

44 BULLINGDON ROAD, COWLEY, OXFORD, OX4 1QJ

**HOUSEHOLDER APPLICATION FOR PROPOSED REAR
INFILL EXTENSION AT FIRST FLOOR LEVEL**

PLANNING, DESIGN AND ACCESS STATEMENT

MARCH 2021



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1.0 INTRODUCTION

1.0 This Planning Statement has been prepared in support of an application for Householder Planning Permission, submitted on behalf of Home UK (New) Ltd, in relation to the following development proposal at 44 Bullingdon Road:

"Proposed Rear Infill Extension at First Floor Level"

Purpose and Structure of this Statement

1.1 This Planning Statement outlines the context within which the application is made, and provides a detailed examination of the main planning considerations raised by the proposals, together with reasoned justification in support of the proposed development. The statement is structured as follows:

- **Section 2** provides a description of the characteristics of the site and surrounding.
- **Section 3** provides details of the development proposals.
- **Section 4** outlines the relevant planning policy framework in relation to the site and the development.
- **Section 5** analyses the design and key planning considerations arising from the proposed development (in light of the planning policy context).
- **Section 6** lays out a conclusion and summary of the proposed development

Documents submitted in support of Application

1.2 The following documents are submitted in support of the application, and should be read alongside this Planning Statement:

- Planning Application Form;
- Site Location Plan; and
- Elevation Drawings:
 - Existing Front and Rear Elevations-01;
 - Proposed Front and Rear Elevations-01;
 - 20_01094_FUL-PROPOSED_FLOOR_PLANS-2345516
 - 20_01094_FUL-EXISTING_FLOOR_PLANS-2345517

