

Planning, design and access statement

9 Littlehay Road, Oxford, OX4 3EG

**Single storey side extension. Part single, part
two storey rear extension**

January 2021

1. Introduction

1.1. This planning, design and access statement accompanies a householder planning application for the erection of a single storey side extension along with a part single, part two storey rear extension to the property 9 Littlehay Road in Oxford.

2. The application site and surrounding area

2.1. The site consists of a two storey, end of terrace property on the south western side of Littlehay Road in Oxford. There is an access on the north eastern side of the property to the garden to the rear which contains an outbuilding. The local area is residential in character with a mix of semi detached and terraced properties.

3. Planning history

3.1. There is the following planning history associated with the property:

- 19/03280/CPU - Application to certify that the proposed erection of single storey side extension, erection of part single, part two storey rear extension and alterations to roof from hip to gable is lawful development – Approved 16.04.20
- 19/00792/H42 - Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m – Approved 02.05.19
- 18/02930/FUL | Demolition of existing outbuilding. Erection of single storey side and rear extension. Remove 1no. window to rear elevation – Refused 02.01.19
- 04/02500/FUL | Two storey side and rear extension. Conversion of extended house to 2x2 bed flats and 1x2 bed maisonette – Refused 26.04.05. Appeal (APP/G1110/A/05/119522) dismissed 02.03.06

- 02/01798/FUL | Retention of single storey rear extension – Withdrawn 16.05.03
- 55/04688/A_H | Garage – Permitted development (historic) 17.08.55

4. Relevant planning policies

4.1. The Oxford Local Plan 2036 was adopted on 8th June 2020. Of most relevance are the following policies:

S1 – Presumption in favour of sustainable development

H14 - Privacy, daylight, and sunlight

RE2 - Efficient use of Land

DH1-- High quality design and placemaking

4.2. Other material considerations are also the NPPF 2019 and the NPPG.

5. The proposed development

5.1. The proposed development consists of a single storey side extension along with a part single storey, part two storey rear extension.

5.2. It has recently been confirmed via a Certificate of Proposed Lawful Use (19/032280/CPU) that it is possible to construct the single storey side extension to the north east of the property under Permitted Development rights. The Certificate also confirmed that a part single, part two storey rear extension would also be possible under Permitted Development rights. The development allowed under Permitted Development rights (application reference 19/032280/CPU) is shown on the middle image of the submitted block plan.

5.3. The single storey side extension matches that approved under 19/032280/CPU. The rear element of the extension is part two storey, part single storey. The proposed two storey rear element

matches that permitted under 19/032280/CPU. The existing outbuilding will be removed as part of the proposed development.

6. Design

- 6.1. 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 key design objectives and principles for delivering high quality development, as set out in Appendix 6.1.
- 6.2. Policy RE2 of the Oxford Local Plan 2036 states that planning permission will only be granted where development proposals make efficient use of land. Development proposals must make best use of site capacity, in a manner compatible with the site itself and the surrounding area.
- 6.3. In terms of local character, the area is predominantly residential and consists of semi detached and terraced dwellings. Many of the properties on the road have extensions to the side and rear. In the immediate area this includes number 15/15a Littlehay Road which is at the other end of the terrace from the application site. Number 15 Littlehay Road has extended at two storeys to the side and rear along with a single storey rear extension.
- 6.4. The proposed part single and part two storey extensions would be located to the side and rear of the property. The extension matches the depth of the two storey rear extension at number 7 Littlehay Road.
- 6.5. The single storey side extension would be visible from the street scene. However, it is appropriate in scale and would not have a harmful impact. In addition, the single storey side extension could be erected under Permitted Development.
- 6.6. The part single, part two storey extension is located to the rear of the property and would not be visible from the street scene. It would therefore have no impact on the public domain. The two

storey element of the proposal incorporates a design which ensures that it appears subservient to the main house and would not have an overbearing appearance. The two storey element could also be constructed under Permitted Development.

6.7. The overall scale of the development is considered to be acceptable. The extensions proposed also draw from the character of the existing building by mirroring the roof form and materials thereby ensuring that the design is acceptable in planning terms. They are not excessive in depth and match the extension at number 7 Littlehay Road.

6.8. While the proposals do result in an increase to the footprint of the building, the property benefits from a large rear garden with sufficient residual private amenity space proposed to be retained. The proposed development site appropriately within the site with sufficient space to the boundaries.

6.9. The volume of the proposed extension is a reflection of what could be achieved under Permitted Development along with the removal of the outbuilding. The extension has been designed to ensure that there is minimal impact on the street scene with the majority of the extension being single storey. To the rear, the extension matches that at number 7 Littlehay Road.

6.10. The proposed extension would make efficient use of the site as required by policy RE2 of the Local Plan 2036. It would make the best use of the site's capacity whilst also being appropriate within the site and its context.

6.11. The proposal is therefore considered acceptable in terms of its design and impact on the surrounding area and would also make efficient use of the site. The development therefore complies with Policy DH1 and RE2 of the Oxford Local plan 2036.

7. Residential amenity

- 7.1. 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. The policy also sets out guidelines for assessing development in terms of whether a proposal would allow adequate sunlight and daylight to habitable rooms of neighbouring dwellings.
- 7.2. Both the ground floor and first floor elements would be compliant with the 45/25 degree angle when measured from ground and first floor windows of the neighbouring properties. Drawings have been provided to illustrate this. It is therefore not considered that the development would result in an overbearing impact that would materially impact the light or outlook amenity of this neighbour or loss of light.
- 7.3. The windows and doors proposed would be located on the rear and front elevations not facing towards neighbours. The existing front door would be inserted in the side elevation of the single storey side extension and would have no increased impact.
- 7.4. The mass, scale and design of the extension would not detrimentally impact the amenity of the neighbouring dwellings in terms of overlooking or sense of enclosure. The proposed neighbouring properties are located sufficiently far from the proposed development to mean there would be no impact. The proposal is therefore considered acceptable in terms of its impact on the amenity of neighbouring occupants, therefore complying with Policy H14 of the Oxford Local Plan 2036.

8. Flooding

- 8.1. Policy RE3 of the Oxford Local Plan 2036 states that planning permission will not be granted for development within Flood Zone 3b except where it is for water-compatible uses or essential infrastructure; or where development is on previously developed land and will represent and improvement for the existing situation in terms of flood risk.

8.2. The application site falls within flood zone1. A flood risk assessment is therefore not necessary. The scale of the development is acceptable and therefore complies with Policy RE3 of the Oxford Local Plan 2036.

9. Conclusions

9.1. The proposed extension would not have any harmful impact on the street scene and is appropriate in design terms. Additionally, the extension would not result in any loss of amenity to neighbouring dwellings. It is therefore considered that the proposed development would comply with the relevant policies of the Oxford City Council Development Plan and the NPFF 2019. It is requested that planning permission is granted.

Longman Planning Consultancy

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