

JPPC ref: SS/8158

Planning Control and Conservation
Oxford City Council
St Aldates Chamber
109-113 St Aldates
Oxford
OX1 1DS

4th February 2020

Dear Sir/Madam

**12 BARTLEMAS ROAD, OXFORD, OX4 1XX
ALTERATIONS TO PROPERTY (5-BED HMO) COMPRISING
ENLARGEMENT OF EXISTING SINGLE-STOREY GROUND FLOOR
EXTENSION AND ROOF-LEVEL DORMER; RECONFIGURATION OF
BIN AND BICYCLE STORAGE**

This submission seeks planning permission for modest alterations to no. 12 Bartlemas Road, comprising the enlargement of an existing single-storey rear extension to the property, a rear facing dormer window and reconfiguration of areas of bin storage and cycle storage.

The application is accompanied by the following drawings:

- 108-0820 – SU01: Existing Plans and Elevations and 1:1250 scale location plan;
- 108-0820 – P01: Proposed Floor Plans, Roof Plan and Elevations;
- CIL Additional Questions form – the development is not liable for CIL as it does not create 100sqm of new floorspace nor does it result in the creation of a new dwellinghouse.

Background

No. 12 is a two and a half storey property located on the south-eastern frontage of Bartlemas Road, effectively forming the end of a terrace of three residential properties (the other properties in the terrace being no's 14 and 16 Bartlemas Road). No. 12 is of more modern construction than its immediate neighbours – permission was granted for its construction in 1986 (**OCC Ref: 85/01098/NF**). It is understood that it has been used as a 5-bed HMO continuously for at least the last twenty years.

Attached as **Appendix 1** are a series of photographs which illustrate the property's current condition.

The John Phillips Planning Consultancy

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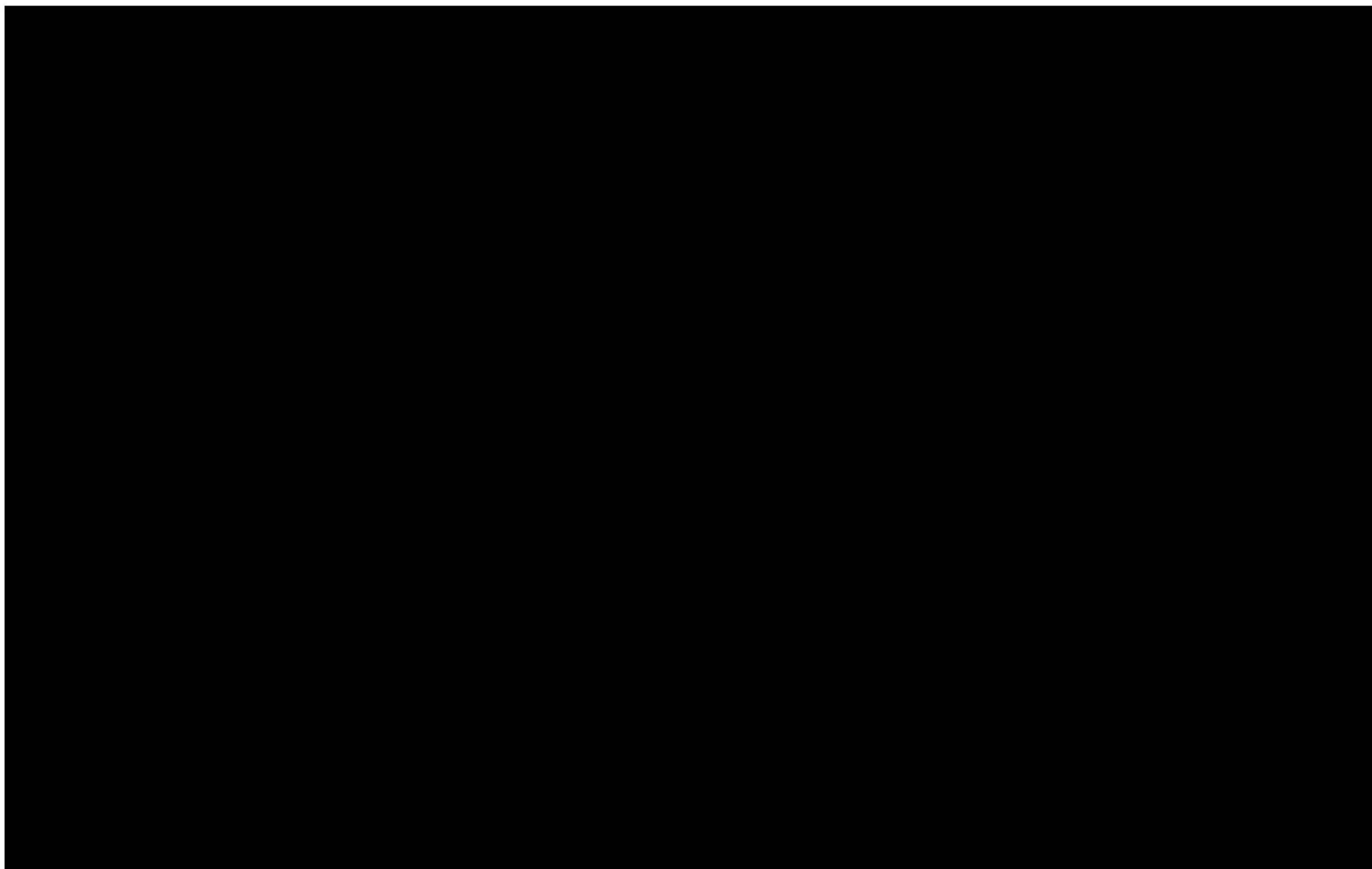
It is relevant to describe the planning history of the adjoining sites as this may help Officers to understand the site's relationship with neighbouring buildings and particularly habitable rooms. It is also relevant to stress that no's 10, 10a, 10b and 12 as well as numbers 14a and 14b are also within the ownership of the applicant.