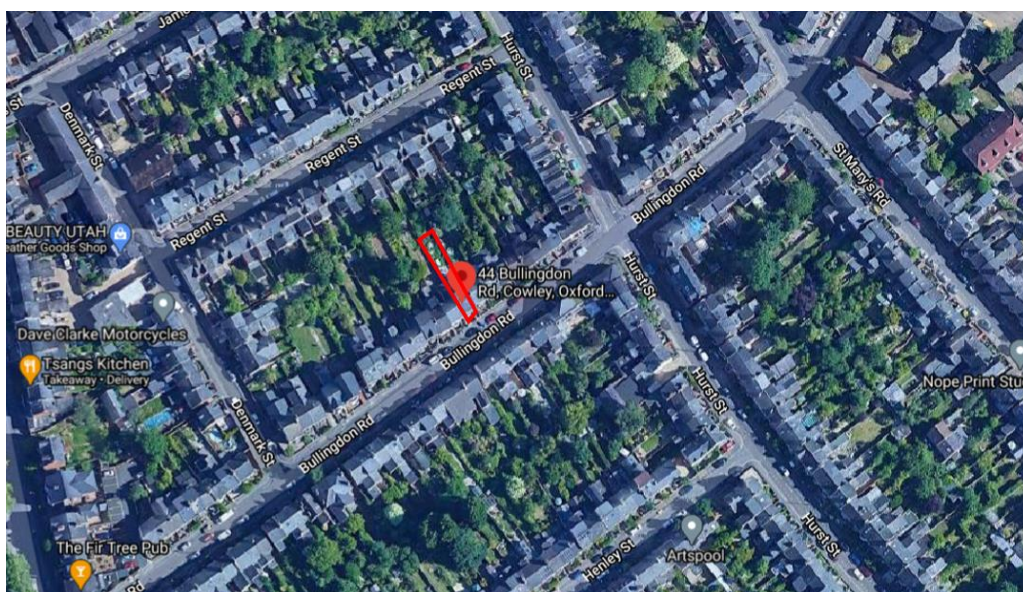
2.0 SITE AND SURROUNDINGS

Site Location

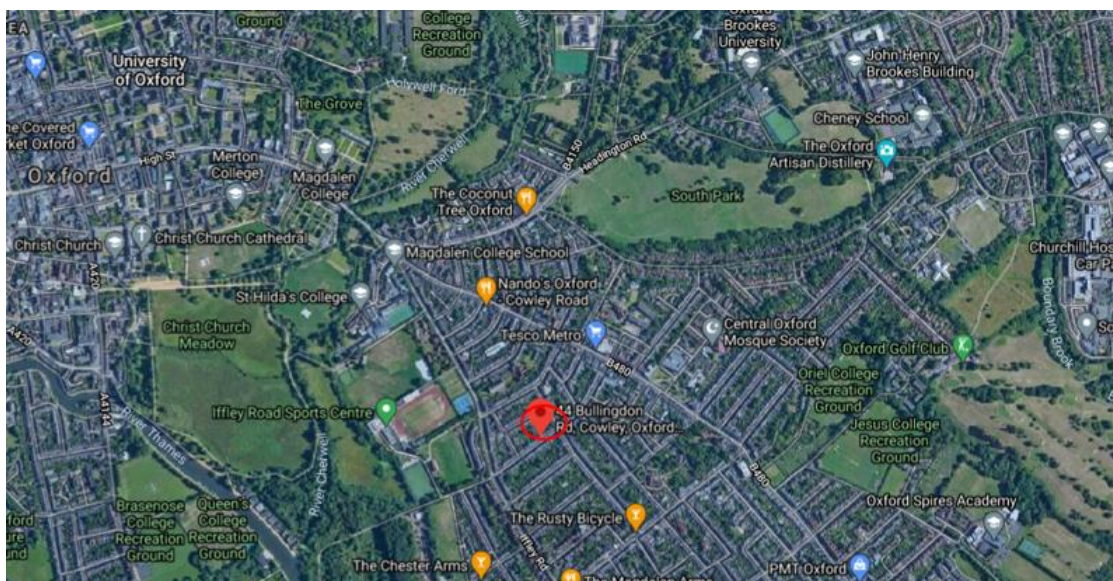
- 2.1 The site subject of this application is located within the administrative boundary of Oxford City Council.
- 2.2 The property is a 6 bed student house situated outside the conservation area of Iffley Road.
- 2.3 The application site lies on the northern side of Bullingdon Road and comprises of a terraced property laid out over three floors, constructed of brick with a gable tiled roof. The property benefits from a privatised entrance way and a generous rear garden. The property conforms to the established pattern of the street which is typified by mostly semi-detached and terraced properties which vary in size and appearance:



- 2.4 The location of which is shown on the map extracts below:



Aerial image of site



Aerial image of site area

2.5 Cowley, Oxford is a popular residential hub and sustainable community within the outskirts of Oxford Town Centre. The adopted OCC LDP states that 'Cowley Road is the main centre for a large and diverse population of East Oxford including many students; it provides for the convenience shopping needs for the local area'. The LDP emphasises that the area is 'particularly strong in terms of leisure and service provision'. Given the proximity to the district centre, the site is inherently served by a wide range of restaurants, bars, cafes and takeaways. In addition, there are large community facilities such as the East Oxford Health Centre and Oxford Central Mosque and community features such as the farmer's market and annual Cowley Road Carnival which add to vibrancy and community feel.

2.6 Given that the site benefits from being with proximity to several of local facilities and convenience stores, it is therefore considered that the site is sustainably located.

Planning History

2.7 An online search of Oxford City Council's website shows the site has a modest planning history, as displayed in the table below:

Reference No.	Proposal	Decision	Date
20/0194/FUL	Erection of first floor rear infill extension. (retrospective)	Withdrawn	08/07/2020
19/01135/CEU	Application to certify that the existing use as a House in Multiple Occupation (Use Class C4) is lawful development.	Approved	03/07/2019
16/01091/FUL	Erection of a single storey rear extension.	Approved	29/06/2016
00/01079/NF	Excavation to form lightwell and new railings at front.	Approved	16/08/2000

2.8 The planning application (ref. 20/0194/FUL) is the most recent application which sought permission for retrospective approval of the existing rear infill extension at first floor level. Following dialogue with the Case Officer, the applicant withdrew the application as it was advised that the LPA could not support the approval of the application. The reasons provided for this decision surrounded concerns of the design of the extension and its relationship with the host dwelling.

2.9 In light of these comments, the applicant has sought to revisit the design of the extension. Details of the revised proposal are set out within section 3 of this statement.

