

Agenda

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East Area Planning Committee

Date: **Tuesday 6 November 2012**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For any further information please contact:

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East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Steven Curran	Northfield Brook;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Dee Sinclair	Quarry and Risinghurst;

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

3 OXFORD HERITAGE ASSETS REGISTER: CRITERIA AND PROCESS

1 - 32

The Head of City Development has submitted a report on the proposed Heritage Assets Register for Oxford.

Officer Recommendations

1. The Committee's comments on the proposed register, the criteria and process of compiling the list are invited.
2. To recommend any amendments
3. To endorse the proposal for a Heritage Assets Register for Oxford and to recommend that the City Executive Board adopt the proposed criteria and selection process (with or without recommended changes).

4 ROYAL MAIL, BEAUMONT HOUSE, SANDY LANE WEST 12/02219/FUL

33 - 40

The Head of City Development has submitted a report which details a planning application for a change of use from class B1 (office) to class D1 (radiotherapy centre). Enclosure of existing external staircase and new reception/lobby area.

Officer Recommendation: That the Committee APPROVE the application subject to the conditions listed in the report.

5 31 CHURCH LANE 12/02159/FUL

41 - 52

The Head of City Development has submitted a report which details a planning application to demolish the existing dwelling and erect 3 x detached dwellings (class C3). Provision of private amenity space and car parking. Formation of new vehicular access. (Amended plans)

Officer Recommendation That the Committee APPROVE the application

subject to the conditions listed in the report.

6 29 OLD HIGH STREET: 12/01765/FUL & 12/01766/CAC

53 - 64

The Head of City Development has submitted a report which details a planning application for the:

1. Partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street. (Amended plans)
2. Partial demolition of existing house, boundary wall and demolition of existing garages and outbuildings

Officer Recommendation: That the Committee REFUSE the application on the grounds listed in the report.

7 14 MORTIMER DRIVE 12-02385-FUL

65 - 72

The Head of City Development has submitted a report which details a planning application for the erection of single storey bungalow with pitched roof.

Officer Recommendation: That the Committee APPROVE the planning application subject to the conditions listed in the report.

8 WARNEFORD HOSPITAL 12-02082-VAR

73 - 82

The Head of City Development has submitted a report which details a planning application to remove condition 16 so that the existing Highfield Unit can be retained and used as decant ward whilst existing hospital wards are refurbished, and its associated car park retained for use by Trust staff and ambulances and vary condition 7 to allow Trust staff and ambulances to use entrance from Warneford Lane of planning permission 09/02309/FUL. (Amended plans)

Officer Recommendation: That the Committee APPROVE the application subject to the conditions listed in the report.

9 COLTHORN FARM 12/01860/FUL

83 - 96

The Head of City Development has submitted a report which details a planning application to erect a 2 storey 5 bed dwelling with games room/studio

Officer Recommendation: That the Committee APPROVE the application subject to the conditions listed in the report.

10 392 LONDON ROAD 12/02103/FUL

97 - 104

The Head of City Development has submitted a report which details a planning application for an extension for a part single storey, part two storey, side and rear extensions, including side roof extension. Erection of detached garage.

Officer recommendation That the Committee APPROVE the application subject to the conditions listed in the report.

11 188 HEADLEY WAY 12/02269/FUL

105 - 110

The Head of City Development has submitted a report which details a planning application for the demolition of a conservatory, and erection of a single storey rear extension.

Officer Recommendation That the Committee APPROVE the application subject to the conditions listed in the report.

12 PLANNING APPEALS

111 - 114

To receive information on planning appeals received and determined during September 2012

The Committee is asked to note this information.

13 MINUTES

115 - 120

Minutes of 9 October 2012

Recommendation: The Committee notes the minutes of 9 October 2012 as a true and accurate record.

14 FORTHCOMING PLANNING APPLICATIONS

The Committee is to note the following forthcoming planning applications:

12/01106/FUL – Cotuit Hall, Pullens Lane - Erection of 3 new buildings on 3 floors plus basement to provide teaching, residential and ancillary accommodation, together with underground common room to frontage. Refurbishment of existing Marcus and Brewer buildings, including alteration to existing elevations. Provision of new pedestrian footpath from Pullens Lane. MP

12/01107/CAC – Cotuit Hall, Pullens Lane - Demolition of existing upper and middle blocks of accommodation. MP

12/02072/OUT - University of Oxford Old Road Campus, Roosevelt Drive - Demolition of existing buildings on application site. Outline planning application (fixing details of access) for the erection of 48,000sqm of class D1 research floorspace and ancillary facilities on 2 to 5 storeys over 5 building plots as an extension to University of Oxford Old Road Campus. Provision of 459 car parking spaces, cycle parking, hard and soft landscaping and

boundary treatment MH

11/03107/FUL – Hawkwell House Hotel, Church Way - Refurbishment of hotel by: (i) conversion of conference room to additional 11 bedrooms; (ii) extension to dining room by infilling courtyard and fitting new glazed roof; (iii) re-laying and extending service road and parking area; (iv) excavation and construction of gabion cage, retaining structure and walkways; and (v) fitting of patio doors and external screens. AMD (currently invalid)

12/02285/FUL 18 Cowley Road, Littlemore - Conversion of existing restaurant to provide an additional 1x2 bed flat, erection of a 1x2 bed dwelling and 1x3 bed dwelling with associated parking (amended plans) AFP

12/02488/FUL – 9 Rupert Road - Erection of part single storey and part two storey rear extension and single storey side extension.

15 DATES OF FUTURE MEETINGS

The Committee is to note the following future meeting dates:

Tuesday 4 December 2012 (and Thursday, 6 December 2012 if necessary)

Tuesday 8th January 2013 (and Thursday 10th January if necessary)

Tuesday 5th February 2013 (and Tuesday 12th February if necessary)

Tuesday 5th March 2013 (and Thursday 7th March if necessary)

Tuesday 16th April 2013 (and Tuesday 23rd April if necessary)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

 - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

To: East Area Planning Committee

Date: 6 November 2012

Report of: Head of City Development

Title of Report: Oxford Heritage Assets Register, Criteria and Process

Summary and Recommendations

Purpose of Report:

To outline the methodology and processes involved in the preparation of a city wide register of local heritage assets and to seek the Committee's comments and recommendations for consideration by the City Executive Board.

Key Decision: No

Report approved by:

Finance: David Watt

Legal: Michael Morgan

Policy Framework: (NPPF) National Planning Policy Framework

Oxford Core Strategy 2006 – 2026

Adopted Oxford Local Plan 2001 – 2016

English Heritage Good Practice Guide for Local Heritage Listing

Recommendation(s): To endorse the proposal for a Heritage Assets Register for Oxford and to recommend that the City Executive Board adopt the proposed criteria and selection process.

Summary

1. With external funding from English Heritage the Council is creating a register of locally significant heritage assets to support national and local planning policy in the management of the historic environment. Draft criteria have been developed to assess buildings, monuments, places and landscapes for inclusion on the register. The committees' comments on and endorsement of these draft criteria are sought prior to consideration by the City Executive Board.
2. The process of identifying, reviewing and either including or rejecting candidate heritage assets has also been developed. The committee's comments on this process are sought.
3. Finally, the process of developing the register will be informed by preparation of character statements for neighbourhoods within the city. A sample character statement is included in appendix B to this report.

Background

4. The Oxford Core Strategy includes a commitment to produce a 'local list' of heritage assets for Oxford, to support the implementation of Policy CS18. The saved Local Plan policies provide guidance for considering Buildings of Local Interest (Policy HE.6) and Important Parks and Gardens (Policy HE.8). However, at present there is no formal list that has been subject to review or public consultation to give weight to these policies.
5. Heritage Assets are the features of the historic environment "identified as having a degree of significance that merits consideration in planning decisions" (NPPF, Annex 2). These may be 'designated heritage assets', including listed buildings, conservation areas and scheduled monuments, which are assessed against criteria set nationally. Local planning authorities are able to identify other heritage assets through preparation of local lists as a part of plan making or as a part of development management processes. This provides an opportunity to identify elements of historic environment that are valued locally but that may not meet the criteria for national designation. To ensure the register is robust there is a need to ensure that locally valued heritage assets have the required degree of significance for inclusion. Understanding the particular points of their significance will also be essential to making decisions affecting them in future.
6. English Heritage has provided funding to run a series of pilot studies across the city to develop this 'local list'.

Implications of registering local heritage assets

7. The preparation of a formal list or register of locally significant heritage assets (using sound and transparent criteria and procedures) and the accompanying character statements will provide robustness to planning decisions that affect these elements of the historic environment and will raise awareness of the potential sensitivity of heritage assets to property owners and developers at an early stage in the planning process. It will help local communities to identify and articulate what is valued locally and help in their engagement in the planning process. A register does not introduce any additional legal protection or requirements for owners, but it will facilitate understanding and is a material consideration in planning decisions. It will also help to ensure the effective use of appropriate planning controls to manage change (for example the removal of permitted development rights).

Development of the criteria

8. English Heritage's guidance on preparing local heritage assets lists recommends using appropriate criteria to ensure they have the necessary degree of significance. They recommend the criteria are consulted on publicly to ensure they are suitably robust. Officers established a steering group of local community representatives to help develop these criteria including representatives of Oxford Preservation Trust, Oxford Civic Society, Oxford Gardens Trust, Oxford Architectural and Historical Society, a local planning consultancy, Oxford University Estates Directorate and a representative of Oxford University Students Union, as well as City Council Officers. A Project Board that includes the Council's Heritage Champion and Portfolio holder for Planning (Councillor Colin Cook), English Heritage and officers is managing the project. The list of proposed criteria is included in **Appendix A** to this report. The criteria have been subject to public consultation between August and October 2012 using the Council's online consultation process.
9. The criteria have been designed to be simple and to provide a process of building understanding of the asset's heritage significance by separating out what is of interest, how this is valued and why this is of particular local significance. The draft nominations form provides guidance as to how candidate heritage assets may meet each of the criteria. They provide a means of identifying whether the proposed asset has features that merit its consideration in planning and how it contributes to the locally distinctive conditions of each area of the city.
10. A main comment received was to make greater reference to the suggested criteria provided by English Heritage in their published guidance. These criteria are indeed incorporated in the draft nominations form, to guide users in how their asset may fulfil the four main criteria. However, the steering group's finding was that these 'inclusive' criteria required accompanying 'exclusive' criteria to provide a critical control and measure of significance for additions to the register.

The nomination, review and registration process

11. As an evidence base to support the City Council's planning policies and as a tool to inform planning decisions the process for compiling the list needs to be robust, transparent, consistent and approved by the Council. English Heritage recommends that this follows a process of consultation and review. It is an aim of the pilot studies to ensure this is an inclusive process encouraging the engagement of local communities in proactive management of the historic environment. The approach developed is described in **Appendix B**. A key strand is public consultation followed by

review of proposed heritage assets by a panel of City Council Ward Members and the Portfolio holder, supported by Council officers and local heritage experts. In certain circumstances, for example where there is a significant level of public interest or where a heritage asset is revealed in the consideration of a planning application, it may be appropriate for a decision on the registration of Heritage Assets to be made by Area Planning Committees.

