

DELEGATED REPORT

Application Number: 21/00091/FUL

Decision Due by: 11th March 2021

Proposal: Conversion of garage to habitable space and formation of a new pitched roof over converted garage.

Site Address: 32 Ingle Close Oxford OX3 9DB

Ward: Headington Hill And Northway Ward

Agent: Mr Robert Tomlinson

Applicant: Ms. Jennifer Strawbridge

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 Develop in accordance with approved plans
- 3 Materials as specified
- 4 Ancillary use

Main Local Plan Policies:

Oxford Local Plan 2036

S1 - Sustainable development
DH1 - High quality design and placemaking
DH3 - Designated heritage assets
H14 - Privacy, daylight and sunlight
RE7 - Managing the impact of development

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Old Headington Conservation Area.

Planning Practice Guidance

Relevant Site History:

51/01607/A_H - Erection of 14 houses. Approved 13th February 1951.

63/13516/A_H - Extension to storage buildings for garden tools. Permitted development 28th May 1963.

69/21385/AA_H - Erection of storm porch (Revised). Approved 10th June 1969.

69/21385/A_H - Erection of storm porch. Approved 22nd April 1969.

76/00454/A_H - Erection of garage. Permitted Development 7th June 1976.

Representations Received:

No third party comments received.

Statutory Consultees:

Highways Authority: The property must provide 3+ covered and secure cycle parking spaces to conform to Local Plan policy. This should be requested by planning condition.

Officer response: Whilst the Highway Authority have requested details of cycle parking on site, the application is a householder application and wouldn't increase the number of dwellinghouses and therefore it is not considered that it would reasonable to require cycle parking layouts for this application.

Issues:

Design and impact on the conservation area

Impact on neighbouring amenity

Officers Assessment:

Site and Proposal

The site comprises a two storey semi detached dwelling located on the south side of Ingle Close. The site lies just outside the Old Headington Conservation Area; the east boundary of the application site adjoins the west boundary of the Conservation Area. The house currently has a single storey flat roof garage to the side of the dwelling. The house is finished in brick with a brown tile roof.

The application seeks to convert the garage into living accommodation and the addition of a new pitched roof.

Amended plans were submitted that change the window in the front elevation to match those of windows in the original house. This was to address officer concerns to ensure that the window size and design matched those of the existing windows in the original dwelling. These amendments were not re-advertised as they were considered to have a reduced impact on visual amenity and did not affect or materially change the scheme.

Design and impact on Conservation Area

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. Policy DH3 of the Oxford Local Plan 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.

The proposed extension would involve the addition of a pitched roof over the existing single storey side extension that currently houses a garage. The proposed roof would continue around the front of the dwelling to provide a monopitch roof above the existing front porch. The pitched roof would cover the front section of garage, a sloping roof will cover the remainder of the garage to the rear. The proposed pitched roof would have a ridge height of 4.2m and eaves height of 2.3m. The sloping roof to the rear of the pitched roof would have an addition height above the side wall elevation of 0.8m, reducing to 0.7m to the rear. The monopitch roof above the front door would have a lower ridge height of 3.5m. It is proposed to infill the front elevation with brick (where the existing garage door is currently located) and to insert a new window in the resulting front elevation. A roof light is proposed in the rear roof slope. The roof would be finished in a brown tile to match the existing roof. Shiplap boarding is proposed to finish the gable on the side elevation.

The proposed pitched roof is of the same pitch as the original house and its size and scale is considered to be proportionate and in keeping with the host dwelling. The proposed fenestration as amended in the extension is balanced and is acceptable in relation to the host dwelling.

The proposed roof would be visible from Dunstan Road, however the increased height of the garage roof is minimal and the pitch and materials are in keeping with the original house. As such, Officers consider that it would not form a dominant feature in the street scene. The site backs onto Headington Cemetery to the rear. Whilst, there are mature trees and shrubs across the majority of the rear boundary, the proposed roof may still be visible in glimpsed views from the rear. However, the proposed development is considered to be well designed in relation to that of the host property and due to the small scale of the proposals, Officers do not consider that it would be harmful to wider visual amenity.

The east boundary of the application site forms the west boundary of the Old

Headington Conservation Area. The land falls away so that the application site is on lower ground than the conservation area. The site lies to the west side of more modern infill dwellings on the edge of the conservation area. These dwellings are sited on higher ground and therefore provide a screen and as such the proposed development would not be visible in public views from within the conservation area. The new roof would be visible in views from outside the conservation area in Dunstan Road but it is considered that its design, modest scale and the proposed materials would form a suitable relationship with the existing building and as such it would not have an adverse impact on the character or appearance of the conservation area.

The proposals are therefore considered to be in accordance with policies DH1 and DH3 of the Oxford Local Plan 2036 and paragraphs 193-196 of the NPPF.

Special attention has been paid to the statutory test of preserving or enhancing the character and appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the character and appearance of the Conservation Area, and so the proposal accords with section 72 of the Act.

Impact on neighbouring amenity

H14 of the Oxford Local Plan 2036 also 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.

The application site is set on a slope and the neighbour to the west side of the proposed development, 35 Dunstan Road lies approximately 1.5m higher than the application dwelling. 35 Dunstan Road is set away from the shared boundary by approximately 3m. A line taken at 45/25 degrees from habitable windows at 35 Dunstan road will not be affected by the proposed alterations to the garage roof and as such there will not be a loss of daylight or sunlight. Due to the separation distance from the boundary and the level change between dwellings, the proposed addition of a pitched roof will not be overbearing or result in a loss of outlook to 35 Dunstan Road. The proposed front window faces Dunstan Road and reflects the pattern of windows in the existing dwelling and would not result in opportunities for overlooking that are materially different to those which already exist. The roof lights would not result in opportunities for overlooking. Therefore officers consider that the proposed extension would not result in a loss of privacy or overlooking. All other properties are a sufficient distance away and would not be affected by the proposals.

On the basis of the above, Officers consider that the proposals are acceptable in terms of their impact on neighbouring amenity and compliant with policy H14 of the Oxford Local Plan 2036.

Proposed use

Officers are satisfied that the proposed use of the converted garage as bedroom would be ancillary and properly integrated with the main dwelling. There would be no separate access to the front and the bedroom would only be accessible internally from the existing utility room/shower room. A condition can be attached to ensure this remains the case and for the avoidance of doubt as a separate unit of accommodation/dwelling would unlikely be acceptable in this location and in this form.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 21/00091/FUL

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Date: 10th March 2021