

DELEGATED REPORT

Application Number: 21/00051/FUL

Decision Due by: 10th March 2021

Proposal: Erection of 2 x two storey side extensions. Single storey rear extension and conversion of garage and store room to form habitable space. Insertion of 1no. juliet balcony, existing roof to be raised and alterations to windows.

Site Address: 368 Woodstock Road Oxford OX2 8AE

Ward: Wolvercote Ward

Agent: Mr Jonathan Dennis

Applicant: Mr & Mrs Lewis

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 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 Development in Accordance with Plans
- 3 Materials
- 4 Drainage
- 5 Carparking
- 6 No additional hard surfacing
- 7 Householder PD rights
- 8 Tree Protection Plan (TPP) 1

Main Local Plan Policies:

Oxford Local Plan 2036

DH1 - High quality design and placemaking
S1 - Sustainable development
H14 - Privacy, daylight and sunlight
RE2 - Efficient use of Land
RE4 - Sustainable and foul drainage, surface
RE7 - Managing the impact of development
M3 - Motor vehicle parking
M5 - Bicycle Parking
S2 - Developer contributions

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance
Wolvercote Neighbourhood Plan

Relevant Site History:

08/02453/FUL - Two storey rear extension. Replace flat roof of existing extension with pitched roof including dormer window to provide additional accommodation.. PER 24th December 2008.

12/01628/FUL - Removal of existing timber gate posts and construction of two pairs of brick piers to hang new gates onto.. PER 15th August 2012.

15/00478/FUL - Demolition of existing garage. Erection of two storey side extension. PER 27th April 2015.

18/00187/FUL - Erection of a 2 x two storey side extensions. Single storey rear extension to the existing garage and outbuilding. Insertion of 1No. juliet balcony, existing roof to be raised and alterations to windows.. PER 26th March 2018.

21/00051/FUL - Erection of 2 x two storey side extensions. Single storey rear extension and conversion of garage and store room to form habitable space. Insertion of 1no. juliet balcony, existing roof to be raised and alterations to windows.. PDE .

Representations Received:

Highways Authority – no objection subject to conditions required cycle storage and removal of parking permits

Issues:

Design
Neighbour Impact
Highways

Officers Assessment:Site

The application site is a large detached villa within the east of Woodstock Road character area of the Wolvercote Ward. The dwelling is a two storey symmetric dwelling with accommodation over three floors, including the roof. The property can be accessed via a horseshoe shaped drive from the main road leading to a large mostly hard standing front garden and parking area. The set back of the building from the main road is more than 11 metres. The plot is shielded from the main road with a substantial timber gates attached to brick pillars as well as mature planting. There is a bus stop along the generous pavement as well as verges adjacent to the front boundary fence.

The dwelling is set back from its northern and southern boundaries as well, with a single storey garage and extension between the dwelling and its northern boundary at a width of 4.5 metres which is also substantially set back from the building's façade. There is a pedestrian access to the rear garden towards the southern boundary. The application site extends around 6 metres from the existing building towards the southern neighbour at 366 Banbury Road, with that neighbour set back from that same boundary around 3.5 metres.

The northern neighbouring property, at 370 Banbury Road has recently been extended and also contains a large single storey garage with a width of around 3 metres along the boundary with the application site.

There is also a substantial rear garden with mature trees, planting and patio areas.

Proposal

This application seeks planning permission for the erection of 2 x two storey side extensions, one single storey rear extension and the conversion of the existing garage and store room into a habitable space. Furthermore it is proposed to insert 1 no. juliet balcony, raise the existing roof and alterations to windows.

Developer Contribution

Policy S2 of the Oxford Local Plan 2036 states that, physical, social and green infrastructure and provision for its maintenance may be required to support new development. The City Council will, where appropriate, seek to secure such measures by means of planning obligations, conditions attached to a planning

permission, funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms.

The application would be liable to a CIL charge of £22,296 as the floor space is above 100sqm.

Design

Policy DH1 of the Oxford Local Plan 2036 states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. Proposals must be designed to meet the key design objectives and principles for delivering high quality development, set out in Appendix 6.1.

The design approach of the application seeks to extend the existing building on both side elevations equally to ensure a consistent symmetry remains. The design style and form of the proposed alterations are to help the extensions sit seamlessly within the plot as if they had always been part of the original house. The proposal included matching materials, detailing and fenestration.

The overall height would be increased, as the ridge would be lifted by 0.8 metres to make better use of the loft space. Due to the distance to the road this is not considered to alter the views from the streetscene significantly. The new roof height would be 900mm below the new ridge of No.370, which was raised recently under planning approval 16/00559/FUL. Existing roof tiles will be re-used on the new roofs with matching new tiles blended in with the old to give the roof the appearance of being old and weathered with a sense of history.

The two side extension would be set down from the main roof and set back from the principal elevations to both appear subservient and clearly as new wings to the façade. Both wings have been designed lower than the existing house so the main house remains prominent and exactly the same in size and style to retain the symmetry of the original properties aesthetics.

The redevelopment of the existing garage is to provide a better sized utility room for the size of the property it serves and to provide a ground floor games space that opens out into the garden.

The extensions create 175m² of additional floor space, which is a 30% increase on the existing area of the property. The position and location of the extensions do not over dominate the site and sit comfortably in relation to the surrounding dwellings.

The applicant has confirmed that the alterations and extensions will conform to Part M of the Building Regulations – Access to and the Use of Buildings, level thresholds will be provided for access to the property.

The bin and recycling storage areas would remain in their current location and bicycles would be securely stored in the renovated existing garage as they are at present.

