

## Oxford City Planning Committee

18th November 2025

<b>Application number:</b>	25/02197/FUL		
<b>Decision due by</b>	28th October 2025		
<b>Extension of time</b>	TBC		
<b>Proposal</b>	Sub-division of existing dwelling to create 2 x 1 bed flats (Use Class C3). Alterations to fenestration. Provision of private amenity space, bin and bike stores. (amended description and plans)		
<b>Site address</b>	15 Halliday Hill, Oxford, Oxfordshire, OX3 9PY – see <b>Appendix 1</b> for site plan		
<b>Ward</b>	Headington Hill And Northway Ward		
<b>Case officer</b>	Nia George		
<b>Agent:</b>	Jim Driscoll	<b>Applicant:</b>	Mr A Rehman
<b>Reason at Committee</b>	Applicant is a Councillor		

## 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 Director of Planning and Regulation to:

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

## 2. EXECUTIVE SUMMARY

2.1. This report considers the proposal to subdivide an existing dwelling to create 2 x 1 bed flats (Use Class C3). It also considers alterations to the fenestration and the provision of private amenity, bin and bicycle stores.

2.2. This report considers the following material considerations:

- Principle of development
- Design
- Neighbouring amenity

- Internal Space
- External Space
- Highways and parking
- Bin and bicycle storage
- Drainage
- Biodiversity net gain
- Sustainable design and construction
- Land quality

### **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. The application site is a two storey semi-detached property located on the southern side of Halliday Hill in the Northway Ward of Oxford City. The property is currently in use as a small house in multiple occupation with HMO licensing dating back to 2014.

5.2. The property has previously been extended by a single storey rear extension as well as a single storey side extension. The property benefits from a driveway to the front of the site with access via a dropped kerb.

5.3. The site sits within a residential area which is characterised by two storey dwellings primarily in pairs of semis.

5.4. See block plan below:



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Ordnance Survey 100019348

## 6. PROPOSAL

- 6.1. The application proposes the subdivision of the existing property into 2 x 1 bed flats (Use Class C3). In order to accommodate this, alterations are proposed to the fenestration, as well as the provision of private amenity space, bin and bicycle storage.
- 6.2. During the course of the application amended plans were requested by Officers to allow for the first floor flat to be accessed via a door from the front of the site. The amended plans received therefore propose one additional door to the front of the existing side projection at the property. It is these revised plans upon which the application is considered. The description of works was also updated to reflect the update to the plans.
- 6.3. Officers also noted during the course of the application that the existing property does not have planning permission to be used as a house in multiple occupation, nor has a certificate of existing use been approved to confirm the use. As such the description of works was updated to remove the reference to the use of the building being a house of multiple occupation. Due to the minor update to the description and plans there was no need to readvertise the application.

## 7. RELEVANT PLANNING HISTORY

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

<p>67/19296/A_H - Garage for private car with vehicle access. Permitted development 26th September 1967.</p>
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04/00138/OUT - Outline application (seeking siting and means of access only) for subdivision of garden and erection of 2 storey 2/3 bedroom detached house. Refused 30th March 2004.

06/00631/FUL - Two storey side extension to existing dwelling and subsequent sub-division to form 4 flats (3x2 bedrooms and 1x1 bedroom). Provision of 4 car parking spaces accessed from Gouldland Gardens, bin and cycle store (Amended Plans). Withdrawn 18th May 2006.

06/01443/FUL - Erection of 2-storey side extension and subsequent conversion of the resultant building into 4 flats (3x1 bedroom and 1x2 bedroom). Provision of 4 car parking spaces accessed from Gouldland Gardens, provision of bin and cycle stores. Refused 5th September 2006.

08/02016/FUL - Demolition of existing side outbuilding. Erection of two storey side extension to provide 2x1 bedrooms flats. Bin and cycle store, provision of 4 off road parking spaces to serve the new flats and the existing dwelling. Refused 1st December 2008.

09/01076/FUL - Erection of two storey detached building to form 2x1 bedroom flats. Provision of amenity space, parking, cycling and bin storage for new and existing residential units. Refused 31st July 2009.

10/00177/FUL - Erection of 2x1 bed flats with 2 car parking spaces accessed off Gouldland Gardens. Refused 22nd March 2010.

13/00550/FUL - Erection of part two storey and single storey side extension (Amended plan). Approved 22nd May 2013.

14/01694/FUL - Erection of single and two storey side extension. Approved 13th August 2014.