Surrounding Locality

2.10 The Council’s planning search history shows several other planning applications of note, which are located within the immediate vicinity of the site. These are as follows:

Reference No.	Address	Proposal	Decision	Date
19/01053/FUL	32 Regent Street	Erection of a single storey infill extension	Approved	10/07/2019
17/00717/FUL	80 Bullingdon Road	Erection of a single storey rear extension. Replacement of existing roof to rear extension.	Approved	10/05/2017
17/00036/FUL	49 Bullingdon Road	Enlargement of existing front lightwell and formation of staircase	Approved	16/02/2017
16/02535/FUL	85 Bullingdon Road	Erection of single storey side and rear extension	Approved	17/11/2016
16/02057/FUL	89 Bullingdon Road	Erection of a single storey side conservatory extension to the rear	Withdrawn	15/08/2016
17/00700/FUL	48 Hurst Street	Erection of a two storey rear extension	Approved	08/05/2017

2.11 An example of a similar extension which comprises development across two storeys is application ref. 17/00700/FUL which granted permission for a two storey rear extension.

2.12 For reference, extracts of the existing and approved proposed floor plans for application ref. 17/00700/FUL are shown below:



Existing Elevations



Proposed Elevations

2.13 The Officers Report provided the following description of the development:

"The application proposes the erection of a two storey rear extension. This extension would occupy the same footprint of the dwellinghouse that already exists as a full single storey and partial two storey rear extension. The roof will be pitched. Materials will match the existing".

2.14 As stated above, the extension at this property comprised the same footprint of the host dwelling. This suggests that any disproportionate footprint of the host property has been overcome / resolved by the outweigh of merit of the development, overall betterment to the dwelling or architectural design betterment.

2.15 The application assessed other material considerations such as; (i) Design; (ii) Effect on neighbouring amenity; and (iii) Land quality/contamination. The development was considered to be acceptable and approved under delegated powers.

3.0 DEVELOPMENT PROPOSALS

3.1 The application seeks the approval of Full Planning Permission for the:

"Proposed Rear Infill Extension at First Floor Level"

3.2 The building will replicate the design and style of the other properties in Bullingdon Road using the same brick in order to replicate the existing extension. The property will be constructed of blocks and render to match the existing property and the neighbouring dwellings. The roof will be flat with a dark grey fibreglass ceiling.

3.3 The proposal is designed to respond to the existing building lines, size, urban grain and pattern set by adjacent dwellings. It will have materials which match those of its surroundings and again respond to the wider area.

3.4 An extract of the proposed infill extension is shown below:



Proposed Rear Elevation

3.5 As shown above, the infill comprises a flat roof and naturally extends from the existing butterfly wing component on the western side of the rear elevation, the proposed flat roof will aid the infill extension appear as the natural levelling out of the existing roof line.

3.6 The total proposed additional floorspace of the infill extension is approximately 8.75sqm and is therefore just a fraction of the total gross internal area of the existing host dwelling. As such, the proposed infill is considered to be subservient and ancillary to the existing structure.

3.7 It's important to note that property benefits from permission for the erection of a single storey rear extension (app ref. 16/01091/FUL) which has since been built and completed.

3.8 The Officer Report for this application confirmed the acceptability of the proposal, stating:

"The proposal is situated at an appropriate distance from the rear boundary and will not harm neighbouring privacy through overlooking. The proposal passes the 45 degree test to neighbouring properties and, as such, will not cause unreasonable harm to neighbouring amenity through loss of light".

3.9 In light of the above, given that the proposed development does not propose to extend beyond the existing rear boundary, and given that the proposal does not include to erect any additional

windows, it is considered that the position remains unchanged – as such, there is no harm or adverse impact to privacy, overlooking or loss of light.

3.10 Moreover, the proposals looks to address the issues raised by the Officer in the previous application (ref. 20/01094/FUL) which considered that the existing design was:

"Overall jarring, bulky and incongruous addition that fails to provide an appropriate visual relationship with the existing house, as well as the overall cumulative impact of the extension with the existing recent ground floor extension considered disproportionate the footprint of the host property, with its scale and mass losing all sense of the original building causing it to be materially out of keeping with the character and appearance of the existing house and local area contrary to policy DH1".