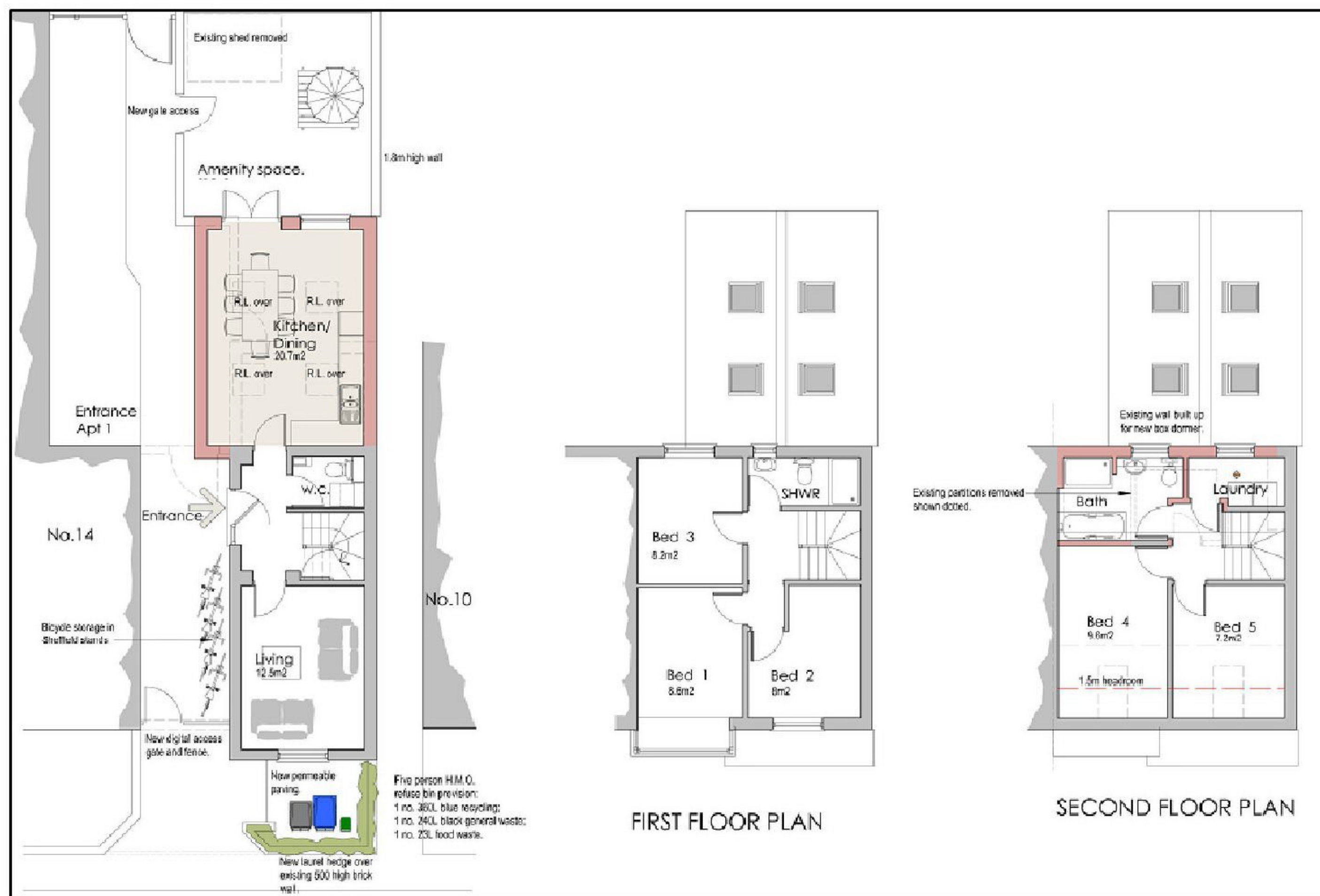
In respect of no 10, permission was granted in 2013 for an extension to the property to create a 2-bedroom dwelling, along with the extension and subdivision of the property to create 2no 1-bed dwellings (**OCC Ref: 13/00304/FUL**). This permission has been implemented.