Preparation of Character Statements

12. The Heritage Assets Register will be supported by a series of statements describing the valued features of local character within the neighbourhoods covered by the study. These will form an addition to the City Council's Heritage evidence base and will be used to assess the contribution of heritage assets proposed for registration to the character and identity of the local area and community.
13. We are preparing character statements in partnership with local community groups, including the Neighbourhood Forums and local residents' associations using the Oxford Character Assessment Toolkit. The latter has been developed to provide groups who want to participate in managing the City's heritage with a sound methodology for assessment and recording of local character, from which they can prepare a written statement describing the valued characteristics of their area. A draft character statement for Iffley Fields as an example of the form one of these statements might take is included in **Appendix C**. To form part of the Council's historic environment evidence base these will have to be subject to public consultation, with a full report of consultation prepared and subsequently amended where necessary prior to publication.

RECOMMENDATION

1. **The Committees' comments on the proposed register, the criteria and process of compiling the list are invited.**
2. **To recommend any amendments**
3. **To endorse the proposal for a Heritage Assets Register for Oxford and to recommend that the City Executive Board adopt the proposed criteria and selection process (with or without recommended changes).**

Name and contact details of author:

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nworlledge@oxford.gov.uk

Background papers:

English Heritage, *Conservation Principles*, 2008

English Heritage, *Good Practice Guide for Local Heritage Listing*, 2012

Land Use Consultants, *A Character Assessment of Oxford in its Landscape Setting*, March 2002

NPPF: Department for Communities and Local Government, 2012, National Planning Policy Framework

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Nominate a Heritage Asset

Name and location of your candidate heritage asset (please provide a photograph and a map showing its location):

1. WHAT IS IT? Is it one of the following?	Tick
a building or group of buildings	
a monument or site (an area of archaeological remains or a structure other than a building)	
a place (e.g. a street, park, garden or natural space)	
a landscape (an area defined by visual features or character, e.g. a city centre, village, suburb or field system)	
2. WHY IS IT INTERESTING? Is it interesting in any of the following ways?	Tick / Rank
Historic interest – a well documented association with a person, event, episode of history, or local industry	
Archaeological interest – firm evidence of potential to reveal more about the human past through further study	
Architectural interest – an example of an architectural style, a building of particular use, a technique of building, or use of materials	
Artistic interest – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance appearance	
What is it about the asset that provides this interest?	
3. WHY IS IT LOCALLY VALUED? Is the interest of the asset valued locally for any of the following reasons?	Tick / Rank
Association: It connects us to people and events that shaped the identity or character of the area	
Illustration: It illustrates an aspect of the area's past that makes an important contribution to its identity or character	
Evidence: It is an important resource for understanding and learning about the area's history	
Aesthetics: It makes an important contribution to the positive look of the area either by design or fortuitously	
Communal: It is important to the identity, cohesion, spiritual life or memory of all or part of the community	
How is the asset locally valued as heritage?	
4. WHAT MAKES ITS LOCAL SIGNIFICANCE SPECIAL? Do any of the following features make the heritage significance of the asset stand out above the surrounding environment?	Tick
Age ... Is it particularly old, or of a date that is significant to the local area?	
Rarity ... Is it unusual in the area or a rare survival of something that was once common?	
Integrity ... Is it largely complete or in a near to original condition?	
Group value ... Is it part of a group that have a close historic, aesthetic or communal association?	

Nominate a Heritage Asset

Oxford's identity ... Is it important to the identity or character of the city or a particular part of it?	
Other ... Is there another way you think it has special local value? How does this contribute to its value?	

Nominate a Heritage Asset

Welcome to the nominations form for the Oxford Heritage Assets Register

What the form is for

The nomination form asks you to demonstrate how your candidate asset meets the criteria for inclusion on the Oxford Heritage Assets Register (the criteria are set out on the next page). The criteria ensure registration as a heritage asset is the most appropriate means to manage your valued feature of the environment.

Registration does not mean an asset will be preserved in its current state in perpetuity. Planning policy allows change to heritage assets that conserves or better reveals their significance or, where change requires their loss, replaces the benefit to the public that they provide. The information provided in support of your nomination will help determine what forms of change might be acceptable. Saying "it's important and must never change" won't tell us what we need to know to manage your heritage asset in the future.

Tick or rank?

In answers to Questions 2 – 4 you can rank the interests, values and significance your candidate asset provides to show which you consider the most and least important to its significance; i.e. 1st (most important) – 4th (least important).

Alternatives

If your candidate asset does not have significance that merits inclusion on the register but does contribute to the valued character of the local environment, consider preparing a character statement for the area using the Oxford Character Assessment Toolkit. This identifies features that contribute positively to local character and opportunities for enhancement. It may help to identify other ways that change can contribute to the quality of the local environment and its sense of place.

What happens next?

We will prepare a list of candidate heritage assets, which will be presented to the public (including the owners of candidate heritage assets) for consultation. Any responses received from the public will be placed with the nomination form and will be included in the report made to the review panel.

A panel of councillors, council officers and local experts will review the candidate assets nominated to ensure they meet the criteria. The information you provide in answering the questions will be essential for the panel's consideration of your candidate's significance. If they are uncertain, you may be asked to provide further information. Where the panel consider that a

Nominate a Heritage Asset

candidate has met the criteria they will recommend that the Council include them on the Oxford Heritage Asset Register.

Nominate a Heritage Asset

The Criteria:

Registered Heritage Assets must meet all of the four following criteria:

Criteria 1. They must be capable of meeting the government's definition of a heritage asset.

Demonstrate that your candidate is able to fall within the government's definition of a heritage asset; i.e. a building, monument, site, place, area or landscape.

Criteria 2. They must possess heritage interest that can be conserved and enjoyed.

Identify the properties of your candidate asset that need to be cared for as heritage – this is its *heritage interest*. This might include physical things like its appearance and materials, as well as associations with past people or events. Consider whether the physical features of the candidate asset help to illustrate its associations. The four types of heritage interest listed are recognised in national planning policy.

Criteria 3. They must have a value as heritage for the character and identity of the city, neighbourhood or community because of their heritage interest beyond personal or family connections, or the interest of individual property owners.

Tell us why or how the heritage interest you identified in your answer to Question 2 is of local value - this is its *heritage value*. The types of heritage value suggested on the nomination form are based on national guidance by English Heritage.

Criteria 4. They must have a level of significance that is greater than the general positive identified character of the local area.

Tell us what raises your candidate's heritage value to a level that merits its consideration in planning. Many features of the historic environment are a valued part of local character that should be managed through policies relating to townscape character in the local plan. Registered heritage assets should stand out as of greater significance than these features for their heritage value. The suggested options listed on the nominations form are based on national best practice. If you think your candidate asset has special local significance for another reason please state what it is.

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Oxford Heritage Assets Register: Process for identification, review and registration of heritage assets.

Stage 1. Area Survey – Character Assessment and identification of Candidate Heritage Assets

- We are piloting the register in four trial areas across the city.
- We will work with community groups to prepare character statements for each neighbourhood. These will provide a firm basis to assess the local contribution of individual heritage assets.
- Heritage assets that have potential for inclusion on the register will be identified in each neighbourhood during the preparation of these statements.

Stage 2. Consultation on Area Surveys

- Each statement will be subject to public consultation, providing an additional opportunity for the public to highlight potential heritage assets in their neighbourhood and to provide their views on the character of each area.
- Following public consultation, the character statements will be presented to the relevant area planning committee for consideration and will become part of the City's heritage evidence base.

Stage 3. Consultation on candidate heritage asset lists

- The heritage assets identified as having potential for inclusion on the register will be subject to separate public consultation.
- Owners' of properties that have been nominated for registration as heritage assets will be invited to participate in the consultation.

Stage 4. Review panel consideration of candidate heritage assets

- After consultation, the heritage assets proposed for registration in each ward will be reviewed by a panel comprising the City Ward Councillors and the lead member for City Development (the City Heritage Champion), who will be voting members, as well as Council officers and local volunteer experts who will provide information and advice (i.e. non-voting members).
- The panel will be provided with the criteria, character statement, heritage asset nomination form, any results of public consultation and supporting historical and photographic resources.

- The panel will be asked to provide their recommendation on whether a heritage asset should be registered based on the majority view. The panel's decision will be a recommendation to the Lead Member for City Development, whilst addition to the register will be a single member decision delegated to that member.

Stage 5. Publication

- All Registered Heritage Assets will be included on a publicly accessible list available via the Council's website, including details of the particular heritage significance that has merited the inclusion of the asset on the register.

After the Pilot Studies

- Subsequent to the completion of the pilot studies, it may be necessary to identify heritage assets across the city without a wider programme of area assessment.
- In these circumstances it is expected that an application for a heritage assets' inclusion on the register should be accompanied by an assessment of the local area's character.
- The Oxford Character Assessment Toolkit provides an accessible means of collecting the information required to prepare a character statement through research using archive, library and online resources and site survey.
- A character statement should include a description of the present local character including uses and activity, description of the area's historic development and identification of characteristics of the environment that are considered to make a positive contribution to local character and distinctiveness.
- Subject to the availability of funding and resources, the City Council will seek to expand the coverage of the register to other parts of the city outside designated conservation areas, through additional area surveys, working in partnership with local community organisations.

Registration of Heritage Assets through Planning Decisions

- In certain circumstances a heritage asset may be identified as meriting registration during the planning decision-making process, either by Council Officers or by the area planning committee.
- Where this is an officer's recommendation it should form a recommendation to planning committee as part of their report and should not be part of a delegated decision.

- In these circumstances the decision to include the asset on the register will be made by the area planning committee with regard to adopted criteria and in consultation with the Council's officers.

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Iffley Fields Area

The Iffley Fields Area is formed of residential streets and green spaces west of Iffley Road between Jackdaw Lane and Fairacres Road. To the north lie the University's and Christ Church's sports grounds and to the south the Florence Park Housing Estate. The new cut of the River Cherwell and the River Thames form a boundary to the west.

History

Historically the northern part of this area lay within Compass Field and Long Mead, both within Cowley Parish. Aston's Eyot and The Kidneys, both small islands amongst the abraded channels of the River Cherwell, lay to the west, in the pre-1972 County of Berkshire. Aston's Eyot belonged to New College from the mid-15th century until 1891 when it was bought by Christ Church. The southern part of the area (now Fairacres Road, Parker Street and Daubenny Road) lay in Iffley Parish. Compass Field and Long Mead formed long strips that ran north – south and parallel to the Iffley Road. Their division appears to have followed the rise in ground between the Cherwell's alluvial floodplain in the west and the first river terrace in the east, possibly reflecting the different agricultural possibilities of the high and low lying land. The land in Iffley parish was similarly divided between Lower Field and Iffley Meadow. The fields in Iffley Parish were enclosed in 1830 and those in Cowley Parish in 1852.