3.11 In light of the above comments, the roof line has been brought down by way of reducing the overall bulk and massing of the infill extension. Notwithstanding this, the reduction in the roof line has resulted in the height infill extension becoming lower than the adjoining neighbouring property (east of the dwelling) and therefore reduces any dominant feature, and reduces the overall prominence of the infill.

3.12 In terms of the suggested 'disproportionate footprint', it is considered that the impact of the proposed infill extension is negligible having regard to the size of the host dwelling, the recent permission granted (app ref. 20/01094/FUL) for the single extension, and the site's wider context. As set out within the planning history (section 2.10), various properties along Bullingdon Road and the wider surrounding area have benefited from a range of single, first floor and second floor extensions whereby permission has been granted for an array of different scales and size extensions. As a result, the rear elevations of the majority of the properties along Bullingdon Road do not conform or share characteristics as many of these properties have been developed in order to suit contemporary living arrangements for residents.

3.13 As such, in context to the neighbouring properties, and wider surrounding area, the proposed development at no. 44 Bullingdon Road would not look out of place and would not be a significant departure from the character of the area. The proposed finishing materials would ensure that the extension would appear as a subservient addition to the plot.

3.14 All development to the property (existing and proposed) has taken place at the rear of the property and therefore, maintaining the character and appearance of the dwelling in the context of the streetscene. As such, the infill extension is considered to have little/no impact to the character of the dwelling, especially given that the principal façade has been maintained to high standard with no proposed development or elevation changes to the principal elevation.

3.15 As such, the proposed development is considered to comply with policy DH1 given that there is no prejudicial harm or impact to the existing street scene and therefore the property remains in keeping with the wider context.

3.16 In summary, the development proposals comprise the following key elements:

- The provision of an infill extension at first floor level of the host dwelling;
- The proposed infill extension comprises 8.75 sqm;
- The proposed infill rear extension is of an appropriate scale and its roof form is compatible with the character of the house;
- The materials used throughout for wall finishes and roof finishes are appropriate and are compatible with the character of the house; and
- Overall, the appropriate scale, form and use of materials of each element of the proposal means as a whole the proposal is of an acceptable design which will not harm the character of the neighbourhood.

4.0 PLANNING POLICY CONTEXT

4.1 This section of the statement provides a summary of the relevant planning policy framework in relation to the site and its use as a HMO from the national through to the local level.

4.2 The key planning policies of relevance to the determination of the application are outlined below and a detailed assessment of the proposed development against these is provided in Section 5 of the Statement (Material Considerations).

National Planning Policy

4.3 The revised National Planning Policy Framework (NPPF), published in 2019, is a material consideration in planning decisions.

4.4 It is stated within the NPPF (paragraph 7) that '*the purpose of the planning system is to contribute to the achievement of sustainable development*'.

4.5 It is set out within the NPPF that sustainable development can play three critical roles:

- an economic role, contributing to a strong, responsive, competitive economy;
- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing the natural, built and historic environment.

4.6 As summarised at paragraph 11 of the NPPF, the presumption in favour of sustainable development means (for decision making):

- approving applications that accord with the plan without delay;
- in the absence of a plan or policies, granting permission unless adverse impacts would demonstrably outweigh benefits when assessed against the NPPF.

