

3.0 Planning History

3.3 Pre-application advice

(18/02625/PAC)

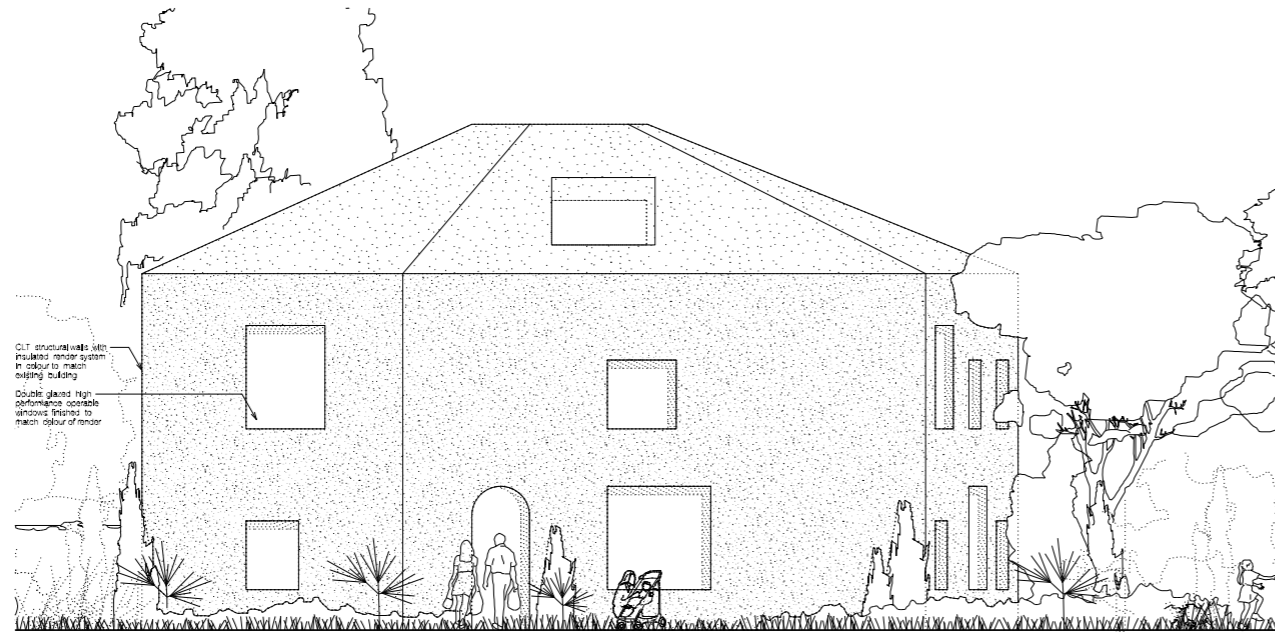


Fig. 42. (L) Pre-application south facing Fortnam Close elevation.

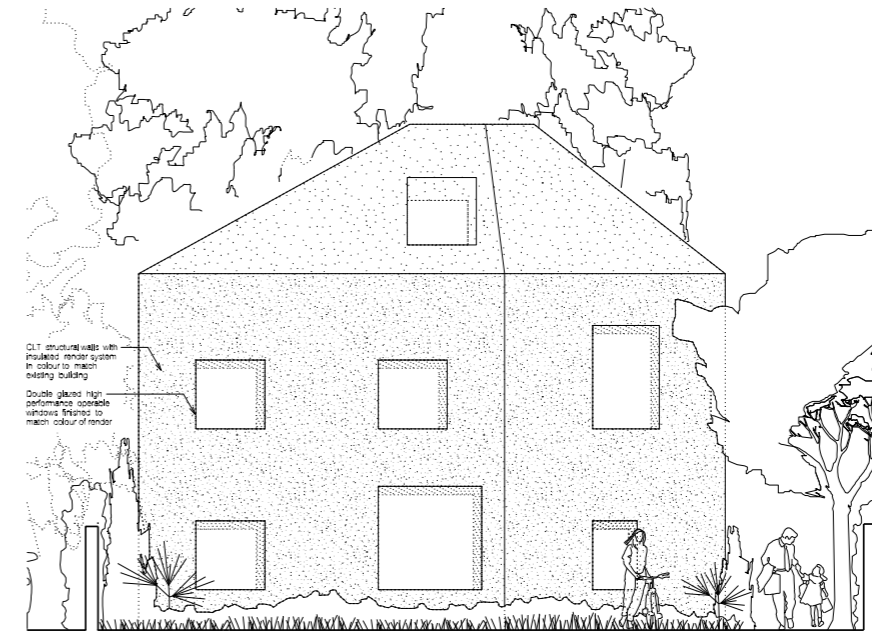


Fig. 43. (R) Pre-application west facing Headley Way elevation.