A large villa called Fairacres House was built in the 1830s within a 30 acre plot created by the Iffley Parish enclosure. An early occupant was Charles Giles Bridle Daubeny, a notable chemist, botanist and geologist; professor of chemistry from 1822 and chair of botany from 1834. Apparently his large garden allowed space for the continuation of his experiments at the Oxford Botanical Gardens. The drive to his house was later used for Daubeny Road.

Development of the 25 acre Iffley Road Freehold Building Estate, in the north of this area (roughly corresponding with the former Compass Field) commenced in 1891, taking Jackdaw Lane and Meadow Lane as a limit. A grid of streets laid out to standardised widths was imposed on the area with plots of 32 feet in width facing onto Iffley Road and of 16 feet width on Warwick Street, Chester Street, Argyle Street and Bedford Street. These were sold for housing with a demarcated building line ensuring the provision of front gardens. Streets were also laid out by the Oxford Industrial and Provident Land and Building Society on land surrounding Fairacres House, including Parker Street and Fairacres Road. The initial development of all these streets was sporadic. By the late 1890s the north side of Chester Street

had been built up and a large part of the west side of Argyle Street, with development on other streets as more scattered groups of houses. A notable building of the early development was the Chester Arms public house.

The foundations of St Edmund's and St. Frideswide's Church were laid in 1911. This church was built to cater for East Oxford's rising Catholic population on land at the corner of Jackdaw Lane and Iffley Road donated by an anonymous benefactor. An Anglican Convent was established at Leopold Street by the Sisters of the Love of God in 1906. Shortly after, the community moved to their present home at Fairacres House, which they have continued to occupy as an enclosed order. Buildings have been added to house the community, although the original house remains with large gardens, including lawns, an orchard, vegetable gardens and areas of tree planting, that run down to Meadow Lane behind houses on Fairacres Road and Bedford Street.

The further development of the streets took place in the later 1910s, so that by 1922 it had become necessary to expand Fairacres Road westward over an area of gardens and orchard to provide additional street frontage for housing plots. Much of the development was undertaken by smaller speculative builders who often bought between four and six adjacent plots, which they developed for groups of terraced or semi-detached houses. The character of the houses was determined by restrictive covenants in the deeds to each property, requiring that they be of harmonious design with their neighbours. A five-acre plot to the north had also been developed for housing either side of Stratford Street by this time.

Aston's Eyot, in the west, became a rubbish dump for the city in the early 20th century, raising the land surface by two metres by the time this use had finished in the mid 1940s. Later, the island became scrub covered and was used as a pig run, with one area briefly used as a rugby pitch. From 1974 to 1984 Christ Church allowed public use of the island under a non-exclusive license and the area was identified as a SLINC in the mid 1980s. In 1983 the college allowed a 'bottle digging club' to extract parts of the former landfill using mechanical diggers, which resulted in considerable public concern over the impact on wildlife and the character of the semi-natural open space that had developed. Even after the end of this permitted activity, illicit bottle digging continued on the island until the later 1990s. In more recent years Aston's Eyot has been managed as a nature reserve by Friends of Aston's Eyot in partnership with Christ Church.

The use of the land just east of the eyot as a scrap yard had become established by 1970 and this use continues to this day. The use of the Kidneys as an area for landfill of municipal waste appears to have followed the end of the use of Aston's Eyot. Nevertheless this use also appears to have ceased by the mid 1970s, after which part of the area next to Meadow

Lane was dedicated to allotment gardens whilst the remainder became available as public open space owned by the City Council. Land further north, corresponding with the remainder of Long Mead had become a recreation ground by this time.

The area gained a third religious building in 1970 with the Construction of the Modernist Seventh Day Adventists' Church on Chester Street. New school buildings for St Mary and St John's Junior School were erected at Meadow Lane, with access from Bedford Street, during the 1970s. This used a previously undeveloped section of the former meadow land, in addition to public open space. A large part of the meadow was retained as a school playing field at the end of Bedford Street.

General Character

The area forms a contained enclave of quiet residential streets, with several areas of green publicly accessible open spaces forming a group to the west interspersed with a metal recycling yard and school. The streets have a formal character due to their straight courses, enclosure by closely spaced or continuous buildings with a uniform building line and definition of front property boundaries by low garden walls. The dominance of two architectural styles (late Victorian and Edwardian vernacular) creates a strong character that, nevertheless, incorporates considerable variety including areas of rich ornament. The greenery of front gardens plays an important role in softening the hard urban landscape. Views out from the streets are significant in providing connection to the city centre to the north and the rolling Oxfordshire Countryside to the west.

Views and Landscape

Distinctive views outwards from these streets are created by the strong building lines, straight roads and fall in the ground surface to the north and west. Along Warwick and Argyle Streets the views northward are channelled over sports fields to the dome of the Radcliffe Camera and spire of St Mary's Church in the city centre (two of Oxford's most iconic buildings), providing a connection to the heart of the city and a distinctive and aesthetically pleasing character feature. Looking westwards along Fairacres Road, Bedford Street and Chester Street the falling ground allows views to the expansive countryside west of Oxford, including Hinksey Hill, with a rural foreground brought up to the ends of the streets at the Meadow Lane Allotments, The Kidneys and school playing fields. This provides a sharp contrast between the urban streets and their rural hinterland, illustrating the historic progress of the city's development into the fields around the city. The floodplains of the Thames and Cherwell rivers provide a low-lying mid-ground of green rural space in views westwards, with the housing area off Abingdon Road further west hidden by a screen of trees.

The buildings either side of the streets provide interest in the foreground of these views. The rhythm of their architectural details, often accentuated by the use of bay windows and forward facing gables, makes the streetscene lively. The sloping ground brings the rooftops of houses further down the street into the views, with roofing materials, detailing and chimneys adding to the rhythm and interest.

The Space

The closely spaced or continuous building frontages, with a more or less continuous roofline, provide a strong sense of enclosure to the streets and only occasional glimpsed views between buildings to the gardens behind. The lack of greenery in the public realm is compensated by the provision of planting in the small front gardens, including small trees and clipped boundary hedges, with greenery sometimes extending onto the buildings. Gaps for the rear gardens of properties create areas with a more open character near street corners on Stratford Street and Bedford Street and at entrances to streets from Iffley Road. Despite the enclosure, the streets are considered to be pleasantly light and airy, with the scale of building maintained at two storeys, occasionally rising to three, providing a comfortable domestic scale, that contrasts with the higher three-storey scale that predominates on Iffley Road. The detailing of front gardens often includes the survival of decorative tiled paths, which add to the historic texture of the environment.

Buildings

The buildings of this area have a strong sense of unity, which may result from the use of restrictive covenants to ensure their sympathetic character. They are largely of late Victorian and early 20th century construction. The earlier, Victorian, housing is generally of a simpler character, built for prosperous artisans, in red or yellow brick to two storeys (sometimes with basements). These have natural slate roofs with decorative ridge tiles and simple detailing to facades in contrasting coloured brick including window surrounds and string courses, as well as carved stone window sills, and heads to windows and doors. Canted bay windows are a near universal feature articulating ground floor and basement habitation rooms and adding further ornament in the detail of cornices and pilaster capitals.

Later, Edwardian style, houses added two storey box-bay windows with gabled returns to the roofs above as a key feature of building frontages. These provided further potential for ornament in detailed bargeboards and decorative roof finials adding to the aesthetic value of the streetscene and making an important contribution to the rhythm of views along streets. The sash-windows in these bays are deeply recessed with robust mullions and often include more ornamental patterns of panes or using curved glazing bars. Fired clay plain tiles were introduced as an alternative and more vernacular

roofing material. The houses have a greater variety in ornamental detail to front doors, which are often recessed with pierced stone surrounds, and including coloured glass side and over-lights. The cladding of these buildings includes half-timbering with rendered infill or tile hanging as options for upper floors, whilst the use of stone is heavier than on the earlier buildings, creating a greater variety to the streetscene within the conformity of the general architectural form. Whilst they maintain much of the surrounding buildings' proportions, the Edwardian houses do look more imposing. Their higher degree of ornament suggests that the area was being developed for the city's expanding professional classes between the 1900s and 1920s.

In general the houses show few alterations from the public realm with many retaining their original timber framed sash windows and timber doors, amongst other features. Extensions have often taken place at the rear but are not visible from the public realm. The introduction of additional dormer windows or rooflights on front-facing roofs is, at present, relatively limited. As such, these buildings retain a high level of their architectural integrity with a high designed aesthetic value. The buildings are generally well maintained with a high proportion of owner occupiers and evident pride taken in maintaining the green surroundings of houses. A small number of later 20th century infill developments have had varying degrees of success in conforming to or complementing the character of the area. Perhaps where some have failed is in a lack of attention in reflecting the architectural detail and ornament of surrounding buildings.

Ambience and Activity

The streets are generally quiet with a low level of activity during the day and night and a focus of activity during the morning and afternoon school runs, as well as commuter traffic at the beginning and end of the working day. This reflects their predominantly residential use. Pleasant noises during the day were noted from the school playing field and the chiming of the convent's bells for the canonical hours. At night time the streets near the western edge of the area benefit from the sounds of nocturnal wildlife in the green spaces beyond, including foxes and owls. The area is generally shielded by intervening buildings from the noise of traffic on Iffley Road. Heavy parking was noted as having a negative impact on the streetscene throughout the area, although it was also noted that this contributes to slowing traffic speeds and improving safety.

Chester Street

"Pub at the bottom end of the road with benches at the front and the rather enclosed garden bordering the street with the splendid tree is the most significant built bit of the Iffley Fields. The church at the top of the street brings in people from outside the immediate area too, making Chester Street different from the more purely residential streets around it"

Chester Street was the first in this area to be substantially developed, with the construction of terraces of artisan cottages constructed on the north side of the road either side of the junction with Stafford Road and on the south side of the road east of Warwick Street and the Chester Arms at the corner of Argyle Street completed by 1899. These early terraces are distinguished by a continuous pent-roof running along the front of the terrace, covering ground floor bay windows and sheltering a porch area for each house. A small number have been rendered or painted, reducing the formality of the streetscene but adding to its colour and vibrancy.

In views eastward, the mature trees and tall Victorian buildings on Iffley Road provide an endstop to views out of the area. The modernist Seventh Day Adventist Church stands out as an unusual building in the area, but one of high architectural value. At the centre of the street, the crossroads for Warwick Street and Stratford Street were in recent memory the location of two small corner shops, both of which are identifiable despite conversion for residential use.

A large beech tree in the garden of the Chester Arms at the west end of the street provides a key positive feature in views along the street, that adds greenery, height and softening to the streetscene. Indeed, the pub garden and tree adds an area of openness, as well as a more shaded area in the street that is considered to add to its aesthetic value. The pub is noted as a significant building at the street corner, reflecting the simple architectural character of the area's earliest buildings and providing an important social resource for local residents. Activity around the pub in the evenings helps to maintain some vitality in the street and was considered to be a generally positive feature. Beyond the west end of the street the small alley leading to playing fields west of Meadow Lane is noted as providing glimpsed views to greenery.