4.7 Paragraph 127 of the NPPF declares that "*Planning policies and decisions should ensure that developments:*

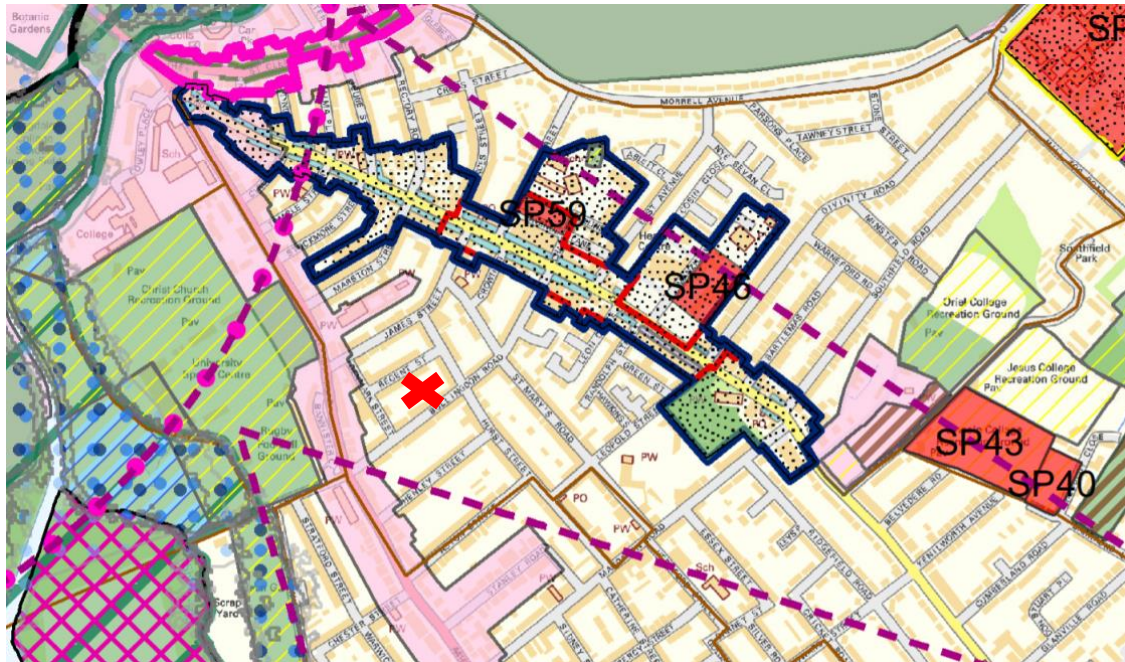
- *will function well and add to the overall quality of the area...;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting...;*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development...; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Local Planning Policy

4.8 The site is within the administrative Local Planning Authority boundaries of Oxford City Council. The Development Plan comprises of:

- The Adopted Oxford Local Plan 2016-2036.

4.9 The following is an extract of the adopted policies Map– which illustrates the area-specific policy designations:



Adopted Policies Plan Extract

Adopted Oxford Local Plan Policies Map Key			
	The Site		V1 – Local Centre
	V1 – District Centre		Areas of Change
	V1 - Primary Shopping Area		M1 - Local Cycle Connection Route
	G5 – Outdoor Sports		Allocated Sites
	DH2 – View Cones		DH2 – Historic Core Area
	RE3 – Flood Zone 3b		RE3 – Flood Zone 3a
	V2 – Westgate Shopping Frontage		G3 – Green Belt

4.10 In summary, the site is not subject to any specific designations, but is located:

- In close proximity to the East Oxford-Cowley Road District Centre;
- Near to an Area of Change;
- In close proximity to a Primary Shopping Area;
- Within close distance to a Historic Core Area;
- Close to View Cones; and
- In close proximity to a Local Centre.

4.11 The policies located of relevance to this proposal, given the above, are detailed below:

Policies	Extract
<i>Oxford Local Plan Policies</i>	
S1 – Sustainable Development	<p><i>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions jointly which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with Oxford's Local Plan (and, where relevant, with neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, and unless:</i></p> <p><i>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i></p> <p><i>b) specific policies in that Framework indicate that development should be restricted.</i></p>
DH1 – High Quality Design and Placemaking	<p><i>Planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. All developments other than changes of use without external alterations and householder applications will be expected to be supported by a constraints and opportunities plan and supporting text and/or visuals to explain their design rationale in a design statement proportionate to the proposal (which could be part of a Design and Access Statement or a Planning Statement), w</i></p>
RE2 – Efficient Use of Land	<p><i>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, the surrounding area and broader considerations of the needs of Oxford, as well as addressing the following criteria:</i></p> <p><i>a) the density must be appropriate for the use proposed;</i></p> <p><i>b) the scale of development, including building heights and massing, should conform to other policies in the plan. It is expected that sites at transportation hubs and within the city and district centres in particular will be capable of accommodating development at an increased scale and density, although this will also be encouraged in all other appropriate locations where the impact of so doing is shown to be acceptable;</i></p> <p><i>c) opportunities for developing at the maximum appropriate density must be fully explored; and</i></p> <p><i>d) built form and site layout must be appropriate for the capacity of the site. High-density development (for residential development this will indicatively be taken as 100dph) is expected in the city centre and district centres.</i></p>
RE7 – Managing the impact of Development	<p><i>Planning permission will only be granted for development that:</i></p> <p><i>a) ensures that the amenity of communities, occupiers and neighbours is protected; and</i></p> <p><i>b) does not have unacceptable transport impacts affecting communities, occupiers, neighbours and the existing transport network; and</i></p> <p><i>c) provides mitigation measures where necessary.</i></p> <p><i>The factors the City Council will consider in determining compliance with the above elements of this policy include:</i></p> <p><i>d) visual privacy, outlook;</i></p> <p><i>e) sunlight, daylight and overshadowing;</i></p> <p><i>f) artificial lighting levels;</i></p> <p><i>g) transport impacts;</i></p> <p><i>h) impacts of the construction phase, including the assessment of these impacts within the Construction Management Plans;</i></p> <p><i>i) odour fumes and dust;</i></p> <p><i>j) microclimate;</i></p> <p><i>k) contaminated land; and</i></p> <p><i>l) impact upon water and wastewater infrastructure.</i></p>
Policy H14: Privacy, daylight, and sunlight	<p><i>Planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes. Proposals should demonstrate consideration of all of the following criteria: a) whether the degree of overlooking to and from neighbouring properties or gardens resulting from a proposed development significantly compromises the privacy of either existing or new homes (or existing other uses where there might be a safeguarding concern, particularly schools);</i></p>