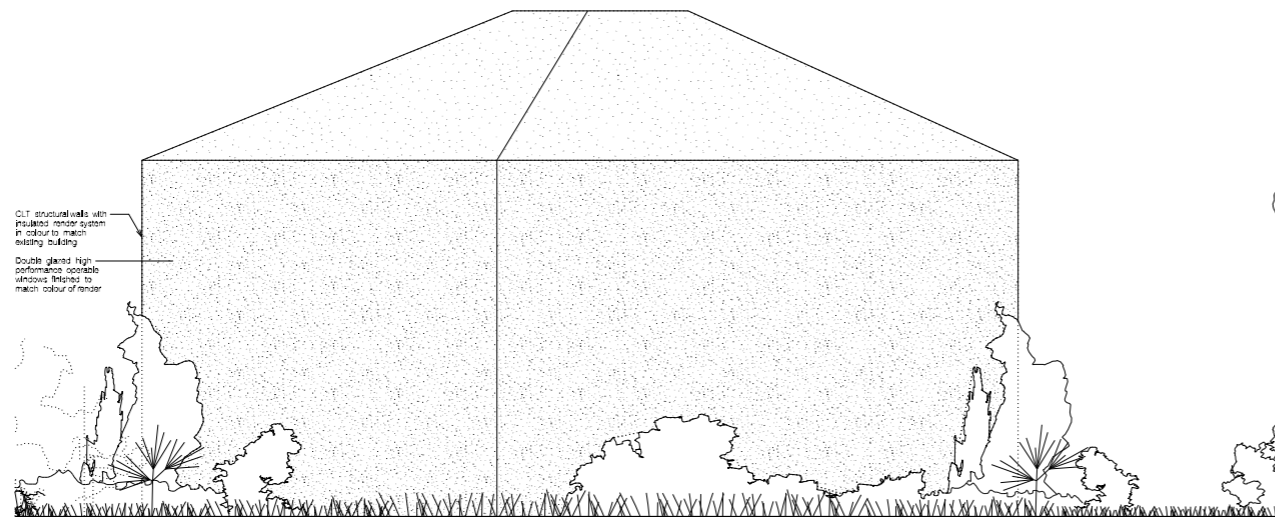


Fig. 44. (L) Pre-application north facing 151 Headley Way elevation.

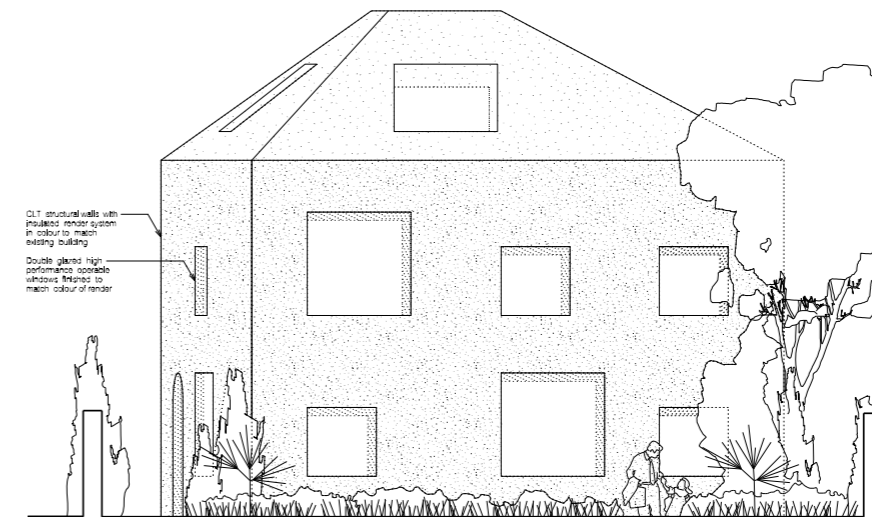


Fig. 45. (R) Pre-application east facing rear garden elevation.

3.0 Planning History

3.4 Full Application

(19/00672/FUL)

3.4.1 In March 2019 a full application was made for the demolition of the existing house and erection of a replacement building for use as 5 separate flats with the following mix - 1x1 bed, 2x2 bed and 1x3 bed with car parking and garden with bin and cycle storage. Senior Planner Sarah Orchard stated she was unable to recommend the scheme, and made the following points:

- The footprint and grain of the specific design leads to an awkward massing (large and unbroken) which does not relate to the character of the area.
- There are concerns with the dominance of parking on the frontage and the scale of the bicycle and bin store on the frontage.
- No affordable housing contribution has been offered. Whilst this is contrary to the NPPF, local circumstances and the need for affordable housing (which are a material consideration) are considered to outweigh national policy.
- The parking spaces fall below the minimum size standards. Accessibility of the spaces is poor. No turning provision has been made on site and reversing into the side road and reversing would be into oncoming traffic. The proposed access is only 10 metres from the junction of Headley Way and Fortnum Close, contrary to highway safety guidance. No visibility splays have been provided.
- Access to amenity space for units 2, 3 and 4 is not direct or convenient enough.