To the rear of the site, planning permission has been granted for a single-storey 1-bed dwelling (**16/01912/FUL** as modified by application **17/00905/VAR**). This permission has also been implemented.

No. 14 appears to have been extended at some point in the past with a two-storey rear outrigger. It is split into 2 units (14 and 14a) – it is understood that the building was subdivided in the 1960s.

Current Proposal

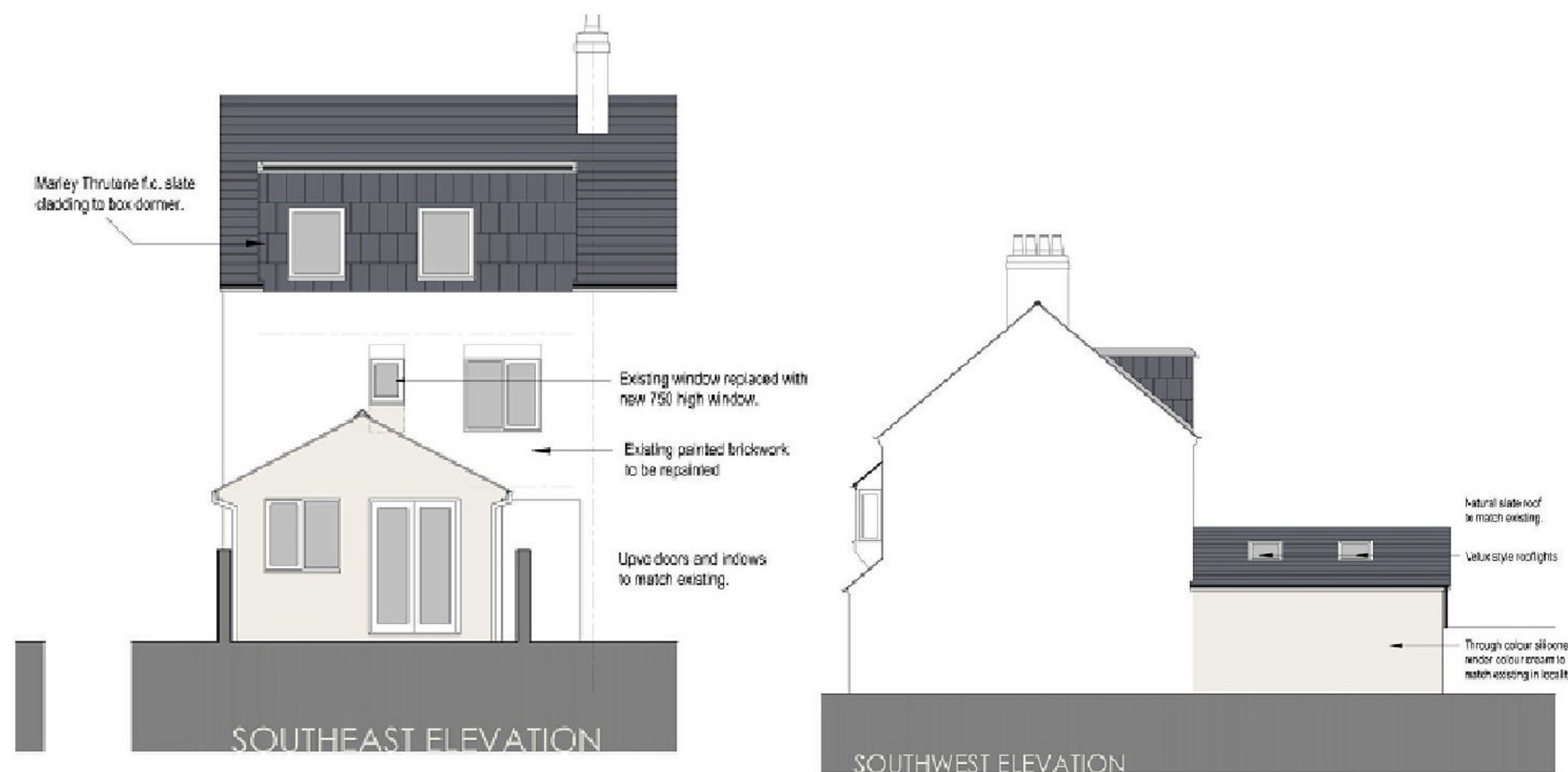




The proposal seeks to enlarge the kitchen space at the rear of the property which opens onto the rear garden, creating a larger kitchen and dining area, removing an existing shed from the rear garden of the property to optimise the amount of amenity space available. Within the roofspace it is proposed to create additional volume to allow better configuration of the internal space, however the proposal does not seek to increase the overall number of bedrooms but rather to provide better bathroom facilities as well as a laundry cupboard. As Drawing P01 illustrates, better cycle parking configuration is also proposed (it would be covered in effect because the first floor of the building oversails the passage at this point) along with storage for refuse.

Improvement of the conditions in which people live their lives is central to good planning and lies at the heart of the NPPF, and also the Council's recently adopted Local Plan. This is precisely what this application achieves by enhancing the quality of the internal space. At present the property has a gross internal area of 94.17sqm – given that the property is a five-bed dwelling (over three storeys) this is fractionally below what would be required by the Nationally Described Space Standard (and Policy H15 of the Oxford Local Plan) for a new dwellinghouse. The enlargement proposed increases the available internal area by around 18sqm which brings it into line with the National Standard and improves the quality of the internal environment. Whilst a modest reduction in the amount of rear amenity space would result, this small reduction is intended to be mitigated by the removal of an existing shed within this space, as well as the provision of dedicated bin and bicycle storage.