Issues:

A small area of disused space at the east end of the street is noted as detracting from the area's aesthetic value.

The noise of the scrap yard was noted as intrusive to this area.

The conversion of the former corner shops into houses has resulted in some jarring frontages that do not reflect the generally high quality of the streetscene. Their loss has removed a focus of activity and an amenity from the street.

Warwick Street

“Residential Street largely quiet, with substantial houses in vernacular style, which although similar and harmonious in design vary greatly in rich and attractive original detail which catches the eye. However, the street could be in any 19th century Victorian development until one looks at the dramatic uninterrupted view over the City Spires, which tell the viewer that they can only be in Oxford.”

The houses in Warwick Street are substantial, including a high proportion of the later, more ornate, Edwardian style houses. This is reinforced by the long view along the street, in which the ornamented forward facing gables to these properties are very prominent. The long gentle slope of the street and view over the city centre spires provides a feeling of elevation that is an interesting feature of the street’s character. The addition of basements to houses at the northern end of Warwick Street adds positively to their stature. A small number of taller houses provide incidents in the street scene as ‘bookends’ to terraces.

An unusual building is the small early 20th century workshop and warehouse for a builders’ yard at the rear of No. 60 Warwick Street. This is now used as an artist’s studio, bringing some different activity into the area and providing an interesting element in views through the gap in the building line and across Warwick Street back gardens from Bedford Street.

The contribution of front garden planting to the attractiveness of Warwick Street is notable and includes two magnolia trees that make an important contribution to the streetscene in spring.

In addition to the buildings, Warwick Street was the only one in Iffley Fields where surveyors noted the survival of stone kerbs to the pavements, although it is likely these survive elsewhere in the area.

Issues:

The semi-derelict condition of a small area at the northern end of the street, formerly the offices and forecourt of a small taxi-cab company, was identified as having a minor negative impact of the character of the area.

Parker Street

“This is a pleasant, harmoniously constructed street making good use of urban space for family homes. It was built before its original inhabitant would have dreamed of car ownership and thus suffers lack of space for residents. It is a desirable, quiet street, valued by its occupants”

Parker Street is characterised by having slightly larger houses than elsewhere in the Iffley Fields area. This is partly a result of the construction of a terrace of townhouses with basements and attics at the northern end of the street as the earliest piece of development. These houses have two storey canted bay windows with shallow pitched gable ended return above that contain attic windows. The houses at either end of the terrace have steeper pitched gables with taller windows that form bookends to the group. This group is also notable for having an unbroken run of seven property boundaries that all retain their pre-World War II cast iron railings, which are likely to be contemporary with their construction. The houses appear to represent a transitional style between the simple Victorian cottages and the more decorated Edwardian houses. Later buildings appear to have taken their scale from this group but are otherwise remarkable as having a very uniform style and appearance as a group of Edwardian style houses built as semi-detached.

Houses on the west side of the road are considered to be particularly fortunate in having views over the convent grounds to the west. The entrance to the convent creates a break in the street frontage and a point of activity with views through the mature trees in the well established gardens beyond.

Fairacres Road

“Quiet, residential family area with view to open land and leisure space and longer views across the river. Easy access to leisure facilities and City centre. Harmonious, vernacular building style, mostly with mature gardens to the rear. Area is slightly marred by unattractive tarmac pavements and commuter parking problems.”

Fairacres Road stands out for the progression in age of development that can be appreciated from the change in architecture from one end of the street to the other. These proceed from the simpler Victorian artisan cottages in the east, to larger and more elaborate Edwardian style townhouses and, finally, to a group of later Inter-War houses. These are the latest group of houses in the area. They were built to a single pattern as semi-detached, ‘L’ plan houses clad in rough-cast with a return wing breaking forward and ending in a ground floor canted bay window and a gable ended roof above bearing a distinctive decorative diaper motif (a lozenge divided into four diamonds which may be the builder’s mark used by Harry Smith a local builder who lived at Hill Top Road). The roofs to the rear are hipped. Several of these houses retain an unusual original front door with a lattice-glazed upper panel sheltered by a simple tiled porch. Many of them retain distinctive six-over-one pane sash windows.

The long curving line of the street (as with Parker Street) is distinct from the straighter streets of the Iffley Freehold Building Estate to the north. It creates a series of unfolding views along the street. The east – west alignment of the street creates deep shade on the south side in the middle of the day, whilst in the late afternoon and evening, light is channelled along it creating a brighter space. The street frames views of sunsets over the rolling countryside to the west. Occasional gaps in the building line allow glimpsed views through to the large gardens behind with mature trees in the grounds of the convent beyond. This is a distinctive feature that contributes to a lower density feel in the lower end of the street.

It was noted that ‘borrowed’ lighting from houses along the street makes an important contribution to the secure feel of the area at night.

Whilst Fairacres Road is generally a tranquil residential street, it is notably busier during rowing races, when it becomes a popular route to the riverside.

Issues:

The street is heavily used for car parking. This is an important amenity for home owners but given the narrowness of the road this often spills onto the pavements creating problems for pedestrians. There is some concern that the street is also being used for parking by commuters.

Argyle Street

“Almost all the building happened between 1890 and 1912 for skilled working people. It has retained a feeling of modest respectability and comfort. Cars still stop at the kerb. Front gardens have not been lost. No facades have been much altered at all. It is light and airy. [There is] some neglect and poor maintenance of front gardens. Not an anonymous place at all, it has a very particular character.”

Argyle Street has a strong sense of enclosure created by the crossing streets at either end that shut off views out to the wider landscape and by the continuous frontage of the terrace at its northern end. The presence of basement areas with steps up to front doors and small hidden basement area gardens was considered both to add to the urban character of the area and to create drama around entrances.

The absence of parking spilling onto pavements was noted as a positive feature of the area’s character.

The roofscape of Argyle Street was noted as having an important impact on the area’s appearance, particularly as a result of the stepped roofline rising to the south and meeting eyelevel in views from the higher end of the street. the

survival of chimney stacks was noted as a particularly positive characteristic that adds to the interest of these rooftops.

Issues:

The spread of telephone wires into views down the street, particularly noticeable where they meet eye level, was considered to negatively intrude into views of the street.

Bedford Street

“Overall the feeling is quiet and peaceful with minimum disturbance from traffic.

“The houses have a pleasant cohesion, being mostly of the same period, while at the same time displaying interesting variations in detail.

“The only negative feature is the clutter of parked cars.

“The street has a distinctive character being open and light at the higher, eastern end and then, from the junction with Argyle Street, sloping steeply down to Meadow Lane, a fall of almost 8 metres. This provides good views down Argyle Street to the distant city spires but most importantly over the wide open green spaces adjacent to the River Thames. South Oxford and the Abingdon Road being hidden by trees, there is an illusion that this green space stretches from Meadow Lane as far as the distant hills”

Bedford Street intersects with both Warwick Street and Argyle Street and at both junctions the side boundaries of rear gardens run along Bedford Street creating large green gaps in the street frontage. As a result it feels more open than other streets in the area. These garden boundaries are marked by high garden walls that maintain some sense of enclosure and provide a distinctive feature. The street also has a significant bend that cuts off views out from the east end, which are then revealed half-way down the street with the spectacular view over school playing fields with well timbered hedgerows surrounding, to the woodland of Aston's Eyot and hills further to the west. The junction with Meadow Lane provides a point of transition in character from the built up streets to the green spaces to the west. No. 14 Meadow Lane, once the last building in the street, stands out as a double fronted house, which are otherwise unusual in the area. It has been suggested that this was the home of the builder of several properties on the street. No. 16 stands out as a later piece of infill development, as single detached house by the nationally significant architect Erno Goldfinger in an unusual early 1960s design with a detached garage block with a studio above connected to the main building by a first floor bridge (a classic Goldfinger feature). The main

building has an inverted floor plan with living room at first floor level and bedrooms on the ground floor to provide views from the living room across the meadows to the west.

Stratford Street

Stratford Street is the only street within this area that doesn't feature a significant change in ground level. As a result, the long, narrow street appears lengthened in views along its course. This is enhanced by the strong horizontal rhythm of architectural features, including forward facing gables with ornate finials. The heights of eaves, window heads and cills and other details are maintained between buildings creating a strong horizontal emphasis and adding to the formality of the streetscene despite the actual variety in the architecture of buildings. These features enhance the formal character of the street, reflecting tight management of its initial development, despite the actual building of houses by several different builders.

The street was developed somewhat later than the areas to the north, which is reflected in the dominance of the ornate Edwardian style houses, whilst some slightly later styles, more suggestive of the Inter-War period, are also present. These feature white painted textured render cladding, projected first floor windows and arched reveals to doorways. Throughout the street there is a high degree of retention or sensitive replacement of original sash windows and

The street has a strong sense of enclosure with none of the opportunities for roofscape views available from the public realm seen in other streets in this area. The view north is enclosed by the tall trees and evergreen hedges that mark the north boundary of the University Rugby Football Club's Ground. In combination with the green planting of front gardens, these provide height and greenery in views that softens the hard urban character of the area. At the southern end of the street a small outbuilding attached to No. 16 Chester Street has been interpreted as the former bakehouse of the bakery that occupied the street corner, which at one time was an important community resource.

Issues:

A slightly scruffy area around garages at the southern end of the street detracts slightly from the street's generally high quality environment.

Jackdaw Lane and Meadow Lane

These two lanes have little built frontage and appear to represent the remainders, or realigned replacements, of field lanes that have survived the development of the area for housing. They provide evidence of the pre-enclosure field pattern and divisions of land use and have a rural character.

Jackdaw Lane runs down the slope from Iffley Road to the level of Meadow Lane, crossing the end of Stratford Street. At its eastern end the tall flint tower of the Church of St Edmund and St Frideswide provides a monumental entrance feature, which, due to its alignment, provides views of interest from both Iffley Road and Jackdaw Lane. Opposite, the residential development of Banister Close is set well back from Jackdaw Lane, in a green setting separated from the road by iron palings. These give the development an exclusive character and prevents this green space making the positive contribution to the public realm that it might otherwise provide.

The close-boarded fence and tall evergreen treeline of the Oxford University Rugby Football Club (OURFC) provides enclosure on the north side of the road but is rather overbearing. It takes the north light from the street and provides a bland frontage. To the south, the rear gardens of houses on Stratford Street provide some openness. The lane also provides a long channelled view down Stratford Street and beyond to Warwick Street and Parker Street. The frontage of No.1 Stratford Street looks onto Jackdaw Lane with a low brick wall enclosing a garden containing several small trees including a flowering cherry that provides an attractive spring display at the street corner. Otherwise the frontage is made up of rear garden fences and walls, garages and the flankwalls of houses. The houses overshadow the pavement on the south side of the street. Parking is prevented along this street and, as a consequence, it is an area where motorists speed up, resulting in some additional danger for cyclists, particularly at the entrance to Meadow Lane.

