

Comments for Planning Application 19/00966/LBC

Application Summary

Application Number: 19/00966/LBC

Address: 6 St Andrew's Lane Oxford OX3 9DP

Proposal: Removal of existing conservatory and erection of a single storey extension to west elevation. Erection of a first floor extension to north elevation. Formation of 2no. dormers and 1no. rooflight to west elevation roofslope. Insertion of 1no door to west elevation, insertion of 1no. window and enlargement of 1no. window to north elevation. Internal alterations which include formation of new openings and partitions and removal of partitions and internal walls.

Case Officer: Amy Ridding

Customer Details

Name: Mr Howard Stanbury

Address: 29 St Andrew's Road, Oxford, Oxfordshire OX3 9DL

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Effect on character of area
- Information missing from plans
- Light - daylight/sunlight
- Local plan policies
- Not enough info given on application
- Other - give details

Comment: I am writing in my capacity as secretary to the Friends of Old Headington with respect to application(s):

19/00965/FUL, 19/00966/LBC | Removal of existing conservatory and erection of a single storey extension to west elevation. Erection of a first floor extension to north elevation. Formation of 2no. dormers and 1no. rooflight to west elevation roofslope. Insertion of 1no door to west elevation, insertion of 1no. window and enlargement of 1no. window to north elevation and internal alterations. | 6 St Andrew's Lane Oxford OX3 9DP

The proposed work consists of

1. Demolish existing conservatory.
2. Make existing second garage larger
3. Extend garden end of garage to form utility room
4. Extend kitchen into garden to form dining space.

5. Build en-suite bathroom above garage

The main visible change is that the long roof along St Andrews Lane is to be extended to include the garage. On the garden side the ground floor of the north wing is to be extended into the garden with a lot of new glazing. Above it, the roof lights are to be replaced with dormers.

Overall, this appears to be a quite sensitive updating of the house, though some reservations have been expressed about the extensive new glazing on the west of the building. However, that will not be visible from the street.

We note observations from OPT and OCS that the plans make no explicit statement for bin and cycle storage, and share concerns expressed that the heritage statement does not address how the proposed development will affect the character of St Andrew's Lane going north from William Orchard Close. The relevant local plan policy that needs to be addressed is:

POLICY HE.7 - CONSERVATION AREAS

Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.

One of the Key Positive Characteristics in the Old Headington Conservation Area Character Appraisal for St Andrew's and Larkins Lanes is, 'Larger gaps provided by gardens break up the frontages creating a low density character contrasting with the village core'. The Appraisal also says, 'Buildings are set at a variety of angles to each other, partly due to the curving road lines and an informal approach to their development, which provides a pleasantly informal character.' We feel it would be useful to have the Conservation Officer's assessment on the likely impact of the proposed changes to the north end of the building.

Neighbours have expressed concerns about how the massing of the new extension will negatively impact on the character of the Lane and how the daylight and sunlight will be impaired.

The application's Daylight and sunlight statement merely asserts there will be no effect on neighbouring properties, and this needs to be assessed against relevant regulations.

Further consideration needs to be given to the relevant policies from the adopted Headington Neighbourhood Plan. These include:

CIP1: Development to respect existing local character

New developments (including additions, alterations, change of use and extensions) will only be permitted where they respond to and enhance the distinctive local character where it is described in the Character Assessments. This may include consideration of aspects such as materials, scale, siting use, layout, form, design and intensity of activity within the built environment and

setting of the HNPA. Where development proposals are required to submit a Design and Access Statement, they will be expected to demonstrate how their design and layout responds to the local character of the area.

CIP2: Protecting locally important views

Development will seek to protect important views within Headington itself, and out of the HNPA as identified on the Viewpoint Map.

CIP4: Protecting important assets

Where the significance of a heritage asset, either designated or non-designated, would be affected by a development proposal, that development proposal will only be permitted where it addresses the conservation and enhancement of the significance, character and any special architectural or historic features of significance the asset may possess.

We therefore feel that the proposed development needs to be assessed against these policies to ensure they are being met.