Policies	Extract
	<p><i>and b) the orientation of windows in both existing and new development in respect of access to daylight, sunlight and solar gain (i.e. natural heating from direct sunlight); and c) existing and proposed walls, hedges, trees and fences, in respect of protecting or creating privacy, and also in respect of their impact on overshadowing both existing and new development. To assess access to privacy, sunlight and daylight, the 25° and 45° guidelines will be used, as illustrated in Appendix 3.6, alongside other material factors. On constrained sites with proposals for specialist accommodation, developers may use other methods to demonstrate that dwellings will receive adequate daylight. Planning permission will not be granted for any development that has an overbearing effect on existing homes.</i></p>
<p>H16 – Outdoor Amenity Space Standards</p>	<p><i>Planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space (in addition to bin or bike storage space), to meet the following specifications:</i></p> <p><i>a) 1 or 2 bedroom flats and maisonettes should provide either a private balcony or terrace of usable level space, or direct access to a private or shared garden;</i></p> <p><i>b) flats and maisonettes of 3 or more bedrooms must provide either a private balcony or terrace of useable level space with a minimum dimension of 1.5 metres depth by 3 metres length, or, in the case of ground floor flats, direct access to a private garden or shared garden with some private space. These private outdoor areas should allow space for outside dining and/or clothes drying, with reasonable circulation, which will require a minimum dimension of 1.5 metres depth by 3 metres length;</i></p> <p><i>c) houses of 1 or more bedrooms should provide a private garden, of adequate size and proportions for the size of house proposed, which will be considered to be at least equivalent in size to the original building footprint. Where a directly accessible private outside area is provided, the remaining requirement for outdoor amenity space could be met by provision of shared private amenity space. The private outdoor areas should allow space for outside dining and/or clothes drying, with reasonable circulation, which will require a minimum dimension of 1.5 metres deep by 3 metres long.</i></p> <p><i>d) the following factors will be material in assessing whether adequate space has been provided:</i></p> <p><i>i. the location and context of the development, in relation to the layout of existing residential plots, and proximity to public open space; and</i></p> <p><i>ii. the orientation of the outdoor area in relation to the path of the sun;</i></p> <p><i>iii. the degree to which enclosure and overlooking impact on the proposed new dwellings and any neighbouring dwellings; and</i></p> <p><i>iv. the overall shape, access to and usability of the whole space to be provided; and</i></p> <p><i>v. clear delineation between public and private space; and</i></p> <p><i>vi. for communal spaces that there is a variety of space, including provision of space to sit and to play, and that space is adaptable to the changing needs of residents, being easy to maintain with resilient materials, but with opportunities for communal gardening or food growing.</i></p>

5.0 DESIGN ANALYSIS & MATERIAL CONSIDERATIONS

5.1 The key material planning considerations arising from the proposed development (in light of the planning policy context outlined within the preceding section of the Statement) are as follows:

- Principle of Development;
- Design; and
- Other Considerations

Principle of Development

5.2 Given that the site is located within Settlement Boundary of Oxford, development will ultimately be considered as acceptable subject to local policy compliance. Bullingdon Road is allocated south west of the District Centre as shown with the adopted LDP and therefore is considered an acceptable location for appropriate infill / development in accordance with development management policies.

