

East Area Planning Committee

3rd August 2011

Application Number: 11/01574/FUL

Decision Due by: 5th August 2011

Proposal: Erection of 2 storey side extension to provide additional 1 bed flat at ground floor and additional bedroom at first floor for existing flat to create 2 bed flat. Provision of car parking, bin and cycle storage. (Amended plans)

Site Address: 10 Coleridge Close Oxford Oxfordshire OX4 3JG

Ward: Cowley Ward

Agent: Mr Tariq Khuja

Applicant: Miss Yasmin Qume

Application Called In by Councillors Keen, Bance, Lygo and McManners

Reason: Potential overdevelopment of the site and associated car parking problems

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The principle of constructing the extension proposed has already been established under permission 10/03198/FUL and is therefore considered acceptable. The level and quality of amenity space and parking provision proposed is considered to be sufficient with no material impact on neighbouring residential amenity occurring from the proposals. Consequently the proposals accord with policies CP1, CP6, CP8, CP9, CP10, TR3, TR4, HS19 and HS21 of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

- 3 Materials - matching
- 4 Landscape Plan
- 5 Landscaping Completion
- 6 Cycle/Parking Provision
- 7 Demolish/Reconstruct Boundary Wall

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP10** - Siting Development to Meet Function\l Needs
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HS19** - Privacy & Amenity
- HS21** - Private Open Space

Core Strategy

- CS18_** - Urb design, town character, historic env

Other Material Considerations:

- PPS1** – Delivering Sustainable Development
- PPS3** – Housing

Relevant Site History:

07/00047/FUL - Retention of house in use as two 1 bed flats – Permitted April 2007

09/02092/FUL - Erection of two-storey two-bedroom detached dwelling – Refused November 2009

10/02089/FUL - Erection of two storey side extension to provide a new 1 bed house. Provision of new off street car parking space, bin and cycle storage – Refused September 2010

10/03198/FUL - Erection of two storey side extension and increase in size of existing 2 x 1-bedroom dwelling to 2 x 2-bedroom flats – Permitted January 2011

Representations Received:

No comments received

Statutory and Internal Consultees:

Oxfordshire County Council - Highways Authority

No objection subject to the following conditions:

- Existing front wall demolished and reconstructed to 0.6m in height to provide pedestrian visibility and improve access to the parking provision;
- Alterations to dropped kerbs at applicant's expense;
- A minimum of two secure and sheltered cycle spaces per dwelling;
- Proposed vehicle and cycle parking must be provided prior to occupation;
- Parking provision must be allocated one per unit;
- A minimum of 0.8m distance retained between parking spaces and extension in order to maintain pedestrian access to the front door;
- Any ground resurfacing must be SUDS compliant.

Issues:

Design
Amenity Space
Impact on Neighbouring Amenity
Highways/Parking

Sustainability:

The proposal aims to make the best use of urban land and recognises the aims of sustainable development in that it will create extended accommodation within an existing residential area well served by public transport and close to essential services, amenities and employment opportunities.

Officers Assessment:

Site Description

1. The application site relates to one of a pair of semi-detached family sized houses that has been subdivided into 2 x one-bedroom flats, one at ground floor level and the other at first floor level. The building is of mid-twentieth century construction and is located within a residential area consisting of dwellings of similar age and design and of no real architectural merit.

Description of Proposal

2. The application seeks permission for a two storey side extension to provide an additional self contained one bedroom flat at ground floor level and extend the existing first floor flat to create a two bedroom unit. A communal area for the two single bedroom flats is to be provided to the rear of the building and a larger private area is proposed for the two bedroom first floor flat. Car parking, bin and cycle storage is also proposed to be provided for each dwelling.

Design

3. Exactly the same form, scale and design of the extension proposed was permitted by the Council under reference 10/03198/FUL in January 2011 albeit to house extensions to the existing flats rather than incorporating a new one bedroom unit. Consequently officers are satisfied that it forms an appropriate visual relationship with the surrounding area and is therefore acceptable.

Amenity Space

4. An area to the rear of the building is proposed to be divided between the occupiers of both the existing and proposed flats. The one bedroom units are proposed to have a shared amenity space (measuring approximately 32 sq m) adjacent to the rear of the building that will include space for the storage of bins and cycles. One bedroom flats are not considered either suitable or likely to be occupied by families and therefore only a small amount of amenity space is considered necessary to be acceptable and this could include an area shared with other dwellings. The amount and quality of the amenity space proposed is relatively generous and therefore considered acceptable in light of the requirements of policy HS21 of the Oxford Local Plan 2001-2016 (OLP).

5. The two bedroom first floor flat that would be created by the proposed extension is, as set out in the OLP, capable of accommodating a family and should therefore have an area of private open space. This is shown to be provided to the rear of the building, is separate from the communal amenity and also includes bin and cycle storage space. The area of private amenity space proposed is considered to be acceptable since it exceeds the guidance set out in the OLP (greater than 10m in length), is of a reasonable quality layout and which can be enhanced by further landscaping as required by the suggested planning condition.

Impact on Neighbouring Amenity

6. As stated earlier in the report, the extension as proposed has been previously approved by the Council; hence the impact on neighbouring amenity resulting from the building works has already been assessed and been considered acceptable by the Council. Therefore officers continue to regard the proposed extension as having minimal impact on the amenity of 11 Coleridge Close since it would appear neither overbearing to occupiers of the neighbouring dwelling or be in contravention of the Council's daylight guidance as detailed in Appendix 6 of the OLP. Officers also consider there to be no harm caused to the attached dwelling, No.9 Coleridge Close due its significant distance away from the proposed extension.

Highways/Parking

7. Three parking spaces are proposed to serve both the proposed new flat and the existing two flats which equates to one space per dwelling. Since two of the flats would be one bedroom units and the other a two bedroom unit, this level of parking provision accords with the maximum parking standards set out in Appendix 3 of the OLP and is consequently considered acceptable. In addition, the Highways Authority has raised no objection to the level of parking proposed. The level of parking to serve the neighbouring dwelling, No.11 Coleridge Close,

will not be affected by the proposed development.

Conclusion:

8. The proposed extension is considered to form an appropriate visual relationship with the surrounding area without harming the amenity of occupiers of neighbouring dwellings or highway safety. In addition, the size and quality of amenity areas proposed to serve both the proposed and existing flats is considered to be acceptable. Consequently officers consider the proposals to accord with policies CP1, CP6, CP8, CP9, CP10, HS19, HS21, TR3 and TR4 of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

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

Background Papers:

Contact Officer: Matthew Parry

Extension: 2160

Date: 11th July 2011

11/01574/FUL

10 Coleridge Close



Legend

Scale: 1:1250



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Organisation	Not Set
Department	Not Set
Comments	Appendix 1
Date	20 July 2011
SLA Number	Not Set