

Application Number: 09/02716/FUL

Decision Due by: 4th February 2010

Proposal: Single storey rear extension. Erection of new pitched roof. (retrospective).

Site Address: 50 Ringwood Road Oxford (Map at Appendix 1)

Ward: Quarry And Risinghurst Ward

Agent: Ifor Rhys Ltd

Applicant: Mr Jack Younis

Application Called in – by Councillors – Sinclair, Price, Cook and Baxter for the following reasons – Extension has been built without planning permission adjacent to the vacant attached house. Neighbours and Parish Council are concerned.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is considered to form an appropriate visual relationship with the dwelling and its surroundings and does not impact on the immediate neighbours in a detrimental way.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 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 Matching materials

Main Local Plan Policies:**Oxford Local Plan 2001-2016****CP1** - Development Proposals**CP6** - Efficient Use of Land & Density**CP7** - Urban Design**CP8** - Design Developmt to Relate to its Context**CP10** – Siting of Development to meet functional needs**HS19** - Privacy & Amenity**HS21** - Private Open Space**TR3** - Car Parking Standards**Other Material Considerations:**

PPS1 Delivering Sustainable Development

PPS3 Housing

Relevant Site History:

08/0308/PDC Erection of an office at the bottom of the garden. Permission required. 19.03.08

Representations Received:

1 letter of objection making the following comments:

- Over development of the site
- The hipped roof is not in keeping
- The garage door will not open fully as a result of the extension
- Impact on No. 52 which is vacant

Also:

- Suitability of footings

Statutory and Internal Consultees:Risinghurst & Sandhills Parish Council: No objectionHighways And Traffic: No objectionRisinghurst Community Association: No comments received**Issues:**

Design

Residential Amenity

Car Parking

Officers Assessment:**Site Description**

1. The application site lies on the east side of Ringwood Road. The site houses a semi detached 1930s pebble dashed dwelling.

Proposal

2. The house has been previously extended to the rear with a single storey

flat roof extension that is almost to the full width of the house and 2.8 m in depth. This application seeks retrospective permission for a further extension that has been added beyond this. The extension is single storey with a flat roof and is 5 m wide and 3.7 m deep. The extension is set down from the first extension by 0.2 m due to level changes as the land slopes away from the rear of the house. It is proposed to lower the eaves height and add a pitched roof. In addition, it is proposed to add two 600mm square pyramidal roof windows to increase light to the original extension.

Design

3. Policies CP1 and CP8 of the OLP state that planning permission will only be granted for development that respects the character and appearance of the area and which creates an appropriate visual relationship with the scale, materials and details of the surrounding area. Policy CP8 requires that new and extended buildings should relate to their setting. Policies CP6 and CP7 emphasise the importance of making the best use of land and demonstrating good urban design.
4. The extension the subject of this application has been built with a flat roof and the proposal seeks to reduce the eaves height and to add a hipped roof. The proposed hipped roof reflects the style of the roof of the original house in order to make it more in keeping with the host dwelling. By adding the hipped roof to the extension, the eaves height will be reduced, thereby reducing the overall bulk of the building and reducing the impact on the neighbour at No. 52. Comments have been received stating that this style of roof is not in keeping with the local area, however Officers consider that whilst it is unusual to have a hipped roof beyond a flat roof, on balance, it is considered that the design of the proposed extension is acceptable.
5. The pyramid style roof windows that are proposed to be added to the original extension are intended to improve natural lighting to the extension and rear of the original house. These windows are small and set within the roof slope. They are considered to be visually acceptable and do not impact on the wider environment.

Residential Amenity

6. Policy HS19 also requires that the level of daylight and sunlight received by neighbouring properties is not affected as a result of extensions. Concerns have been raised regarding impact on the attached neighbouring dwelling at No. 52 Ringwood Road. In accordance with this policy and Appendix 6 of the Oxford Local Plan on Sunlight and Daylight, the 45 degree code of practice has been applied to the neighbouring property from a cill height of 1 metre. This will hit the proposal at eaves level and as such it is not considered that the neighbour will experience a significant loss of light. There is a distance of approximately 2.5 metres separating Nos 48 and 50 and therefore no loss of light will result to that neighbour.

7. Policies HS19 and CP10 of the OLP require the siting of new development such that the privacy of the proposed or existing neighbouring properties are protected. The extension is single storey and windows face to the rear and as such it is not considered that residential amenity will be compromised.
8. Policies CP10 and HS19 of the OLP require that outdoor needs are properly accommodated. The extension builds at the rear of the existing house and there are a number of outbuildings that run the length of the boundary with No. 48. In spite of the additions and outbuildings, a garden of approximately 15 metres length remains. Policy HS21 of the OLP suggests that the length for a family garden should generally be 10 metres and as such the proposal complies with this policy.
9. Comments have been received stating that the proposals amount to an over development of the site, Officers consider however that the site can accommodate the extension in spite of the previous additions to the original house and that the extension does not impact on its neighbours or the wider environment.