5.3 Policy S1 (Sustainable Development) of the Oxford City Council Development Plan (LDP) states that:

"When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions jointly which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with Oxford's Local Plan (and, where relevant, with neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, and unless:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b) specific policies in that Framework indicate that development should be restricted".*

5.4 As can be seen above, Policy S1 sets out criteria that apply to any proposals that seeks sustainable development. Given the location and nature of the proposed development, it is considered that the development is inherently sustainable by virtue of its proximity to the District Centre, public transport and local amenities.

5.5 Notwithstanding this, the nature of the development positively promotes social and economic objectives of the LPD as the development contributes to the continued use of the property for student housing, providing high quality and well-designed accommodation for the city's university students. As such, the development is considered to bring about the full utilisation of the existing property for HMO use.

5.6 The proposed development is considered compliant with Policy S1 as it accords with the objectives of the policy, more specifically but not limited to the following reasons:

- The proposed development is to be constructed on brownfield land; the development makes efficient use of the land as endorsed by the National Planning Policy (PPW) whereby the re-use of previously developed land is promoted;
- The proposed extension enables suitable accommodation for contemporary residents;

- The location and siting of the infill extension would not cause any prejudicial harm to the residential amenity of occupiers or neighbours;
- The infill extension is to be ancillary and proportionate to the main dwelling, as such, with regards to scale, form and layout, the proposed development is considered in keeping with the locality of the area and character of the existing dwelling; and
- The proposal will not have any adverse impact with regards to loss of natural or built features which have any significance to the character of the surrounding area; and
- Notwithstanding the above, the finalised development would not result an increase of noise, traffic congestion and parking.

5.7 In light of the above, it is considered that the proposed development is in accordance with all relevant principles as set out within Policy S1 and a sustainable location for residential development given that site is located within Settlement Boundary and proximity to the District Centre.

Design

5.8 Policy DH1 of the Oxford Local Plan 2036 states that a 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. Extract below for reference:

Design and alteration of buildings

- Do alterations to existing buildings respect the form, scale, character and appearance of the existing building?
- What style of development has been chosen and how will that impact on surrounding character?
- How does the building relate to the existing streetscene, appearance and established building lines?
- What are the characteristic aspects of roofscape in the area and how do proposals contribute positively to the roofscape (i.e. to enhance any significant long views the development might be part of and also the experience of the place at street level)
- How will visual interest be created by attractive detailing, high quality materials, depth and shadow lines and fenestration?
- Have building details such as windows and entrances are designed with consideration of any positive characteristics in the area and the impact on internal spaces in terms of daylight, privacy, temperature and views?

5.9 The design of the infill extension has been created with the above appendix being considered and complied by – the concept of the design has been provided in detail within section 3 of this statement which directly responds to each of the above points however, a summary is provided below for reference

- The alteration is considered in keeping with existing dwelling and in context of the adjoining properties. The roof line has been reduced and lowered so that it appears less prominent and overall reduction of mass;
- The rear elevations of the properties along Bullingdon Road are not in uniform as many of the properties benefit from an array of different size and scale extensions however, the design of the extension has sought to be sympathetic and reflective of a) the host dwelling and b) the adjoining neighbouring properties;
- As aforementioned, the roof line has been reduced so that it appears to be a natural continuation and levelling out of the existing butterfly wing component. The roofline sits lower than the host dwelling and neighbouring roof line and is therefore considered to have very little impact in terms of dominance and overbearing;