The external impact of the alterations can be seen on the following page:



As the above excerpts illustrate, the alterations are modest in their scope and would only impact upon the rear elevation of the building. Box dormers on the rear elevations of dwellings are a feature that is commonly seen along Bartlemas Road (and neighbouring roads), their prevalence testament to the need to bring older buildings from the early twentieth century up to standard to meet the needs of modern occupants. This particular dormer has been sensitively designed – its scale and proportions are considered to be suitable and it would appear subservient to its host roofslope, as well as being constructed in matching materials with openings of an appropriate size. It is not considered that the dormer would increase the perception of overlooking for neighbouring properties – the windows serve a laundry room and a bathroom respectively (not regarded as habitable space) and it is envisaged that the bathroom window would be obscurely glazed.

The single storey enlargement proposed would be modest in height, extending the existing single storey rear extension by only slightly more than three metres. This degree of enlargement is unlikely to have a harmful impact upon the living conditions within immediately neighbouring properties (10 and 14/14a).

Designated cycle storage and refuse/recycling storage are also proposed and this is considered to be a further benefit associated with the current proposal – the locations for both provide easy access to the public highway.

Overall, the alterations proposed offer an opportunity for the improvement of the standard of internal accommodation and amenity for no. 12 Bartlemas Road without detracting from the amenities of neighbouring dwellings, nor the character and appearance of the area. It is hoped that they will meet with the support of Officers – informal dialogue with the Council’s Planning Officer suggests that this is likely to be the case, although it is accepted that this can only be confirmed via a formal determination.

Please let us know if any additional information is required.

Yours faithfully



Simon Sharp LLB (Hons) MSc MRTPI
Associate



APPENDIX 1