Meadow Lane follows the contour at the edge of the rivers' historical floodplains with a long, gently sinuous course that provides a contrast to the rigidly straight streets to the east. It is very open and light at its northern end, taking in the green space of the recreation grounds, which are only separated from the road by timber bollards, and a children's playground to the west. A long line of mature broad-leafed trees bounds the recreation ground to the west adding to the rural character and screening views into the scrap yard beyond. The rear boundaries and garages of houses on Stratford Street and Argyle Street provide some enclosure to the east, with a jumble of materials. A short section of built frontage faces directly onto the lane for recently built two storey red brick houses. Eyot Place, a development of small two-storey houses in red and yellow brick set in a short cul-de-sac, is just to the south and provides another area of activity. Beyond this area the lane is a more secluded, tranquil route with trees arching over from the hedgerow boundary of the school grounds on the west side and from some of the gardens to the east adding to the green rural character. A short section of tall stonewall distinguishes the lane where it meets Bedford Street and suggests the survival of an older property boundary. The first floor windows of No. 16 Bedford Street (see above) look over the lane.

At Bedford Street and Fairacres Road the Lane gains a more rural character with an open area of green space around the school entrance and views to the single storey school buildings, as well as a well managed hedgerow and mature broad-leafed trees. The boundary of the Kidneys Nature Reserve is informal with areas of open grass mixed with areas of denser scrub under tall trees bordering the lane and providing glimpsed views into the green space. The convent's long boundary to the lane is formed by a high brick wall that is relatively bland but does draw the eye along the long view line of the lane. At the Bedford Street junction, the gabled frontage of No. 59 Bedford Street provides a landmark with twin bay windows supporting a balcony with an intricate cast iron balustrade that looks over the junction and meadows beyond. The allotment gardens at the end of Fairacres Road are enclosed by a tall chainlink fence, which detracts from the character of the space although it is considered to necessary to protect the gardeners' produce.

Issues:

Potential conflict for space between cyclists, motorists and pedestrians at Meadow Lane/Jackdaw Lane junction.

Bland northern frontage to Jackdaw Lane.

Possible Heritage Assets in this area

Name	Details
Aston's Eyot, The Kidneys and School Playing Fields	Three areas of green open space that preserve the rural character of this area prior to enclosure in the mid 19 th century. As such, they play an important role in sustaining the character of the area as it developed prior to and during the development of the adjacent housing areas in the late 19 th and early 20 th century. Evidence remains of their former use as part of the city's early 20 th century network of landfill sites and of the former courses of river channels that ran across these, including the former county boundary, the 'Shire Lake Ditch'.
Seventh Day Adventist Church, Chester Street	An unexpected red-brick Modernist church building constructed for the Seventh Day Adventist Church, with the plans by the Oxford Architects Partnership approved by the City Council in 1970. It creates an attractive endstop to views east along the street and, despite its modern character achieves a sympathy with the

	older buildings around it
The Chester Arms, Chester Street	A very simple public house located prominently and built as part of the earliest stages of development of Iffley Fields Area. The building has been an important community resource and through careful management, including a lively programme of weekly events, continues to be successful and valued. The building retains many of its original architectural features, in addition to the spacious setting of its garden.
Former Bakery and Bake House, No. 16 Chester Street	
No. 16 Bedford Street	Designed by Erno Goldfinger and including his trademark bridge to detached service block. This is an unusual example of a small Modernist detached house by Goldfinger who is better known for designing monumental tower blocks. Built in 1963 it includes a number of unusual features including the low profile mono-pitch roof with exposed reinforced concrete ceiling to the interior, first floor living room with views over the meadows and balcony overlooking the ground floor dining room. Despite these credentials the building is recessive in the street scene, allowing the more characteristic Edwardian architecture of the street to set the area's character.
No. 59 Bedford Street	A substantial house at the corner of Bedford Street and Meadow Lane, located prominently in views up the street and with an ornamented frontage overlooking the lane, featuring two-storey bay windows flanking a first floor balcony, with cast iron balustrade and alternated red and yellow brick dentilled cornice above forming an open pediment.
Former Builders' Merchants, Store at the rear of No. 60 Warwick Street	A well preserved example of one of the small industrial buildings associated with the business of constructing the suburb. These are now relatively rare features in the East Oxford landscape and increasingly under threat

<p>Convent of the Incarnation/ Fairacres House and Gardens, Parker Street</p>	<p>The original Fairacres House is a large early 19th century villa, which was the home of Prof. C.G.B. Daubeny F.R.I., curator of the Oxford Botanical Gardens and Professor of Chemistry and Botany and Chair of the British Association. Daubenny is reputed to have used the large gardens to further his botanical experiments. The original house survives as a typical early 19th century Neo-classical villa, but much extended to provide accommodation for the convent. The Sisters of the Love of God have occupied the house and its extensive gardens since 1911 and have preserved the openness of the gardens by focusing development at the western end of the plot. The SLG were affiliated with the Society of St. John the Evangelist who had an important influence on the area's development. The enclosure of the convent as a hidden oasis of green tranquillity is important to the identity of the religious community and their worship. Whilst the order expanded in the mid-20th century, creating daughter houses elsewhere in the country, they have now declined in numbers once more and have centred their activities on Oxford as the place of their communal origin.</p>
<p>Cast iron railings, Nos. 2 – 14 Parker Street</p>	<p>This row of properties retaining cast iron railings is a very unusual survival of numerous examples of a single original railing pattern standing together. The majority of properties in the area would have had such railings as a part of their boundary until the 1940s, when most were removed to provide iron for the war effort. The survival of such a large group is both rare and makes an important contribution to the appearance of the area that emphasises the integrity of its environment.</p>
<p>Magnolia Tree, No. 69 Warwick Street</p>	<p>Trees are not currently considered suitable additions to the heritage asset register as they cannot fulfil the government's definition of a heritage asset. Nevertheless, trees that make an important contribution to amenity of the area may be considered suitable for protection through a Tree Preservation Order, which provides a means</p>

	of protecting their 'amenity value'.
Magnolia Tree, No. 22 Fairacres Road	As above
Bedford Street, view west to Hinksey Hill	Views are not currently considered suitable additions to the heritage asset register as they cannot fulfil the government's definition of a heritage asset. However, they may contribute to the significance of a heritage asset such as an area or landscape or demonstrate the significance of an area as part of the setting of a heritage asset. This view is an important positive feature of the character of Bedford Street and takes in elements of the green setting of Oxford including the water meadows west of the Thames, which, may be regarded as a heritage asset, as well as forming part of the city's green belt. The view makes a special contribution to the character of the street by creating a link with the rural setting, which provides a green counterpoint to the hard urban landscape of red and yellow brick villas.
Warwick Street, view north to Oxford City Centre	Views are not currently considered suitable additions to the heritage asset register as they cannot fulfil the government's definition of a heritage asset. However, they may contribute to the significance of a heritage asset such as an area or landscape or demonstrate the significance of an area as part of the setting of a heritage asset. This framed view of the city centre provides an experience of the Central Conservation Area and, in particular of St Mary's Church and the Radcliffe Camera, which are both listed Grade I and therefore brings Warwick Street within the setting of these designated heritage assets. The view has a special to the character of the street by providing a connection between the suburban development and the famous city centre. It also looks across the University's Iffley Road Sports Complex, including the Roger Bannister Running Track, although this is largely hidden by trees in the foreground.

EAST AREA PLANNING COMMITTEE

6th November 2012

Application Number: 12/02219/FUL

Decision Due by: 5th December 2012

Proposal: Change of use from class B1 (office) to class D1 (radiotherapy centre). Enclosure of existing external staircase and new reception/lobby area.

Site Address: Royal Mail, Beaumont House Sandy Lane West, Oxford –
Appendix 1

Ward: Littlemore Ward

Agent: CSM Architects

Applicant: Cancer Partners UK Ltd

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed change of use to a radiotherapy centre is, whilst away from the office/industrial uses protected by development plan policy in this key employment site, considered to bring a long-vacant office building back into an, albeit less intensive, employment generating use that would help support one of Oxford's key employment sectors. The proposed use is also considered to be commensurate with surrounding office and industrial uses in terms of noise, traffic and general disturbance and is adequately catered for in terms of car and cycle parking facilities as well as refuse storage provision. The proposals are therefore considered to accord with policies CP1, CP6, CP8, CP9, CP10, TR3 and TR4 of the Oxford Local Plan 2001-2016 as well as policies CS18, CS27 and CS28 of the Oxford Core Strategy 2026.
- 2 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 Develop in accordance with approved plans
- 3 Materials to match
- 4 Exclusion of other uses within Use Class D1
- 5 Car/Cycle parking and manoeuvring areas to be laid out prior to commencement of the new use and retained as such thereafter
- 6 Refuse storage areas to be laid out prior to commencement of the new use and retained as such thereafter
- 7 Minimum of 12 cycle parking spaces to be provided at all times to cater for staff and visitors in the location shown on plan no. 4208/07A

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- HS19** - Privacy and Amenity
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities

Core Strategy

- CS18** - Urban design, town character, historic environment
- CS28** - Employment sites
- CS27** - Sustainable economy

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

97/00444/NF - Single storey extension to reception area – Permitted 02.05.1997

07/00164/FUL - Replacement entrance lobby – Permitted 13.04.2007

Representations Received:

None

Statutory and Internal Consultees:

Littlemore Parish Council – No objection provided sufficient car parking is proposed to prevent parking in nearby residential areas.

Thames Water Plc – No objection

Environment Agency – No objection

Highway Authority – No objection subject to conditions including the requirement for a Travel Plan to be submitted and agreed prior to commencement of the proposed use.

Officers' Assessment:

Site and Locality

1. The application site comprises an existing office building that was, until 2004, occupied by Royal Mail for some of its administrative functions. The building provides 1,311 sq m of floorspace over two floors and is supported by a relatively significant car park which forms part of the application site. The building is located at the entrance to the East Point Business Park, sited just off the A4142 ring road. The business park is comprised of predominantly office and light industrial operations. The application site can be seen in its context by viewing the site location plan appended to this report.

The Proposed Development

2. The application seeks consent for the change of use of the building from its current B1 (office) use to a radiotherapy centre within use class D1. The facility is proposed to employ 12 full-time and 4-6 part-time radiotherapy, chemotherapy, scanning and support staff though consultants will also use the facility to see patients throughout the day. The operating hours of the Centre are proposed to be between 8.30am and 6.30pm on weekdays and 9am to 1pm on Saturdays. The application also proposes a number of very minor external works including encasing an existing external stair in rendered walls and a standing seam metal roof. The front entrance lobby is also proposed to be demolished and replaced with a structure that is broadly the same.

3. Officers consider the principal determining issues affecting this application to be:

- The principle of the change of use;
- Acceptability of the new use within its context; and
- Highway implications.