Car Parking

10. Policy CP1 and TR3 require that proposals provide an appropriate level of car parking. The highways officer comments that a suitable level of off street parking provision will remain and therefore there are no objections.

Conclusion:

11. For the reasons given and taking into account all other matters raised, Officers conclude that the proposal accords with the relevant policies within the Oxford Local Plan 2001-2016 and therefore recommends approval as it is considered to form an appropriate visual relationship with the dwelling and its surroundings and does not impact on the immediate neighbours in a detrimental way.
12. Officers were mindful of the objections to this proposal. Officers have come to the view, for the reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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 approve officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

09/02716/FUL

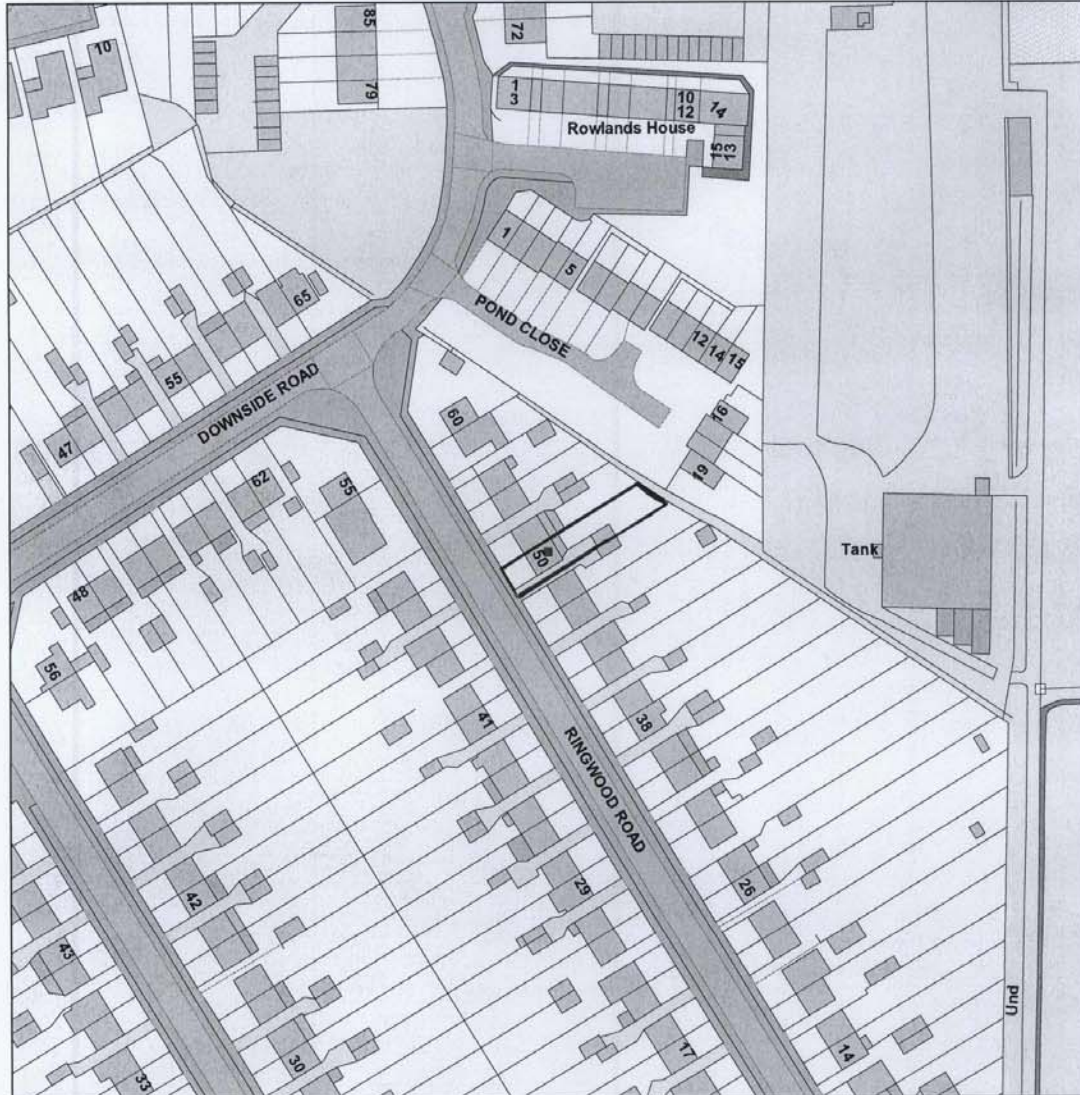
Contact Officer: Mary Rowe

Extension: 2160

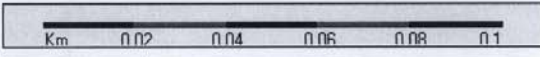
Date: 24th February 2010

Appendix 1

09/02716/FUL 50 Ringwood Road



Scale : 1:1250



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| Organisation | Not Set |
| Department | Not Set |
| Comments | |
| Date | 03 March 2010 |
| SLA Number | Not Set |