14/02681/FUL - Erection of two storey building to provide 2 x 1 bedroom flats (Use Class C3). Provision of car parking space, private amenity space and bin and cycle stores. Erection of dropped kerb to create a new access. Withdrawn 19th November 2014.

15/00807/FUL - Erection of a two storey building to provide 2 x 1 bed flats (Use Class C3) with provision of amenity space, carparking and bin and cycle store (Amended plans received 9/09/2015). Approved 18th September 2015.

17/02482/FUL - Insertion of 2no. rooflights to front elevation. (Retrospective). Approved 7th December 2017.

## **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	131-141	DH1: High quality design and placemaking  DH7: External servicing features and stores	
Housing	61-84	H1: The scale of new housing provision  H14: Privacy, daylight, and sunlight  H15: Internal space standards  H16: Outdoor amenity space standards	
Natural environment	161-186, 187-201	RE4: Sustainable and foul drainage, surface and groundwater flow  RE9: Land quality	
Transport	109-118	M3: Motor vehicle parking  M5: Bicycle Parking	Parking Standards SPD
Environmental	124-130, 161-186	RE1: Sustainable design and construction  RE2: Efficient use of land  RE7: Managing the impact of development  RE8: Noise and vibration  RE9: Land	Energy Statement TAN

		quality	
Miscellaneous		S1: Presumption in favour of sustainable development	

## 9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 10th September 2025.

### **Statutory and non-statutory consultees**

Oxfordshire County Council (Highways)

9.2. No comments received

### **Public representations**

9.3. No local people commented on this application.

## 10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of development
- Design
- Neighbouring amenity
- Internal Space
- External Space
- Highways and parking
- Bin and bicycle storage
- Drainage
- Biodiversity net gain
- Sustainable design and construction
- Land quality

### **a. Principle of development**

10.2. Policy H1 seeks to deliver new homes in Oxford by promoting the efficient use and development of land/sites, including higher densities in appropriate locations.

10.3. Policy RE2 seeks to ensure development makes efficient use of land, and states that development must make best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader considerations

of the needs of Oxford. Policy RE2 also requires that proposals address specified criteria, including that the built form and site layout must be appropriate for the capacity of the site.

10.4. The proposal will make efficient use of a plot to deliver one additional dwelling, creating a higher density of housing on the plot. This is considered acceptable in this location given it is a conversion project where the proposals have minimal impact upon the character and appearance of the area.

10.5. As such the proposals comply with Policies H1 and RE2 of the Oxford Local Plan 2036.

#### **b. Design**

10.6. Policy DH1 states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. It notes all developments will be expected to be supported by a constraints and opportunities plan and supporting text and/or visuals to explain their design rationale in a design statement proportionate to the proposal, which should cover the relevant checklist points set out in Appendix 6.1.

10.7. It goes onto say that planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in Appendix 6.1.

10.8. Policy RE2 seeks to ensure development makes efficient use of land, and states that development must make best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader considerations of the needs of Oxford. Policy RE2 also requires that proposals address specified criteria, including that the built form and site layout must be appropriate for the capacity of the site.

10.9. No extensions to the building are proposed in order to facilitate the subdivision and the only external changes relate to fenestration detailing and boundary treatments.

10.10. It is proposed to install an entrance door to the front of the existing single storey side projection to provide access to the first floor flat. This would be in keeping with the scale of the existing door at the property. The existing side projection is set back from the principal elevation of the building, and therefore the door would appear as a secondary entrance door. Given the existing door at the property proposed to serve the ground floor flat would retain its canopy above, it is considered that the impact upon the character of the building would be acceptable. The additional door would read as a secondary 'back' entrance and as such would not be harmful to the streetscene of Halliday Hill.

10.11. At the rear the existing window at ground floor would be removed and replaced with a new window and pair of glazed doors. At the rear of the existing single storey side projection an additional window is proposed, and at the side of the single storey projection the existing two windows and door would be removed, being replaced by one door. Each of these changes would be

considered minor alterations to the property which would be wholly acceptable in design.

10.12. Fencing is proposed at the side of the property to enclose the outdoor space serving the first floor flat. This would span approximately 2.2m in width and would 1.8m in height. It is considered that the enclosure of this space would not be harmful to the character or appearance of the site and would be acceptable when viewed from the streetscene.

10.13. As such the proposals comply with Policies DH1 and RE2 of the Oxford Local Plan 2036.

### **c. Impact on neighbouring amenity**

10.14. 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. It also states that planning permission will not be granted for any development that has an overbearing effect on existing homes.