Change of Use

4. The last and indeed lawful use of the application building was for office (B1 use class) purposes to support the Royal Mail's wider functions. Indeed it is, both in terms of external appearance and internal layout, set up as an office building. The building is located within East Point Business Park which is, through policy CS28 of the Core Strategy, designated as a key protected employment site. Policy CS28 states that planning permission will not be granted for development that results in the loss of key protected employment sites unless either of the following can be demonstrated:

- Overriding evidence is produced to show the operation of the premises is

presently or has caused significant nuisance or environmental problems;

Or

- No future occupiers can be found despite substantial evidence to show the premises/site has been marked both for its present use or alternative employment generating uses; **and**
- The loss of jobs would not reduce the diversity and availability of job opportunities or small start-up business premises.

5. The supporting text to policy CS28 of the Core Strategy refers to employment sites as those in Class B uses (i.e. offices, industrial or warehousing) or closely related sui generis uses only (i.e. transport operators, builders yards etc).

6. It is clear therefore that the proposals, for a radiotherapy centre in Class D1 use, will result in a loss of a Class B use within a protected employment site and policy CS28 dictates that such a proposal be refused unless material considerations indicate otherwise.

7. However, it is clear from evidence submitted with the application and from anecdotal knowledge of the site that the building has been vacant since 2004 despite extensive marketing by at least two different estate agency firms. This is a significant period of time therefore that the building has not been contributing towards job provision within the City.

8. Officers recognise that the use of the building as a radiotherapy centre and the subsequent requirements for floorspace per consultancy room, the necessary changing/rest/waiting rooms as well as the significant plant requirements for such a facility mean that it will provide not nearly the level of employment that the average office use would allow. However, given that, at present, the building is contributing nothing towards job provision/retention within the City and that there seems to be no realistic prospect of an office use being found for the building in the short-medium term, officers are content that the requirements of policy CS28 of the Core Strategy have been met.

9. Officers would also point out that policy CS27 of the Core Strategy states that the Council will support Oxford's key employment sectors and clusters and permit proposals that seek to achieve managed economic growth. Such key employment sectors/clusters are referred to in the supporting text to the policy as including the universities, hospitals and the medical/scientific research industry. The proposals are therefore considered to not only bring an employment generating use to a long-vacant office building but also help support and contribute to one of Oxford's key existing strengths – the medical/scientific research sector. Such benefits are considered to override the default planning policy objection to the change use away from Class B uses within a key protected employment site.

10. Officers do however recommend a condition be imposed restricting the use of the site to a radiotherapy centre only. This will prevent the long-term loss of the building from a Class B employment generating use in the event that the proposed radiotherapy centre vacates the building in the future. This will prevent other potential operations within Class D1 occupying the building without planning consent. This would allow the proposals to be considered against the policies of the development

plan at that time.

Acceptability of Proposed Use

11. The use of the building as a radiotherapy centre is considered to be very unlikely to give rise to any material increase in noise, disturbance, traffic generation or other environmental effect over and above that which would be expected of a typical office or industrial premises. As a consequence, the use is considered to be commensurate with the nature of other existing uses within the business park and would not, in any way, prejudice the future functioning or desirability of the protected employment site. In addition, given the building's location within an existing business park, it is separated from residential properties such that no material harm will occur to amenity enjoyed by occupiers of any dwellings.

Highway Implications

12. As already discussed above, the proposed use is unlikely to result in a greater overall demand for car parking than the more employee intensive office use for which it is currently authorised. However, as the Centre would involve numerous visits from GPs, nurses, visitors etc throughout the day, the overall level of comings and goings outside the peak commuting hours may be higher. Policy TR3 of the Local Plan requires, for medical clinics of the size proposed, parking provision for 32 cars. This is comfortably exceeded by the 46 currently available spaces and, as part of the proposals to demolish one of the external stairs, this will create an additional two spaces to give a total of 48. Officers are therefore satisfied that the proposals will not result in an increase in indiscriminate on-street parking in the surrounding area.

13. Policy TR4 of the Local Plan requires a minimum of 22 covered and secure parking spaces for a development of the type proposed. However in this case, given the health of many of the patients coming to the radiotherapy centre, such provision is likely to be excessive as most will arrive by car and be dropped off outside the building. A dedicated 'drop off' lay-by is proposed. Visiting doctors, nurses are also unlikely to arrive by bicycle though regular staff should be encouraged to cycle to work. Consequently a condition is recommended on the permission that a minimum of 12 covered and secure parking spaces are required at any time. Such a figure is considered to be not only realistic in the context of the operation proposed but will also prevent the loss of parking spaces to cater for an unnecessarily high provision of cycle storage facilities. A Travel Plan is also recommended to be required by condition prior to commencement of the new Radiotherapy Centre use in the interests of encouraging sustainable travel. This would need to demonstrate that cycling and public transport trips will be encouraged for staff and, where relevant, other visiting professionals. This could also include car-sharing trips given the nature of the use and its likely catchment area.

14. Consequently the level of car and cycle parking provision is considered appropriate for the use proposed with the scheme unlikely to result in a material increase in traffic generation over and above that which would occur if the building were to be lawfully used as an office once again.

Conclusion:

15. For the reasons given above the East Area Planning Committee is recommended to approve the application subject to the conditions suggested at the beginning of this report.

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: 97/00444/NF, 07/00164/FUL & 12/02219/FUL

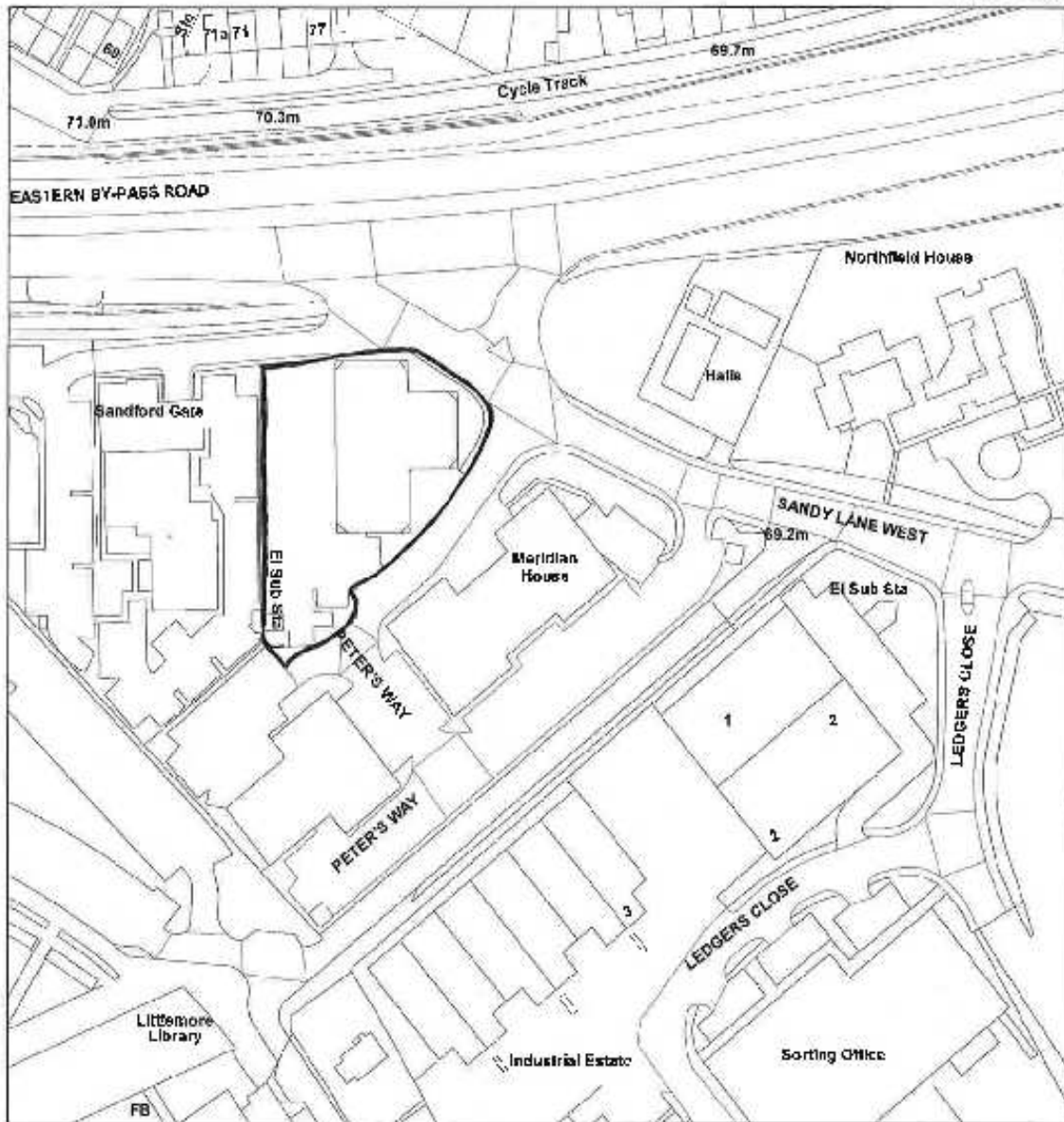
Contact Officer: Matthew Parry

Extension: 2160

Date: 25th October 2012

Appendix 1

Beaumont House, East Point Business Park



Scale : 1:1250

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Organisation	Oxford City Council
Department	City Development
Comments	12/02219/PUL
Date	23 October 2012
SLA Number	Not Set

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East Area Planning Committee

6th November 2012

Application Number: 12/02159/FUL

Decision Due by: 18th October 2012

Proposal: Demolition of existing dwelling and erection of 3 x detached dwellings (class C3). Provision of private amenity space and car parking. Formation of new vehicular access. (Amended plans)

Site Address: 31 Church Lane, Marston [Appendix 1]

Ward: Marston Ward

Agent: N/A

Applicant: TSH Architects Ltd

Application called in by Councillors Clarkson, Khan, Fry and Curran on grounds of over development of the site and traffic problems.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal to demolish the existing dwelling on the site and erect 3 detached dwellings forms an appropriate visual relationship with the character of the local area and would not detract from the setting of the grade II listed farmhouse located opposite the site. No objections have been received from statutory consultees and the proposal complies with adopted policies contained in both the Oxford Local Plan 2001 - 2016 and the Oxford Core Strategy 2026.
- 2 Letters of objection have been received from Old Marston Parish Council, the Oxford Civic Society and three local residents and the comments made have been carefully considered. However it is considered that the points raised do not constitute sustainable reasons for refusing the application and that the imposition of appropriate conditions will ensure a good quality form of development that will relate well to the surrounding development and provide additional family housing.
- 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 Develop in accordance with approved plans
- 3 Samples
- 4 Design - no additions to dwelling
- 5 Amenity no additional windows - side
- 6 Landscape plan required
- 7 Landscape carry out by completion
- 8 Tree Protection Plan (TPP) 1
- 9 Boundary details before commencement
- 10 Porous surfaces for hardstandings
- 11 Archaeology - Implementation of programme
- 12 Garages not for living accommodation
- 13 Bat and bird boxes
- 14 Provision of vision splays
- 15 Bin stores and cycle parking
- 16 Sustainability desing/construction
- 17 Contaminated land
- 18 Retain existing hedges
- 19 Development to take place in accordance with the ecology report

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE15** - Loss of Trees and Hedgerows
- HE2** - Archaeology
- HE7** - Conservation Areas
- HS19** - Privacy & Amenity
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS12_** - Biodiversity
- CS18_** - Urban design, town character, historic environment

HP13_ - Outdoor Space

Sites and Housing Plan - Submission

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

The site abuts the northern boundary of the Old Marston Conservation Area and lies opposite Church Farm which is a grade II listed building.