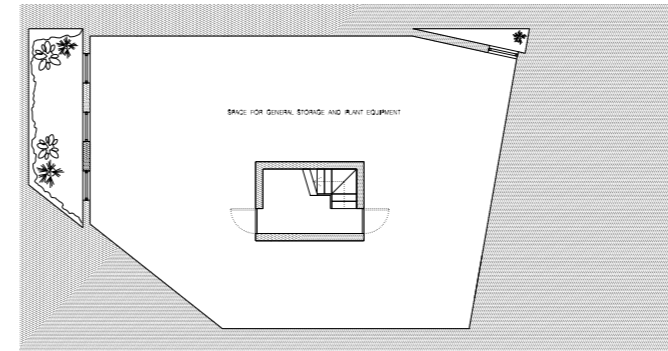


Fig. 46. Full application basement floor plan.

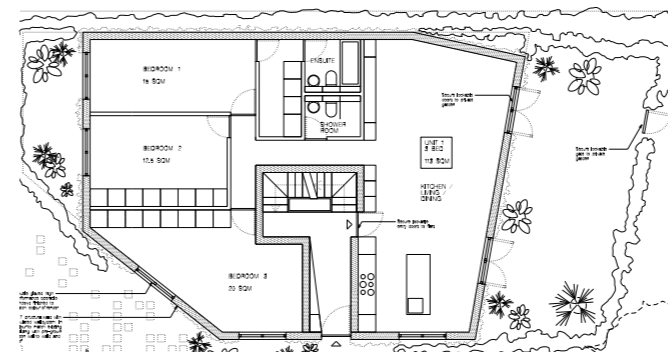


Fig. 47. Full application ground floor plan.

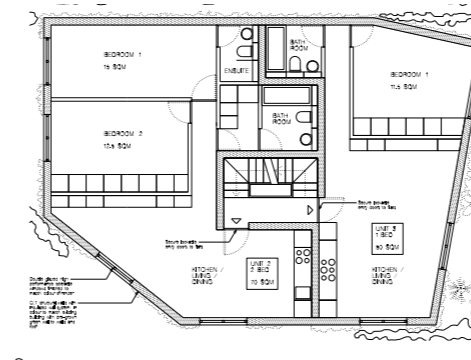


Fig. 48. Full application first floor plan.

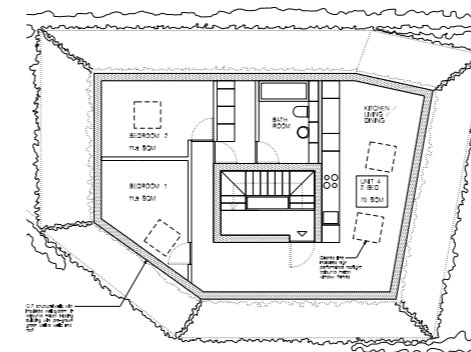


Fig. 49. Full application second floor plan.

3.0 Planning History

3.4 Full Application

(19/00672/FUL)



Fig. 50. (L) Full application south facing Fortnam Close elevation.

Fig. 51. (R) Full application west facing Headley Way elevation.