- The materials proposed for the finished development are considered to be in keeping and consistent with the existing dwelling. The development will be complete to high quality; and
 - As established through permission ref. 16/01091/FUL, the proposal is situated at an appropriate distance from the rear boundary and will not harm neighbouring privacy through overlooking. The proposal passes the 45 degree test to neighbouring properties and, as such, will not cause unreasonable harm to neighbouring amenity through loss of light.
- 5.10 The existing rear extension (approved under app ref. 16/01091/FUL) has been finished to a high quality and is considered an overall betterment to the residential amenity for both existing and future occupiers of the property.
- 5.11 The proposed infill extension means that the extended aspects to the property would be slightly larger than the existing extension, with an overall floorspace increase of 8.75sqm. In terms of floorspace, the increase is considered negligible. Moreover, due to the plot size; the extension would represent a proportionate addition to the building and the plot.
- 5.12 The design of the infill extension has been considered carefully in order to create an extension that appears ancillary to the existing dwelling, sympathetic to the built form and character of the surrounding setting and urban form:



Image of revised design to be inserted

- 5.13 The form, scale and shape of the extension is ancillary and subservient to the existing dwelling. The materials used are to match the main dwelling insofar complimenting the surrounding property.
- 5.14 The extension would be finished in brick to match the existing building as to ensure it would be a congruent addition to the building.
- 5.15 Notwithstanding this, many of the properties along Bullingdon Road benefit from extensions varying from a range of different sizes, levels and appearances. As such, in context to the neighbouring properties, and wider surrounding area, the proposed development at no. 44

Bullingdon Road would not look out of place and would not be a significant departure from the character of the area. The proposed finishing materials would ensure that the extension would appear as a subservient addition to the plot.

- 5.16 Moreover, as the works are to the rear of the property, they would not be visible in the public realm and would have no impact on the street scene.
- 5.17 In light of the above, it is considered that the proposal is acceptable in design terms and therefore accords with Policy DH1.

Visual Impact

- 5.18 Policy RE7 of the Oxford Local Plan 2036 states that planning permission will only be granted for development that ensures that standards of amenity are protected. This includes the amenity of communities, occupiers and neighbours are protected in addition to not having unacceptable unaddressed transport impacts and provides mitigation measures where necessary.
- 5.19 Given there are no windows in parallel or of view of the proposed infill extension, it is considered that the development would not impinge on daylight received to any other windows of the property and / or adjoining neighbouring properties.
- 5.20 As such, it is considered that the impact on light is acceptable.
- 5.21 Moreover, the Officer Report for the extant permission for application site (ref. 16/01091/FUL) for a single storey extension at the rear of the property provided the following assessment in terms of light and overlooking:

"The proposal is situated at an appropriate distance from the rear boundary and will not harm neighbouring privacy through overlooking. The proposal passes the 45 degree test to neighbouring properties and, as such, will not cause unreasonable harm to neighbouring amenity through loss of light".

- 5.22 The proposal would therefore be acceptable in terms of its residential amenity impacts and therefore accords with Policy H14.
- 5.23 Policy H16 - Outdoor Amenity Space Local Plan states that planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space. Further, Policy H16 sets out the expectations for the size and quality of outdoor space across various types of dwellings. The proposed development to approval an infill extension will not have any impact to the outdoor amenity space which has been assessed and considered acceptable as part of the approved application for the rear single storey extension (app ref. 16/01091/FUL).

Other Considerations

- 5.24 Given that the site comprises an existing property in residential use, it is considered that the proposed development has no concern with regard to flood risk, ecology, heritage, drainage or highways.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The proposed development seeks to the erection of an infill extension associated with an extant permission for a single storey rear extension.
- 6.2 It is considered that there are several material considerations in support of the application, which include the following:
- The proposed development is considered to be sustainable development by virtue of the nature of the development, its location and its use. As such is considered to be acceptable in principle by the Policies adopted LDP;
 - The design of the infill extension has been considered carefully in order to create an extension that appears ancillary to the existing dwelling, sympathetic to the built form and character of the surrounding setting and urban form;
 - The design of the scheme is considered to be of a standard high enough to enhance the character of the site;
 - The proposed siting and scale of the proposal would not lead to an unacceptable impact on the character of the area, or upon the residential amenity of the surrounding residential dwellings; and
 - There are no adverse impacts in respect of flood risk, drainage or highways.
- 6.3 Having regard to the above material considerations, it is considered that the proposed development represents an appropriate and policy compliant scheme, which makes good use of this existing site.
- 6.4 Accordingly, it is therefore considered that the proposed development is acceptable, and we would respectfully request that the application be approved.