10.15. Policy RE7 states that planning permission will only be granted for development that ensures that the amenity of communities, occupiers and neighbours is protected.

#### *13 Halliday Hill*

10.16. 13 Halliday Hill is a two storey dwelling located to the east of the application site. Given no extensions are proposed, no openings proposed will face the neighbour and given the fencing will be located to the west, it is considered the proposals will have no detrimental impacts in relation to daylight access, outlook, privacy nor be overbearing upon the occupiers of this property.

#### *15B Halliday Hill*

10.17. 15B Halliday Hill is a two storey dwelling located to the west of the application site. The additional opening to the side of the property would be located at ground floor level and would face the boundary treatment between the two sites. In addition the fencing proposed will simply extend up to the existing boundary fence and would not create any additional sense of enclosure to the neighbour. It is therefore considered the proposals will have no detrimental impacts in relation to daylight access, outlook, privacy nor be overbearing upon the occupiers of this property.

#### *1 Gouldland Gardens*

10.18. 1 Gouldland Gardens is a two storey dwelling located to the south-west of the application site, in which its rear garden backs onto the site. The additional openings to the rear of the property would be located at ground floor level and would face the boundary treatment between the two sites. In addition the fencing proposed will not enclose the boundary shared between the two properties. It is therefore considered the proposals will have no detrimental impacts in relation to

daylight access, outlook, privacy nor be overbearing upon the occupiers of this property.

10.19. All other properties are considered to be located at a sufficient distance away from the site so as not to be affected.

10.20. In relation to noise and disturbance, whilst it is noted an additional dwelling is proposed, given the two flats would only provide one bedroom occupancy and the site can only accommodate three occupants, it is considered that the number of occupiers would not be detrimental upon the neighbouring occupiers.

10.21. As such the proposals comply with Policy H14 and RE7 of the Oxford Local Plan 2036.

#### **d. Internal Space**

10.22. Policy H15 states that planning permission will only be granted for new dwellings that provide good quality living accommodation for the intended use. All proposals for new build market and affordable homes (across all tenures) must comply with the MHCLG's Technical Housing Standards – Nationally Described Space Standard Level 1.

10.23. The National Space Standard for a 1 bedroom, 2 person, 1 storey dwelling is 50sqm. The ground floor flat measures approximately 58sqm and therefore complies with requirement. The bedroom exceeds 11.5sqm and is at least 2.75m wide, and therefore is suitable for double occupancy. There is also a store for the storage of personal belongings within the kitchen/diner/living room. Whilst this does not meet the 1.5sqm space requirement, Officers consider that given the flat exceeds the minimum gross internal floor area by approximately 8sqm, that for this reason there would be sufficient space to store personal belongings.

10.24. The National Space Standard for a 1 bedroom, 1 person, 2 storey dwelling is 39sqm. The studio flat measures approximately 45sqm and therefore complies with this requirement. Given there is no dedicated bedroom proposed the proposal does not need to meet any internal standard for such. Whilst no dedicated store is proposed, Officers consider that given the flat exceeds the minimum gross internal floor area by approximately 6sqm, that for this reason there would be sufficient space to store personal belongings.

10.25. All of the habitable rooms in the flats will be served by openings to provide sufficient daylight access and outlook. In addition it is considered that the flats have a suitable layout for the layout of furniture and sufficient circulation space.

10.26. As such the proposals comply with Policy H15 of the Oxford Local Plan 2036.

#### **e. External Space**

10.27. Policy H16 states planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space (in addition to bin or bike storage space), to meet the following specifications:

- a) 1 or 2 bedroom flats and maisonettes should provide either a private balcony or terrace of usable level space, or direct access to a private or shared garden;
- b) flats and maisonettes of 3 or more bedrooms must provide either a private balcony or terrace of useable level space with a minimum dimension of 1.5 metres depth by 3 metres length, or, in the case of ground floor flats, direct access to a private garden or shared garden with some private space. These private outdoor areas should allow space for outside dining and/or clothes drying, with reasonable circulation, which will require a minimum dimension of 1.5 metres depth by 3 metres length;
- c) houses of 1 or more bedrooms should provide a private garden, of adequate size and proportions for the size of house proposed, which will be considered to be at least equivalent in size to the original building footprint. Where a directly accessible private outside area is provided, the remaining requirement for outdoor amenity space could be met by provision of shared private amenity space. The private outdoor areas should allow space for outside dining and/or clothes drying, with reasonable circulation, which will require a minimum dimension of 1.5 metres deep by 3 metres long
- d) the following factors will be material in assessing whether adequate space has been provided:
  - i. the location and context of the development, in relation to the layout of existing residential plots, and proximity to public open space; and
  - ii. the orientation of the outdoor area in relation to the path of the sun;
  - iii. the degree to which enclosure and overlooking impact on the proposed new dwellings and any neighbouring dwellings; and
  - iv. the overall shape, access to and usability of the whole space to be provided; and
  - v. clear delineation between public and private space; and
  - vi. for communal spaces that there is a variety of space, including provision of space to sit and to play, and that space is adaptable to the changing needs of residents, being easy to maintain with resilient materials, but with opportunities for communal gardening or food growing