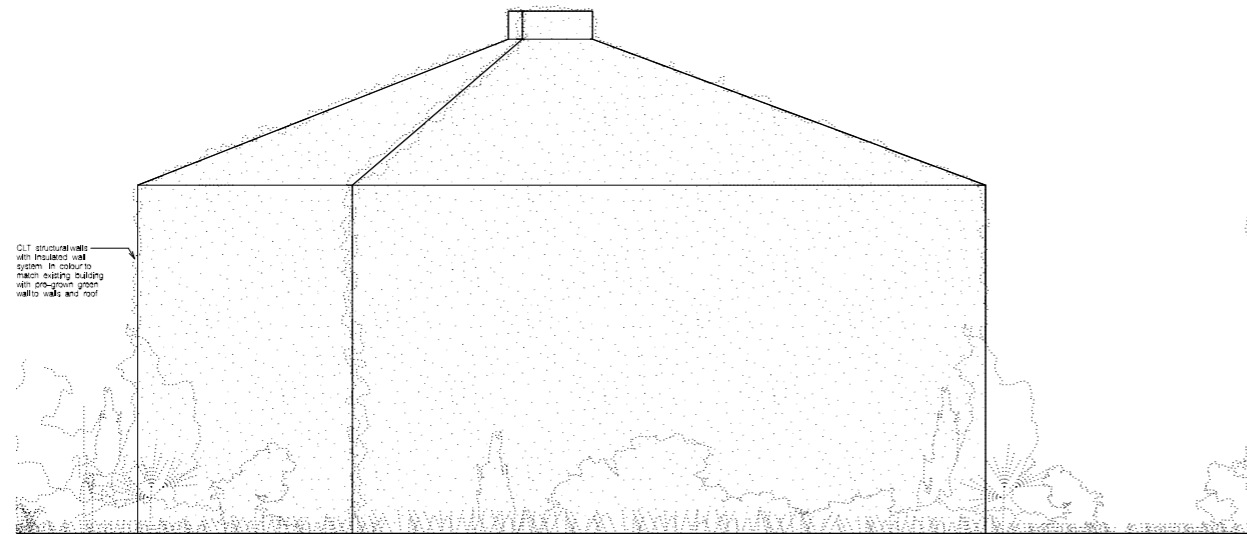


Fig. 52. (L) Full application north facing 151 Headley Way elevation.

Fig. 53. (R) Full application east facing rear garden elevation.

3.0 Planning History

3.5 Informal advice

3.5.1 In June 2019 drawings for the following scheme were sent to Sarah Orchard for informal advice, on which she made the following comments in August 2019:

- The design may impact on neighbours to the North of the site in terms of daylight reduction.
- Although a similar massing is used at 2-8 Franklin Road, opposite the site on an identical plot, this was established before the current planning policies. A new proposal should not incur light issues or a sense of enclosure to the garden on neighbours to the North of the site.

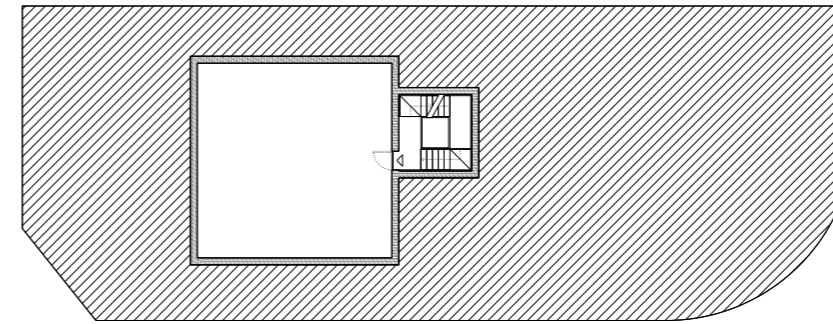


Fig. 54. Basement floor plan.

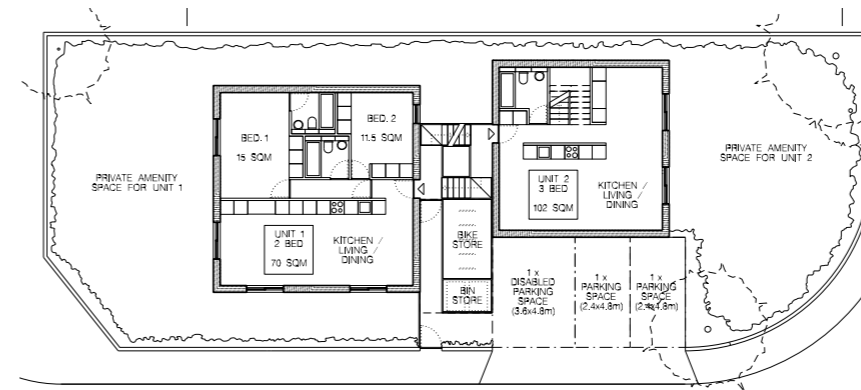


Fig. 55. Ground floor plan.

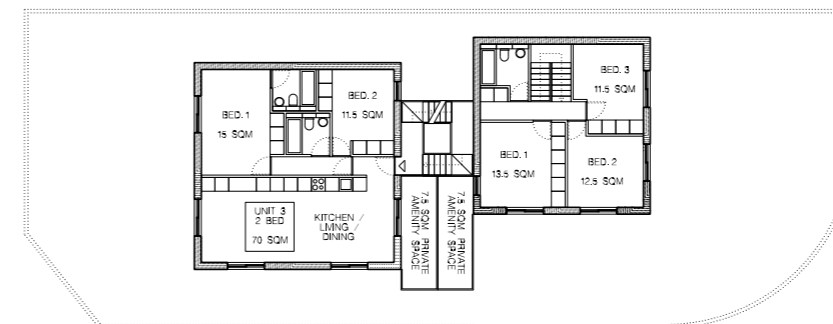


Fig. 56. First floor plan.

