bats observed entering or leaving the structure, but with bats foraging and commuting within the vicinity. Due to the presence of bats near a structure with moderate roost potential, the report recommended a Wildlife Sensitive Lighting Strategy and 2x Bat Boxes as enhancement features.

10.41. Officers are satisfied that a robust assessment was undertaken and the potential presence of protected habitats and species has been given due regard. In accordance with the recommendations bat enhancements and a lighting strategy could be secured by conditions. If the development does not commence by May 2026 then further surveys would be required and could be secured by condition, further ecological survey(s)

10.42. With regard to Biodiversity Net Gain (BNG), the proposed two-storey side and rear extensions and bike and bins stores are primarily located over existing hardstanding surfaces, which currently comprises non-habitat land (hard surfacing) with negligible biodiversity value. The Biodiversity Gain Requirements (Exemptions) Regulations 2024 states that de minimis exemption only applies to development if the following two conditions are met:

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).

10.43. As the development would not impact on priority habitats, nor would it involve the removal or disturbance of existing natural habitats such as lawns, shrubbery, trees, over 25m² or linear habitats more than 5 metres in length the development falls within the de minimis exemption and therefore no BNG is required.

10.44. Subject to conditions, the development accords with G2 and G8 of the OLP.

g. Flooding and drainage

10.45. Policy RE4 of the OLP 2036 states that all development proposals will be required to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites.

10.46. The development would add to the level of non-porous surfaces on the site, resulting in an increased level of rain water run-off. However, the increase would

be relatively modest and subject to a condition to ensure the development is carried out in accordance with the principles of Sustainable urban Drainage Systems, the development would not result in an unacceptable risk of flooding and comply with Policy RE4 of the OLP 2036.

h. Car Parking

- 10.47. Policy M3 of the OLP 2036 states that for development within Controlled Parking Zones (CPZs) where the site is within 800m of a local shop and 400m of a frequent bus service, the development should be car free, however the relevant technical Advice Note makes it clear that where existing sites are being redeveloped, there should be no net increase in the number of parking spaces.
- 10.48. The house is within a CPZ and within 800m of a local shop and 400m of a frequent bus service.
- 10.49. The house is currently provided with two parking spaces, which are proposed for retention, one for each of the proposed houses. The former garage, which would be lost, has an internal measurement of less than 2.5m and could not provide a compliant parking space.
- 10.50. Officers note that use of the house as an HMO may result in a larger number of adult residents and the possibility of more cars being associated with the house.
- 10.51. No net increase in parking is proposed to the site. The Local Highway Authority has not objected, however officers consider that any grant of permission should be subject to the house being removed from eligibility for parking permits to prevent the subdivision and change in use resulting in an unacceptable increase in pressure for on street parking in the area and ensure only the existing two on-plot parking spaces are used. On this basis it is considered acceptable in accordance with Policy M3 of the OLP2036.

11. CONCLUSION

- 11.1. Having regards to 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 clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.
- 11.2. The NPPF has a presumption in favour of sustainable development. NPPF paragraph 11 states that proposals that accord with the development plan should be approved without delay, or where the development plan is absent, silent, or relevant plans are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or specific policies in the framework indicate development should be restricted. Policy S1 of the OLP 2036 repeats this.
- 11.3. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF and policy S1 for the reasons set out within the report.

Therefore in such circumstances, planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.

11.4. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is 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 2016-2036, when considered as a whole, and that there are no material considerations that would outweigh these policies.

11.5. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in Section 12 below.

12. CONDITIONS

Time

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.

Plans

2. Subject to conditions requiring updated or revised documents submitted with the application, 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 in accordance with policy SR1 of the Oxford Local Plan 2036.

Samples

3. Samples of the exterior materials to be used shall be submitted to and approved in writing by the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of the visual appearance of the ^IN; Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

Openings

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no additional windows, doors or openings shall be placed in the side elevation(s) of the extensions hereby permitted without the prior written consent of the Local Planning Authority.

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

Glazing

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or enacting that Order), the upper floor side facing window/s shall be glazed in obscure glass, be non-opening below 1.7 metres above finished floor levels in the room(s) they serve and thereafter retained.

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

No balcony

6. 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 building(s) 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.

Foundations

7. No development shall commence until details of a specialist foundation design and a method statement for its construction have been submitted to and approved in writing by the Local Planning Authority. The foundation and extension shall be constructed in accordance with the approved details. Details shall include an air spade investigation report, a scale plan of the foundation layout, specialist foundation design demonstrated by engineering details that avoids damage to the tree's roots (such as ground screws), as are appropriate for the protection of retained trees during development. These shall be in accordance with the current BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations", unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect retained trees during construction in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural plan

8. The development shall be carried out in strict accordance with the approved methods of working and tree protection measures contained within the planning application details shown on the Arboricultural Development Report dated 11th August 2025, unless otherwise agreed in writing beforehand 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.

Landscaping

9. Notwithstanding the submitted plans, prior to the commencement of any relevant landscaping works, a soft and hard landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show details of treatment of paved areas, areas to be grassed or finished in a similar

manner, existing retained trees and proposed new hedge planting. The plan shall correspond to a schedule detailing plant numbers, sizes and nursery stock types. The development shall be carried out in accordance with the approved details.

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

Sustainable drainage

9. 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 runoff 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 Constraint: Bat surveys

10. If the development hereby approved does not commence by May 2026, further ecological survey(s) shall be undertaken, 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 the survey(s) shall be submitted to the local planning authority.

Where survey results indicate that changes have occurred that will result in impacts not previously addressed in the approved scheme, a mitigation and compensation scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works shall 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).

Biodiversity enhancement

11. Prior to occupation of the development, at least 2x bat boxes or 2 x integral bat bricks 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 submitted to and approved in writing by 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).

Lighting strategy

12. Prior to occupation, a lighting design strategy for bats in accordance with Section 5.3 of the Guidance Note 08/23 Bats and Artificial Lighting at Night, Bats Conservation Trust and Institute of Lighting Professionals shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging/ commuting; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy (as advised by Guidance Note 08/23), and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Proof of lighting installation in accordance with this condition (photo, site visit invitation, etc) shall be submitted to and approved in writing by 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.

Variation of Road Traffic Order

13. The development hereby permitted shall not be occupied until the Order governing parking at both of the dwelling houses hereby permitted at 86 Temple Rd has been varied by the Oxfordshire County Council as highway authority to exclude the site, subject to this permission, from eligibility for resident's parking

permits and residents' visitors' parking permits unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 policies CP1, CP6, CP10 and TR13 of the Adopted Oxford Local Plan 2001-2016.

Informatives

1. 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. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.
 2. All wild birds, their nests and young are protected 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.
 3. 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.
- i. APPENDICES
 - **Appendix 1** – Site location plan
 - j. HUMAN RIGHTS ACT 1998
 - a. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to [approve/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.

k. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- a. 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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