Relevant Site History:

11/02477/FUL: Conversion and alteration to public house to form 4 bedroom dwelling. Erection of 5 dwellings with garages, parking, landscaping and alteration to access. [Amendment to 11/01331/FUL]. Approved and nearing completion on the adjacent former Bricklayers Arms PH site.

Representations Received:

3 letters of objection. The main points raised can be summarised as follows:

- The proposal is too dense and intrusive
- A scheme for two houses would be better
- Local residents have suffered from constant noise and disturbance from the building work at the Bricklayers Arms site and there have been serious traffic problems
- If permission is granted, provision must be made on site for the accommodation of all contractor and delivery materials and all vehicles must be of a size capable of manoeuvring in Church Lane
- Site associated cars should not park in local roads
- The new houses will face Church Lane and form a dense block
- Traffic will increase and the roads are narrow
- The new houses will impact negatively on neighbouring properties

Statutory and Internal Consultees:

Oxfordshire County Council as Local Highway Authority: No objection subject to conditions and informatives relating to:

- Vision splays and pedestrian vision splays
- Provision of parking spaces and garages to enlarged standard sizes
- No conversion of garages to living space
- Provision of secure and sheltered bin stores and cycle parking
- Alterations to the public highway to be at the applicant's expense
- Accesses, parking areas and hardstandings to be constructed of porous materials and be SUDS compliant.
- Approval of a Construction Traffic Management Plan

Old Marston Parish Council: Objection – the proposal would be an overdevelopment of the site that would result in extra traffic which would adversely affect the local

area.

Oxford Civic Society: The proposal is overdevelopment of the site. It would not preserve or enhance the Old Marston Conservation Area which surrounds it as the site would become quite crowded with very little amenity space for each house and there would be increased traffic disturbance.

Issues:

- Principle
- Form and Appearance
- Impact on Neighbours
- Trees and Hedges
- Highways and Parking
- Balance of Dwellings
- Private Amenity Space
- Ecology
- Archaeology
- Bin Storage and Cycle Parking

Sustainability:

The site lies in a sustainable location within easy access of shops, services and public transport links and the proposal to replace the existing detached dwelling with three smaller dwellings would be a more efficient use of an existing residential site.

The Design and Access statement submitted as part of the application refers to energy and water consumption and across the site and explains how this will be minimized with reference to the following measures:

- High performance double glazing
- 'A' rated condensing gas boilers
- High levels of insulation to floors, walls and roofs
- Passive solar gain via orientation and layout
- High levels of natural lighting and ventilation
- Grade 'A' appliances where supplied
- Integrated energy management controls
- Flow restrictors fitted to all taps and dual flush cisterns
- Baths with smaller profiles requiring less water to fill
- Water butts for rainwater collection and garden watering
- Provision of a SUDS drainage scheme

Officers Assessment:

Site Location and Description

1. The site lies on the east side of Church Lane and extends to some 0.12 hectares. The site currently accommodates a detached property that sits in a spacious garden which is largely laid to lawn. The existing property is angled to the road and is a traditionally built two storey, double fronted dwelling erected using facing bricks and roof tiles. There is a single vehicle access serving the site which is surrounded by high hedges and walls to its four boundaries.

2. The site abuts the northern boundary of the Old Marston Conservation Area and the development that is nearing completion on the former Bricklayers Arms site. On the opposite side of Church Lane lies Church Farmhouse which is an attractive, grade II listed, stone cottage.

The Proposal

3. The application seeks planning permission for the demolition of the existing dwelling and outbuildings and the erection of 3 x 4 bedroom dwellings. The new dwellings would be erected using a mix of facing brick and natural stone for the external walls and red tiles for the roofs. Two of the new dwellings would have integral garages and the third would be served by two parking spaces.
4. The new dwellings would face towards Church Lane and two would be served by the existing vehicular access. A new access would be provided to serve the third dwelling. The existing hedges surrounding the site would be retained apart from the frontage where some hedge would need to be removed to form a new access.
5. The new dwellings would have a maximum height of between 8.5 and 8.8 metres and would appear similar to the dwellings on the adjoining Bricklayers Arms site. All the dwellings would have private rear gardens in excess of 10 metres in length.

Principle

6. The National Planning Policy Framework [NPPF] was issued in March 2012 and has superseded previous Government guidance set out in the various PPG's and PPS's. Whilst it may be a very substantial change in the form of national policy, the NPPF largely carries forward existing planning policies and protections in a significantly more streamlined and accessible form.
7. The NPPF stresses the importance of steering new development to previously developed land [PDL] but specifically excludes garden land from this. It also introduces a presumption in favour of sustainable development which means that Local Planning Authorities should approve applications that comply with the Development Plan, in this case the adopted Oxford Local Plan and the Oxford Core Strategy. Both of these plans contain up to date policies that do not conflict with the general principles of the NPPF.
8. Officers accept that the proposal would utilise existing garden land and would result in a considerably more dense development than exists at present. However the site lies adjacent to the former Bricklayers Arms site where 5 new dwellings are nearing completion and form a relatively dense development and to the north of the application site, the remainder of Church Lane comprises a high density residential estate. It is

considered that development of the application site in the manner proposed would not appear out of keeping with the local area and officers take the view that the principle of the proposal is acceptable and would make more efficient use of an existing residential plot within Old Marston.

Form and Appearance

9. Policy CP1 of the adopted Oxford Local Plan states that planning permission will only be granted for development that shows a high standard of design, that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP6 states that development proposals should make the best use of site capacity but in a manner that would be compatible with both the site itself and the surrounding area. Policy CP8 suggests that the siting, massing and design of any new development should create an acceptable visual relationship with the form, grain, scale, materials and detailing of the surrounding area and policy CP10 states that planning permission will only be granted where proposed developments are sited to ensure acceptable access, circulation, privacy and private amenity space. In addition policy HE7 states that development should preserve or enhance the setting of conservation areas.
10. Policy CS18 of the adopted Oxford Core Strategy emphasises that importance of good quality urban design and its contribution to an attractive public realm.
11. The new dwellings would have a simple, traditional form and appearance with front bay windows, chimneys and small dormer windows. They would be set back from Church Lane with small front gardens and the retention of the majority of the existing frontage hedge will help to retain the open character of this part of the road. Also the retention of the side and rear hedges which are substantial will help to screen the development and assimilate into the area.
12. Officers consider that the proposal will appear visually as an extension of the adjacent development on the site of the former Bricklayers Arms public house. The new dwellings would be of a similar character and scale with similar separation distances. It is considered that the proposal would preserve the setting of the Old Marston Conservation Area and would not detract from the setting of Church Farm whose front elevation would be some 16 metres away from the nearest dwelling proposed on plot 1.

Impact on Neighbours

13. Policy HS19 of the Oxford Local Plan states that planning permission will only be granted for development that adequately provides both for the protection and/or creation of the privacy or amenity of the occupiers of the proposed and existing neighbouring, residential occupiers.

14. The properties most affected by the proposed development are Church Farm and 10 Church Lane opposite the application site and number 30 Church Lane which abuts the rear boundary of plot 3. In terms of Church Farm and 10 Church Lane, the window to window distances between the existing and proposed dwellings would be approximately 17 metres. Given that a road separates the new and existing properties together with the hedge that exists along the front of the application site that would be largely retained, officers consider that the separation distance is acceptable and would not give rise to an unacceptable level of overlooking.
15. In terms of the relationship of number 30 Church Lane with the proposed dwelling on plot 3, the two rear, first floor bedroom windows would be some 15 metres away from the flank wall of number 30 and its private garden area. Officers consider this to be a reasonable distance which would retain an acceptable level of privacy for the occupier's enjoyment of the garden area.

Trees and Hedges

16. Policy NE15 of the Oxford Local Plan states that planning permission will not be granted for development proposals which include the removal of trees, hedgerows and other valuable landscape features that form part of the development site where this would have a significant adverse impact upon public amenity or ecological interests.
17. The proposal involves the removal of a small number of trees but the quality and significance of these trees is low. It is proposed to retain the larger trees along the southern boundary of the site and condition 8 requires that these trees are adequately protected during the course of construction works. The existing hedge, which is substantial in part, would also be retained in its entirety along the northern, eastern and southern boundaries but a small section of the frontage hedge would be removed in order to provide a new vehicle access close to the northern boundary of the site.
18. Officers consider that the retention of trees and hedges together with the landscaping requirements [conditions 6 and 7] will go some way towards successfully assimilating the new development in the local area.

Highways and Parking

19. Oxfordshire County Council as Local Highway Authority is not raising an objection to the application subject to the imposition of a number of conditions and informatives as set out earlier in this report. Included is the requirement to provide off street parking together with a restriction on the conversion of the integral garages to living accommodation.
20. Comments received from local residents have highlighted the traffic

problems that have resulted from the development at the Bricklayers Arms site with roads being blocked by delivery vehicles. Officers have discussed this issue with the Highway Authority who have recommended the imposition of a condition requiring a Construction Traffic Management Plan in an effort to avoid any repetition of such highway problems in this case.

Balance of Dwellings

21. The Balance of Dwellings [BoDS] Supplementary Planning Document [SPD] was adopted in January 2008 to elaborate upon the provisions of policy HS8 of the Oxford Local Plan [now superseded by policy CS23 of the adopted Core Strategy] and to ensure the provision of an appropriate mix of dwelling sizes in the different neighbourhood areas, set out in the SPD as red, amber and green. The site lies within an amber area where the pressure on family houses is considerable and wherein new developments of between 4 – 9 dwellings should include a proportion of three bedroom family dwellings. However for schemes of up to and including 3 new dwellings, the only criteria is that there should be no loss of a family dwelling.
22. The proposal is for 3 x 4 bedroom family dwellings [a net increase of 2] and the proposal fully complies with the BoDS SPD.