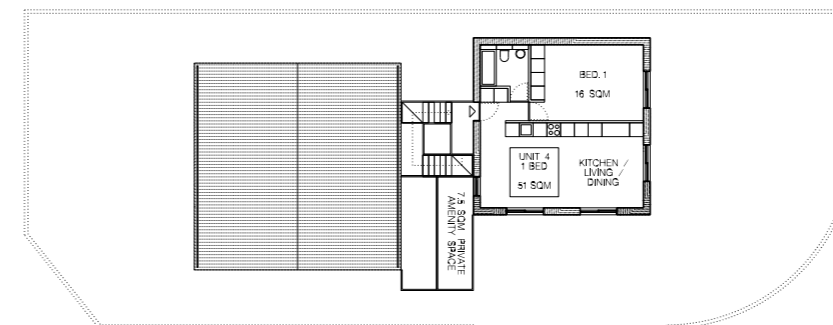


Fig. 57. Second floor plan.

3.0 Planning History

3.5 Informal advice

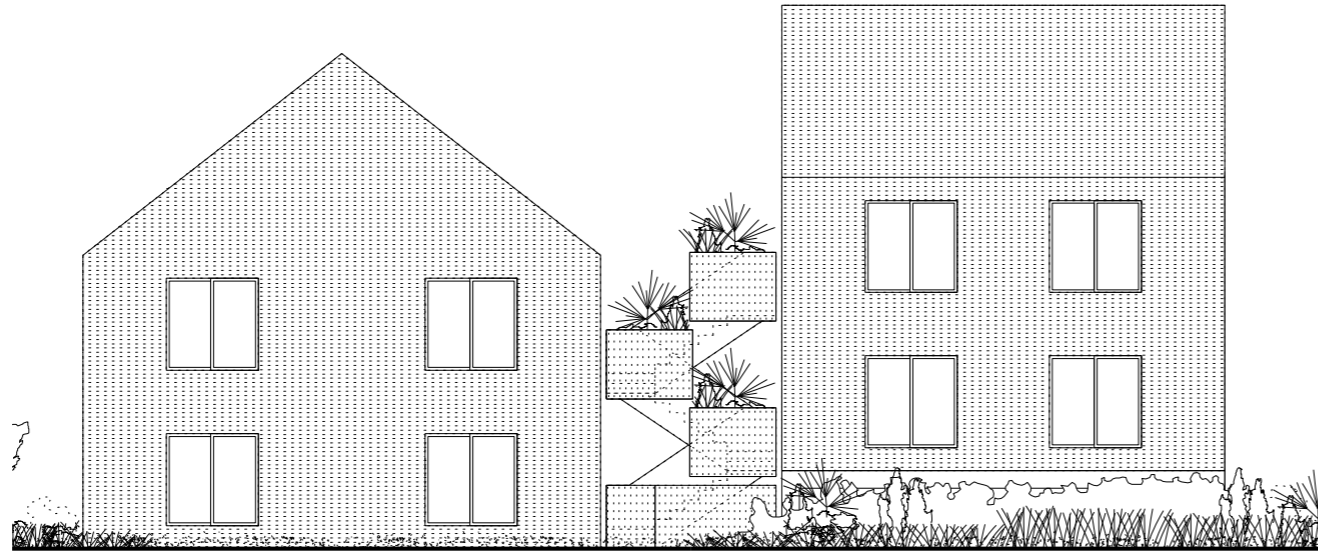


Fig. 58. (L) South facing Fortnam Close elevation.

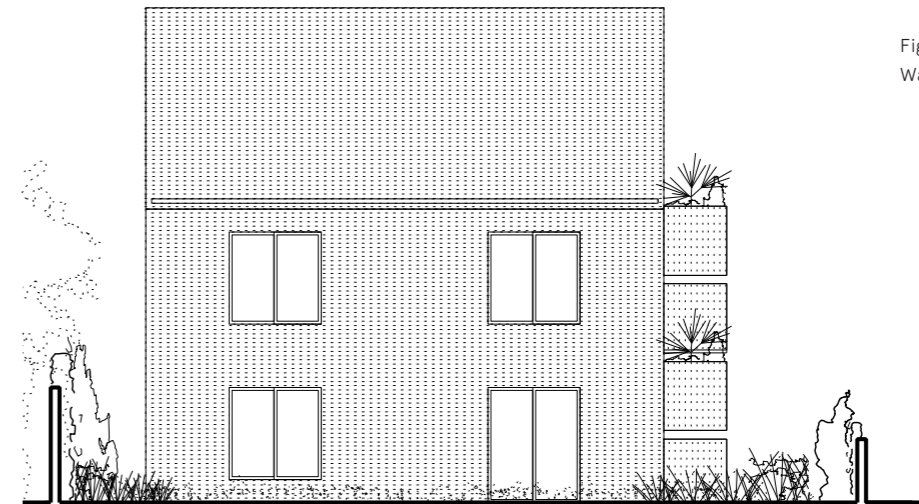


Fig. 59. (R) West facing Headley Way elevation.