10.28. The occupants of the ground floor flat would be provided with direct access to a private garden at the rear of the property. This would measure approximately 33sqm and would be south-westerly facing. Although the shape of the plot would result in some areas of the garden being narrow, overall it is considered that the size of the garden is suitable for a 1 bedroom 2 person flat.

10.29. The occupants of the first floor flat would be provided with direct access to a private garden at the side of the property. This would measure approximately 14.5sqm and would be west facing. It is acknowledged that the space would be

only 2.2m wide and would be entirely hard surfaced and enclosed between the side elevation of the property and the fencing proposed. Nevertheless given that sunlight would come into the space from the south-west of the site, coupled with the size of the flat only being a 1 bed studio flat, it is considered that on balance the outdoor space would be acceptable. In addition the rectangular shape of the area would ensure that the space is fully useable.

10.30. Fencing is proposed to be erected between the two gardens and at the front of the side facing garden which would ensure that the two spaces are private for the occupiers. A condition is recommended that stipulates the fencing must be installed prior to occupation and retained thereafter.

10.31. As such the proposals comply with Policy H16 of the Oxford Local Plan 2036.

#### **f. Highways and parking**

10.32. Policy M3 requires that new dwellings that are located within a controlled parking zone, within a 400m walk of a regular public transport service and within 800m of a local supermarket are car-free. Elsewhere, Appendix 7.3 requires that dwellings provide a maximum of one off-street car parking space. It also states that for HMOs the parking standard is to be decided case by case on their merit.

10.33. Policy M3 also notes that in the case of the redevelopment of an existing or previously cleared site, there should be no net increase in parking on the site from the previous level and the Council will seek a reduction where there is good accessibility to a range of facilities.

10.34. Policy RE7 of the Oxford Local Plan 2036 states that planning permission will only be granted for development that does not have unacceptable transport impacts.

10.35. The application site is located within the Northway Controlled Parking Zone and is located within a 400m walk of a regular public transport service and within 800m of a local supermarket. As such the proposals are eligible to be car free.

10.36. The site benefits from an existing driveway at the front of the site which has access via a dropped kerb. No additional parking is proposed to be created as part of the proposals and as such there would be no net gain in parking in compliance with Policy M3.

10.37. To ensure that the proposals do not generate any additional on-street parking in the area a condition is recommended for the site, including its occupiers and visitors to be excluded from eligibility for parking permits.

10.38. As such the proposals comply with Policies M3 and RE7 of the Oxford Local Plan 2036.

#### **g. Bin and bicycle storage**

10.39. Policy M5 states that planning permission will only be granted for development that complies with or exceeds the minimum bicycle parking provision as set out in Appendix 7.3. This notes that for houses and flats with up to 2 bedrooms, at least

2 spaces per dwelling would be required. Policy M5 also states bicycle parking should be, well designed and well-located, convenient, secure, covered (where possible enclosed) and provide level, unobstructed external access to the street.

10.40. Policy DH7 states that planning permission will be granted where it can be demonstrated that bin and bike storage is provided in a way that does not detract from the overall design of the scheme or the surrounding area.

10.41. A bicycle store is proposed on the existing driveway at the site which would accommodate four bicycles. This would meet the required number of parking spaces stipulated under Policy M5 as the store would provide two spaces per dwelling. The location of the store at the front of the site will allow for level, convenient and unobstructed access to the street.

10.42. The store is proposed to comprise of two Sheffield stands enclosed by a timber frame. The use of Sheffield stands would allow for convenient use by the proposed occupiers. The store would measure approximately 2m in depth, 1.45m in width, and would have a maximum height of 1.45m. It is considered that the size of the store would be appropriate for the number of bicycles and would not appear out of keeping within the streetscene of Halliday Hill. A condition is recommended to ensure that this store is provided on site prior to occupation and retained thereafter for the storage of bicycles.