The proposal represents a generous increase in built form on this large plot. While the plot can accommodate this increase, officers consider it necessary to remove permitted development rights by condition for additional extension as well as further hard standing to allow considerations for both design and drainage impacts.

Neighbour Impact

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.

The proposal for two sets of two storey extensions as well as an increase in the garage building along the northern boundary would be of a size and scale to be visible from both adjacent properties to the north (370 Banbury Road) and the south (366 Banbury Road). The eastern boundary is at a distance of 30 metres from the back of the main dwelling. Beyond the eastern boundary are the rear gardens of 2 Blandford Road and 52 Davenant Road, both with mature planting.

Outlook

The proposal would change the outlook from both adjacent properties. But the scale of the plots which within these large properties sits will remain and generous and spacious views will remain down the long gardens. The views towards the development site from 366 and 380 Banbury Road would bring the building closer within the view, but gaps remain at 3 metres at the northern end and nearly 7 metres from the new extension to the main dwelling at 366 Banbury Road.

Light

The scheme has been designed to minimise the impact on the neighbours and the principle habitable rooms to their properties by keeping the alterations and extensions a far forward on the plot and as low as possible.

The 45° guideline has been added to the submitted drawings, which shows the proposal adhering to OLP 2036 policy HP14 – Appendix 7. Lines have been drawn from the rear windows of No.370 to show that the new extensions do not break these lines. First floor side windows to No.370 adjacent to the proposed two storey side extension have been noted. Taking the same principles from HP14 – Appendix 7 –the proposed extension does not intrude over any 45° line from any of these side window cills and therefore the windows will not be effected.

Privacy

The proposal does not include side facing windows at first floor level. The only new windows face the front or rear gardens. A number of second floor side velux windows (located in the bathrooms) will be set with a cill height of 1.7m above finished floor level and be obscure glazed, again to respect the privacy of the neighbours. The scale and location of the proposal within the plot and distance to

the neighbouring properties within their generous gardens is considered acceptable, so that existing and future occupiers can continue to enjoy acceptable levels of privacy.

The proposal has been considered in regards of outlook, right to light and privacy and is in accordance with the OLP 2036 policies DH1 and H14 and therefore acceptance.

Highway Matters

Policy M3 of the Oxford Local Plan 2036 states that in Controlled Parking Zones or employer-linked housing areas where occupants do not have an operational need for a car where development is located within a 400m walk to frequent public transport services and within 800m walk to a local supermarket or equivalent facilities planning permission will only be granted for residential development that is car-free. In all other locations, M3 states that planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with.

Policy M5 of the Oxford Local Plan 2036 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 7.47.3. Bicycle parking should be, well designed and well-located, convenient, secure, covered (where possible enclosed) and provide level, unobstructed external access to the street. Bicycle parking should be designed to accommodate an appropriate amount of parking for the needs of disabled people, bicycle trailers and cargo bicycles, as well as and facilities for electric charging infrastructure.

Despite the size and scale of the proposals because they are a householder extension to an existing large property it is not reasonable to require additional cycle parking in line with Local Plan policies.

The highway authority has been consulted and their comment states that the proposals are in a highly sustainable location with good access to public transport and local amenities. The proposals are in a CPZ.

“The existing garage meets the dimensional requirements to class as a parking space. The application therefore entails the loss of a parking space. There is one additional bedroom proposed. As a result, the property should be excluded from obtaining residents parking permits. This will protect existing on street parking from the impacts of any increase in parking demand.”

It is considered that it would not reasonable to require the removal of eligibility for parking permits having had regard to the amount of car parking that would be left on the site which is in exceedance of the Council's maximum standards set out in Policy M3. The reality is that occupiers would be unlikely to make use of parking permits having had regard to the size of the driveway and the fact that the property lies on Woodstock Road where there is no on-street parking; the nearest available places to park would be on Blandford Av/Davenant Road. The proposals are for a householder

extension that would not increase the number of residential units on the site and would not increase the requirements for parking on the site; though it is noted that the loss of the garage would reduce parking provision the residual parking provision would be acceptable.

Furthermore due to the size and scale of the development, and the loss of parking space while increasing potential of occupiers a condition should be imposed to ensure cycle storage would be available.

“The proposals are unlikely to have a detrimental impact on the local highway network in traffic and safety terms. Oxfordshire County Council do not object to the granting of planning permission”, subject to removing permit eligibility and cycle storage.”

The proposal therefore can be conditioned to mitigate their impact and would therefore meet OLP 2036 policies M3 and M5.

Drainage

Policy RE4 of the Oxford Local Plan 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. Surface water runoff should be managed as close to its source as possible, in line with the drainage hierarchy outlined in the policy. Applicants must demonstrate that they have had regard to the SuDS Design and Evaluation Guide SPD/ TAN for minor development and Oxfordshire County Council guidance for major development.

The development would partially be built on existing built up areas to the north of the site, while on some garden land to the east and south. The proposal would cover a comparatively small part of the site considering the very large plot. A condition requiring SuDS is considered sufficient to mitigate the impact of the development and the proposal would therefore be considered acceptable as it accords with the OLP 2036 policy RE4.

Green Infrastructure

Policy G7 states that Planning permission will not be granted for development that results in the loss of green infrastructure features such as hedgerows, trees or woodland where this would have a significant adverse impact upon public amenity or ecological interest.

The proposals would not be harmful to any existing trees that are significant for public amenity in the area. A condition would be imposed for the retained trees to be protected during the construction phase. The proposal is therefore in accordance with policy DH1 and G7 of the OLP 2036.

Conclusion:

Approve, subject to conditions.

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.

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Date: 4th March 2021