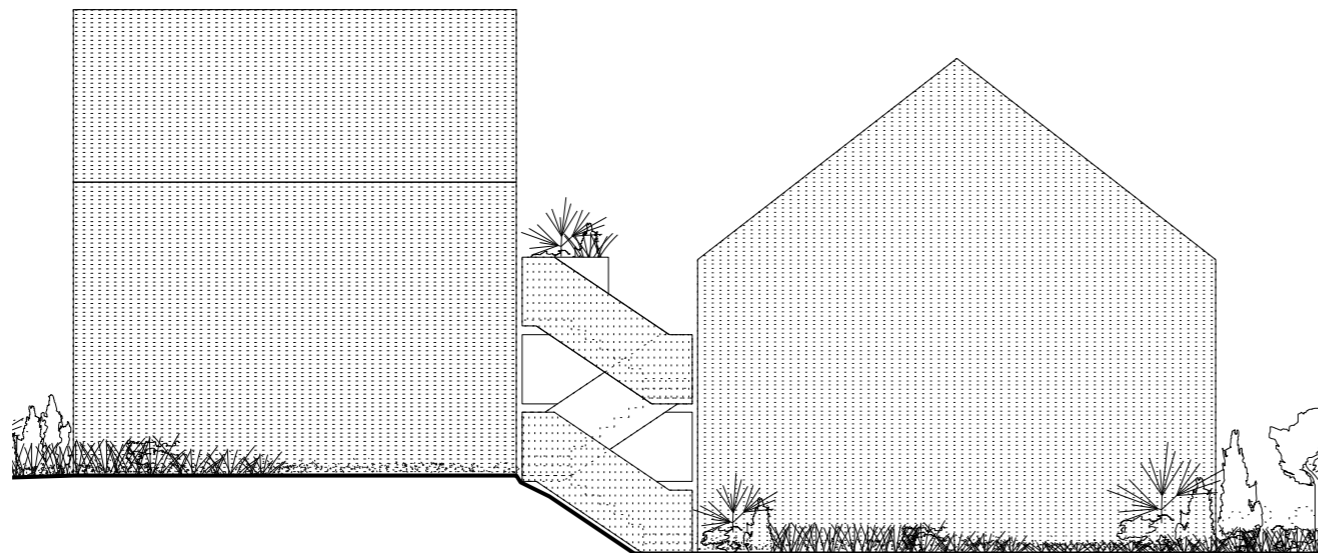


Fig. 60. (L) North facing 151 Headley Way elevation.



Fig. 61. (R) East facing rear garden elevation.

4.0 Proposal

4.1 Design Intent, Relevant Policies and Core Brief

4.1.1 The applicant and long-standing owner of 153 Headley Way wishes to use the potential of the site to provide additional accommodation in a design that complements the area whilst adding a building of quality to the existing housing stock.

4.1.2 The application has been designed in accordance with the following policies:

- Local Plan 2001 - 2016
 - Policy CP1 - Development Proposals
 - Policy CP6 - Efficient Use of Land and Density
 - Policy CP8 - Design Development to Relate to its Context
 - Policy CP10 - Siting of Development to Meet Functional Needs
 - Policy CP11 - Landscape Design
 - Policy TR3 - Car Parking Standards
 - Policy TR4 - Pedestrian and Cycle Facilities
 - Policy NE14 - Water and sewerage infrastructure
- Core Strategy 2026
 - Policy CS10 - Waste and Recycling
 - Policy CS11 - Flooding
 - Policy CS13 - Supporting access to new development
 - Policy CS18 - Urban design, townscape character and the historic environment
 - Policy CS19 - Community Safety
 - Policy CS23 - Mix of Housing
- Sites and Housing Plan 2011 - 2026
 - Policy HP1 - Changes of Use From Existing Homes
 - Policy HP2 - Accessible and Adaptable Homes
 - Policy HP4 - Affordable Homes From Small Housing
 - Policy HP9 - Design, Character and Context
 - Policy HP10 - Developing on Residential Gardens
 - Policy HP11 - Low Carbon Homes
 - Policy HP12 - Indoor Space
 - Policy HP13 - Outdoor Space
 - Policy HP14 - Privacy and Daylight
 - Policy HP15 - Residential Cycle Parking
 - Policy HP16 - Residential Car Parking
- Parking Standards, Transport Assessments and Travel Plans - Supplementary Planning Document February 2007
- Balance of Dwellings - SPD January 2008