10.43. Two bin stores are also proposed on the existing driveway at the site which would accommodate two wheeled bins and a food caddy each. The location of the stores at the front of the site would allow for level, convenient and unobstructed access to the street for bin collection.

10.44. No elevations of the bin stores have been submitted with the application and therefore Officers cannot assess the proposed design and appearance of the stores. Nevertheless Officers consider in principle the location is acceptable and that suitable bin storage can be provided without any detrimental impact upon the streetscene. Therefore a condition is recommended for details of the bin stores to be provided prior to occupation and once approved, for the stores to be implemented on the site and retained thereafter for the storage of bins.

10.45. Subject to conditions, the proposals comply with Policies M5 and DH7 of the Oxford Local Plan 2036.

#### **h. Drainage**

10.46. Policy RE4 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. Surface water runoff should be managed as close to its source as possible, in line with the following drainage hierarchy:

- a) store rainwater for later use; then:
- b) discharge into the ground (infiltration); then:
- c) discharge to a surface water body; then:

d) discharge to a surface water sewer, highway drain or other drainage system; and finally:

e) discharge to a combined sewer

10.47. The site is located in Flood Zone 1 and is not at significant risk of flooding from any sources. However in accordance with Policy RE4, all developments must be drained using a sustainable drainage system (SuDS).

10.48. Subject to a condition which requires the proposal to be drained using SuDS, the proposals comply with Policy RE4 of the Oxford Local Plan 2036.

#### **i. Biodiversity Net Gain**

10.49. As of 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990, all minor developments are required to deliver a minimum of 10% biodiversity net gain (BNG) in habitat units, hedgerow units and watercourse units (where applicable). There are a series of exemptions, including custom builds and sites that impact a small area/length of habitat below a given de minimis threshold.

10.50. 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)

10.51. The only built forms proposed as part of this application are the addition of bin and bicycle stores and the erection of new fencing to the side of the dwelling. The bin and bicycle stores are proposed to be located on the existing hardstanding at the front of the site, and the additional fencing is also proposed on the existing hardstanding to the side of the dwelling. As such the proposal would not impact any on-site habitat and therefore the proposal is considered to meet the de minimis exemption from BNG requirements.

10.52. As such the proposals are not liable for BNG outlined under Schedule 7A of the town and Country Planning Act 1990.

#### **j. Sustainable design and construction**

10.53. Policy RE1 states that planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:

- a) Maximising energy efficiency and the use of low carbon energy;
- b) Conserving water and maximising water efficiency;
- c) Using recycled and recyclable materials and sourcing them responsibly;

- d) Minimising waste and maximising recycling during construction and operation;
- e) Minimising flood risk including flood resilient construction;
- f) Being flexible and adaptable to future occupier needs; and
- g) Incorporating measures to enhance biodiversity value.

10.54. Policy RE1 also requires that new build residential dwellinghouses must achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies and/or energy efficiency measures.

10.55. New dwellings are also required to meet the higher water efficiency standards within the 2013 Building Regulations Part G2 water consumption target of 110 litres per person per day.

10.56. Although the proposals involve the creation of an additional dwelling on the site, it is proposed to do this as a conversion project with no new building being erected. As such the proposals do not require an energy statement to be provided and nor do the proposals need to comply with the 40% carbon reduction requirement.

10.57. In order to ensure that the dwellings meet the higher water efficiency standards however, a condition and informative are recommended to secure compliance with Building Regulations.

10.58. As such the proposals comply with Policy RE1 of the Oxford Local Plan 2036.

#### **k. Land quality**

10.59. Policy RE9 states that planning applications where proposals would be affected by contamination or where contamination may present a risk to the surrounding environment, must be accompanied by a report which:

- a) details the investigations that have been carried out to assess the nature and extent of contamination and the possible impacts it may have on the development and its future users, biodiversity, the natural and built environment; and
- b) sets out detailed mitigation measures to allow the development to go ahead safely and without adverse effect, including, as appropriate:
  - i. removing the contamination;
  - ii. treating the contamination;
  - iii. protecting and/or separating the development from the effects of the contamination;
  - iv. validation of mitigation measures

10.60. It also notes were mitigation measures are needed, these will be required as a condition of any planning permission

10.61. Officers reviewed the site plans and design details submitted with the application, as well as historical mapping and documentation associated with the previous use of the site. Officers consider that the risk of significant contamination being present on the site is likely to be low. The site has not had a previous potentially contaminative use, according to historical mapping, and it has always been in residential use following the original development. In addition there are no landfill sites within 50m of the dwelling.