4.1.3 The core brief includes:

- Utilisation of the entire site to provide appropriate levels of accommodation and amenity which is not excessive for the site.
- A mixture of dwellings to meet standards as outlined by Oxford City Council's Balance of Dwellings Supplementary Planning Document January 2008.
- A design that is respectful of the surrounding area's built and historic character.
- Use of quality materials that complement the streetscape.
- A proposal that is of a scale to read in accordance with the character of the area.
- Ample private and shared outdoor space to the front and rear of the house to provide area for inhabitants and act as additional screening to Headley Way.
- High quality indoor space provision to meet National Space Standards.
- Provision of car parking and cycle parking to meet Oxford City Council's Parking Standards, Transport Assessments and Travel Plans February 2007.
- No reduction in amenity and visual privacy of surrounding homes along Headley Way and Fortnam Close.
- Covered and secure bin and bike store to meet and exceed policy requirements.
- Identification and protection of selected mature trees currently on site.

4.0 Proposal

4.2 Design Elements

4.2.1 The replacement scheme responds to the following design elements:

- Land Use
 - Principle of Development
 - Housing Mix
- Design
 - Character and Context
 - External Appearance
 - External Appearance – Spring Planting
 - External Appearance – Summer Planting
 - External Appearance – Autumn Planting
 - External Appearance – Winter Planting
 - Scale and Height
 - Materials
 - Sustainable Design and Construction
 - Site Layout
- Residential Amenity
 - Outdoor Space
 - Internal Space
 - Accessibility
 - Outlook and Privacy
 - Daylight and Sunlight
- Safety and Security
- Refuse and Recycling
- Highways and Transportation
 - Car Parking Provision
 - Cycle Parking Provision
- Sustainable Urban Drainage (SuDS)
- Biodiversity

4.0 Proposal

4.3 Land Use - Principle of Development

4.3.1 Policies CS2 (Previously developed and greenfield land) of the Core Strategy and HP10 (Developing on Residential Gardens) support development on previously developed land and residential gardens. The principle of this development would therefore be considered acceptable, subject to material considerations in the following pages.

4.3.2 Policy CP6 (Efficient Use of Land and Density) of the Local Plan 2001 - 2016 outlines how planning applications should provide appropriate levels of density to the site in order to efficiently use the land:

"a. the intensity of development must be appropriate for the use proposed;

c. opportunities for developing at the maximum appropriate density must be fully explored;"

4.3.3 The applicant wishes to propose 4 separate apartments of varying sizes within two buildings, which combine to create a proposal of similar scale and footprint to the existing and granted buildings. The provision of 4 separate apartments can be seen as a modest provision to Oxford's housing stock, but mirrors similar densities in surrounding buildings.

4.3.4 The proposal is separated into two distinct massings, which combine to offer multiple residences within the immediate vicinity of the site. This decision was made to minimise daylight reduction for neighbours to the North of the site, which was raised as a potential issue by Sarah Orchard in August 2019, and to prevent the massing of the scheme from becoming overbearing when compared to surrounding properties. By varying the massing on site in this way, the building responds to the massings of the surrounding buildings, which are often broken up through kitchen extensions, garages and large garden structures.

4.3.5 The principle for apartment buildings or larger buildings to offer multiple residences within a single site is well established in the area. The building at 2-8 Franklin Road (30m from the site and shown in the top picture opposite) is a single building offering four apartments, with a single

garage parking space and dedicated on-site parking. The building at 155-161 Headley Way (15m from the site and shown in the bottom picture opposite) is a single building offering multiple terraced houses within a single structure and off-street parking for 2 cars. Previous schemes 18/0265/PAC and 19/00672/FUL sought to achieve a 5 and 4 unit density within a single structure in keeping with these examples, however were criticised for appearing overly bulky. Sarah Orchard described the 19/00672/FUL scheme as having an 'awkward massing (large and unbroken) which does not relate to the character of the area', in feedback on the 6th of June 2019.

This prompted the decision to divide the proposal into two smaller, interlinked structures, and to lower the roof eaves and ridges as far as possible to minimise impact on the surrounding area.

4.3.6 In conclusion, this proposal presents an opportunity to add additional density to this large detached corner site without overdeveloping the land or area. It follows the principle of an apartment building meeting minimum space standards which is well established in the area, but through a varied massing that minimises impact on the street and sites to the North.



Fig. 62. 2-8 Franklin Road (30m from the site and shown in the top picture opposite) is a single apartment building with a single garage parking space and dedicated on-site parking.



Fig. 63. 155-161 Headley Way (15m from the site and shown in the bottom picture opposite) is a single building offering multiple terraced houses within a single structure and off-street parking for 2 cars.

4.0 Proposal

4.4 Land Use - Housing Mix

4.4.1 Policy CS23 (Mix of Housing) of the Core Strategy 2026 defines the following with regard to correct housing mix:

“Planning permission will only be granted for residential development that delivers a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole.

Mix of housing relates to the size, type and tenure of dwellings to provide for a range of households, such as families with children, single people, older people and people with specialist housing needs.

Appropriate housing mixes for each Neighbourhood Area are set out in the Balance of Dwellings SPD.”

4.4.2 Policy HP1 (Changes of Use From Existing Homes) of the Sites and Housing Plan 2011-2026 defines the following with regard to correct housing mix:

“Planning permission will not be granted for any development that results in the net loss of one or more self-contained dwellings on a site.”

4.4.3 Appendix 4 of the Balance of Dwellings SPD January 2008 defines Headington as scoring 18, categorising it as ‘Amber’ which has to adhere to the following table with regard to dwelling mix:

Table mix for ‘amber’ areas

Dwelling Types	Residential 10-24 units	Residential 4-9 units	Residential 1-3 units
1 bed	0-20%	0-30%	No net loss
2 bed	10-35%	0-50%	of ‘family
3 bed	30-75%	30-100%	units’
4+ bed	0-35%	0-50%	

4.4.4 In accordance with the table above, Policy CS23 and Policy HP1, the proposal aims to retain a family dwelling to replace the existing house, add an additional 1x1 bedroom unit and 2x2 bedroom units and add 2x3 bedroom units. The balance will be as follows:

Dwelling Type	Floor			Total	Percentage Total
	G	1	2		
1 Bed		1		1	25%
2 Bed		1	1	2	50%
3 Bed	1			1	25%
				<u>4</u>	

4.4.5 The restrictions in providing adequate amenity space for a family unit on this site has meant 1 of the units has been offered as a 3 bedroom apartment with level access to private garden space. Whilst this falls under the threshold outlined in Appendix 4 of the Balance of Dwellings SPD by 5%, the restrictions of the site and number of units proposed make 30% impossible to achieve.

4.4.6 Policy H4 (Mix of dwelling sizes) of the emerging Oxford Local Plan 2036 looks to remove the requirements set out in Appendix 4 of the Balance of Dwellings SPD for sites below the threshold of 25 or more homes. Policy H4 states:

“Sites below the threshold or within the city centre or a district centre should demonstrate how the proposal has had regard to local housing demand,”

In accordance with this policy, the development would look to meet the local housing demand through replacing the family unit on site and adding an additional 3 smaller units for local workers.

4.0 Proposal

4.5 Design - Character and Context

4.5.1 Policy CS18 (Urban design, townscape character and the historic environment) of the Core Strategy 2026 defines the following with regard to character and context:

“New development to respect Oxford’s unique historic environment;

Foster principles of good urban design;

Ensure development responds appropriately to local townscape”

4.5.2 Policy HP9 (Design, Character and Context) of the Sites and Housing Plan 2011-2026 defines the following with regard to character and context:

“Planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features, and meets all of the following criteria:

a. the form, layout and density of the scheme make efficient use of land whilst respecting the site context and heritage assets;

b. the development exploits opportunities to sustain and enhance the significance of heritage assets, and makes a positive contribution to local character and distinctiveness.”

4.5.3 Policy CP1 (Development Proposals) of the Local Plan 2001-2016 defines the following with regard to character and context:

“Planning permission will only be granted for development which:

a. shows a high standard of design, including landscape treatment, that respects the character and appearance of the area; and

b. uses materials of a quality appropriate to the nature of the development, the site and its surroundings;”

4.5.4 In accordance with the outputs above, the proposal aims to satisfy Policy CS18 and HP9, responding to the overall character of the area through its use of appropriate scale, detailing and materials to follow the local vernacular. These will include:

- Two storey buildings with roof accommodation
- A varied and dispersed massing
- Double hipped roofs
- Regular window fenestration patterns
- An arched doorway

4.5.5 In urban design terms, the proposal responds to its immediate context through providing appropriate levels of accommodation, green/amenity space, position on site and access to mirror that used along Headley Way and the urban layout of Headington. These will include:

- Ratio of green space to building to match surrounding properties
- Private amenity space for each unit
- Provision of three off-street parking spaces (one disabled)
- Front elevation to align at the same angle as neighbouring buildings

4.5.6 The surrounding buildings have highly varied massings, achieved through articulated double hipped roofs, ground floor kitchen extensions and conservatories, and often garages and large sheds situated further into the gardens. The proposal responds to this by breaking up its massing into two distinct elements with varied heights, separated by circulation and amenity space, rather than a single larger structure. This combines with a lowered overall height compared to neighbouring buildings to minimise daylight reduction for sites to the North.

4.5.7 Through these changes the design allows dual aspects to each unit and makes efficient use of the site, without changing the balance of garden/amenity space.