10.62. The existing building footprint is to remain intact with no extension works proposed. There are no significant alterations proposed to the existing external landscaped area which is to be divided into two amenity areas for the new flats. Therefore the overall extent of groundwork is considered to be negligible for this development. As a result of this, and the absence of any information to indicate potential contamination risks, it is considered that there are no land quality issues associated with the proposals.

10.63. As such the proposals comply with Policy RE9 of the Oxford Local Plan 2036.

## **11. CONCLUSION**

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

11.2. In the context of all proposals paragraph 11 of the NPPF requires that planning decision apply a presumption in favour of sustainable development. This means approving development that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reasons 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. Therefore it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

### *Compliance with development plan policies*

11.4. In summary the proposed development is acceptable in principle, providing dwellings which meet both internal and outdoor space requirements, and the design would not cause any detrimental harm upon the character and appearance of the dwelling itself, nor the streetscene of Halliday Hill. The

proposals would not cause any detrimental impacts upon the amenity of any neighbouring dwellings, and nor would the proposals cause any impacts in regards to highways safety, vehicle and bicycle parking, bin storage, drainage, ecology nor land quality. As such the proposals are considered to comply with the relevant Policies of the Oxford Local Plan 2036, and the NPPF.

11.5. Therefore Officers considered that the proposals would accord with the development plan as a whole.

#### *Material considerations*

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

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

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

11.9. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in section 12 of this report.

## **12. CONDITIONS**

### **Time limit**

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

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

### **Development in accordance with approved plans**

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

<i>Drawing number</i>	<i>Description</i>
	Location Plan
15HALLIDAY3.1.2 REV 1	Proposed Floor Plans
15HALLIDAY4.1.2 REV 2	Proposed Elevations

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

### **Materials – as specified**

3. The materials to be used in the new development shall be those as specified on the application form. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure the satisfactory visual appearance of the new development in accordance with Policy DH1 of the Oxford Local Plan 2036.

### **SuDS**

4. 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.

### **Means of enclosure**

5. Prior to first occupation the means of enclosure shown on the approved plans shall be erected and shall be retained in perpetuity unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure adequate privacy for the respective outdoor amenity spaces in accordance with Policy H16 of the Oxford Local Plan.

### **Bin storage**

6. Prior to occupation of the new dwellings hereby approved further details of bin storage including elevations to shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall accommodate bins for general waste, recycling and a food caddy. Prior to occupation of the new dwellings hereby

approved the bin stores shall be provided on site in accordance with the approved details and retained for this purpose only thereafter.

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

### **Bicycle storage**

7. Prior to occupation of the new dwellings hereby approved the bicycle store shall be provided on site in accordance with the approved details and retained for this purpose only thereafter.

Reason: In the interests of the character and appearance of the area and promotion of sustainable modes of transport in accordance with Policies DH7 and M5 of the Oxford Local Plan 2036.

### **Water efficiency**

8. The dwelling(s) shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

### **Parking permits**

9. The development hereby permitted shall not be occupied until the Order governing parking at 15 Halliday Hill has been varied by Oxfordshire County Council as highway authority to exclude the dwelling subject to this permission from eligibility for residents' 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 Policy M3 of the 2036 Oxford Local Plan.

### **INFORMATIVES :-**

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable

development.

- 2 Developers are encouraged to maximise the water efficiency of the development. Thames Water offer environmental discounts for water efficient development which reduce the connection charges for new residential properties. Further information on these discounts can be found at: <https://www.thameswater.co.uk/developers/charges>
- 3 Due to the nature of your application you will need to apply for Street Naming and Numbering:  
  
[https://www.oxford.gov.uk/info/20000/planning/324/street\\_naming\\_and\\_numbering](https://www.oxford.gov.uk/info/20000/planning/324/street_naming_and_numbering)

You can only request a new address or property name after you have received approved planning permission for your development: we cannot accept a street/property naming/numbering application without this permission. For further information, please contact the team at [snn@oxford.gov.uk](mailto:snn@oxford.gov.uk)

### **13. APPENDICES**

- **Appendix 1 – Site location plan**

### **14. HUMAN RIGHTS ACT 1998**

- 14.1. 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.

### **15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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