Private Amenity Space

23. Policy HS21 of the Oxford Local Plan states that planning permission will not be granted for development proposals involving residential uses where inadequate or poor quality private open space is proposed. It goes on to say that family dwellings of two or more bedrooms should have exclusive use of an area or private open space which should generally have a length of 10 metres.
24. Policy HP13 of the emerging Sites and Housing Plan 2012 is not so specific regarding garden sizes but states that new houses of two or more bedrooms should have a private garden of adequate size and proportions for the size of the house proposed and for exclusive use of the occupiers of that property.
25. The three proposed, detached dwellings would all have rear gardens in excess of 10 metres with the garden on plot 1 extending to some 15 metres. This is considered to be acceptable.
26. Four of the five new houses nearing completion on the adjacent Bricklayers Arms site have rear elevations that face towards the site. Two of the dwellings would have first floor bedroom windows that would look towards the garden area of plot 1 at a distance of between 8 – 10 metres. Whilst this is relatively close, there is a substantial hedge along this boundary together with some tree planting and officers take the view that the rear garden of the house on plot 1 would retain an adequate level of

privacy.

Ecology

27. The application is accompanied by an Ecology report which concludes that the site contains no evidence of any protected fauna or bat roosts. The report accepts that there is a small chance of male pipistrelle bats roosting around hanging tiles without leaving any evidence and for this reason the hanging tiles on the existing dwelling should be carefully removed by hand prior to demolition.
28. As regards nesting birds, they could nest around garden trees and shrubs in the spring of 2013 and therefore habitat clearance should take place only outside the nesting season.
29. Conditions 13 and 19 require firstly the provision of bat and bird boxes on the new dwellings prior to occupation and secondly the development to take place in accordance with the recommendations set out in the submitted Ecology Report.

Archaeology

30. A satisfactory archaeological report has been submitted in respect of the site which shows a pit with a well preserved assemblage of 14th century pottery which appears to be a continuation of the settlement activity recorded on the adjacent Bricklayers Arms site. The archaeological report concludes that the site has high archaeological potential.
31. Condition 11 requires an archaeological investigation to be carried out which should take the form of a targeted excavation and should be undertaken by a professionally qualified archaeologist.

Bin Storage and Cycle Parking

32. The plans submitted with the application show that individual bin stores would be sited in the rear gardens of the new dwellings. There are no details of bin store enclosures or any details of cycle parking. Condition 15 requires full details of both bin storage and cycle parking together with their means of enclosure to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Conclusion:

33. The proposal to demolish the existing dwelling on the site and to erect three detached dwellings form an appropriate visual relationship with the character of the local area and would not detract from the setting of the grade II listed Church Farm which is located opposite the site. No objections have been received from statutory consultees and the proposal complies with adopted policies contained in both the Oxford Local Plan 2001 – 2016 and the Oxford Core Strategy 2026.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

11/02477/FUL

12/02159/FUL

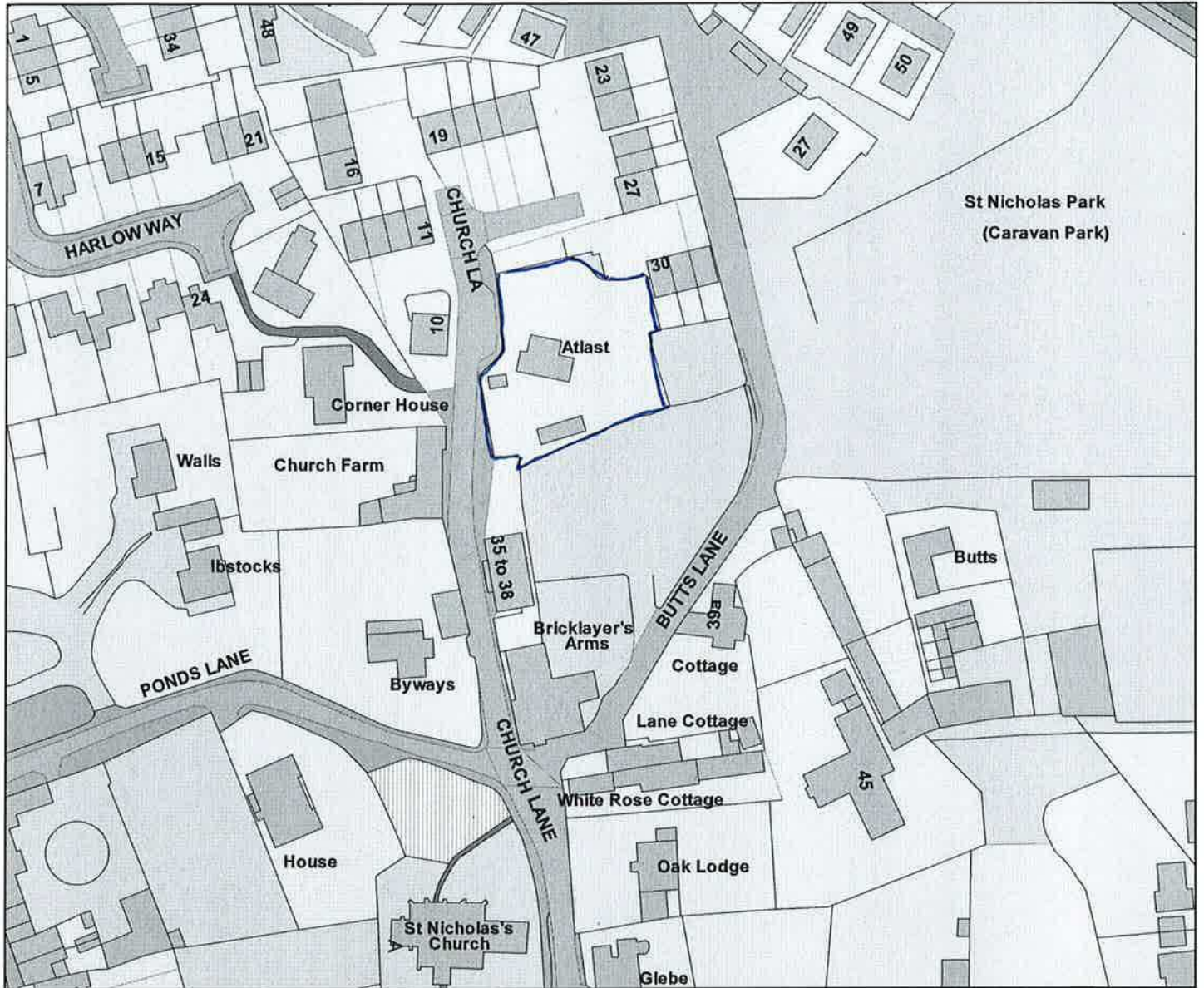
Contact Officer: Angela Fettiplace

Extension: 2445

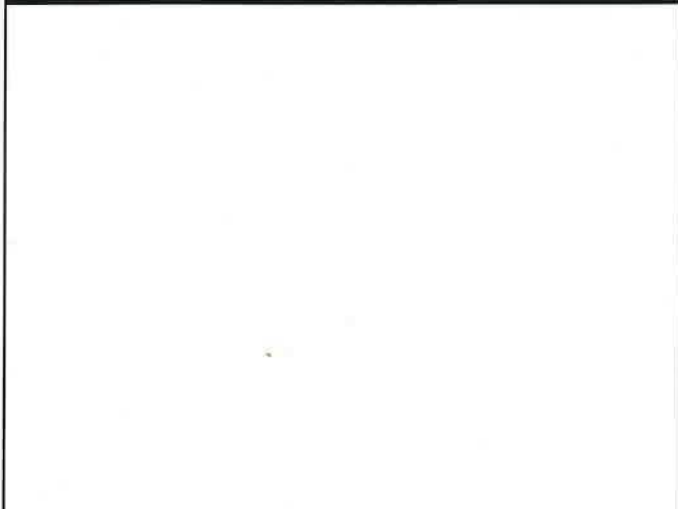
Date: 17th October 2012

Appendix 1

Atlas, 31 Church Lane, Marston



Legend



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Organisation	Not Set
Department	Not Set
Comments	
Date	18 October 2012
SLA Number	Not Set

Scale: 1:1250

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East Area Planning Committee

6th November 2012

Application Number: 1. 12/01765/FUL
2. 12/01766/CAC

Decision Due by: 3rd September 2012

Proposal:

1. Partial demolition of existing house and demolition of existing garages and outbuildings. Erection of two storey side and rear extension. Provision of new access, car parking and turning area. Rebuilding of stone boundary wall fronting Old High Street. (Amended plans)
2. Partial demolition of existing house, boundary wall and demolition of existing garages and outbuildings

Site Address: 29 Old High Street Oxford [Appendix 1]

Ward: Headington Ward

Agent: N/A

Applicant: Mr John M Young

Applications called in by Councillors Rundle, Wilkinson, Mills, Brett, Van Nooijen, Kennedy and Coulter on grounds of the site's long planning history and the high level of public interest.

Recommendation:

12/01765/FUL

APPLICATION BE REFUSED

For the Following Reason:-

- 1 Having regard to the excessive size and bulk of the proposed extensions and to the proximity of the two storey side extension to the boundary of the site with 33 Old High Street, the proposal would appear prominent and intrusive in the street scene, would not appear subservient to the existing, historic building and would result in the loss of an important visual gap between numbers 29 and 33 Old High Street. In this way the proposal would unacceptably detract from the character of the existing building and would neither preserve nor enhance the special character and appearance of the Old Headington Conservation Area in which the site lies contrary to policies CP1, CP8, CP10 and HE7 of the adopted Oxford Local Plan 2001 – 2016 and policy CS18 of the adopted Core Strategy 2026.

12/01766/CAC

APPLICATION BE REFUSED

For the Following Reason:

1. The site lies in the Old Headington Conservation Area and the proposal to part demolish the existing dwelling and the boundary wall and to fully demolish the existing garages and outbuildings would not be justified in the absence of an appropriate scheme to extend the property and would be contrary to government guidance contained in the National Planning Policy Framework.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HE7** - Conservation Areas
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees
- HS19** - Privacy & Amenity
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS12_** - Biodiversity
- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan

- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight
- HP15_** - Residential cycle parking
- HP16_** - Residential car parking

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Old Headington Conservation Area.

Relevant Site History:

84/00321/NFH and 84/00322/LH: Change of use of dwelling to offices and erection of two storey wing on the north and south sides of the main building.

Refused

11/02325/OUT and 11/02326/CAC: Demolition of existing house, buildings and

structures. Erection of 5 x 3 storey terraced houses with integral garages, parking and bin stores. Alteration to vehicle access. Refused and dismissed on appeal.

On 30th July 2010 a notice under Section 215 of the Town and Country Planning Act 1990 [as amended by the Planning and Compensation Act 1991] was served on the applicant in respect of repair and maintenance work at 29 Old High Street. The applicant appealed the serving of this notice in both the Oxford Magistrates Court [March 2011] and the Oxford Crown Court [September 2011] but the notice was upheld in its entirety in both cases.

The Council made the decision not to seek prosecution for non-compliance with the section 215 notice pending the outcome of the appeals against the refusal of planning permission and conservation area consent for the demolition of the existing house and outbuildings and the erection of 5 new dwellings. The applicant has since been advised that following the outcome of the current application, the Council will expect the requirements of the notice, as upheld by the courts, to be carried out without any further delay.

Representations Received:

3 letters received from the occupiers of numbers 20 and 33 Old High Street and Jeffcoat House, Larkins Lane [Planning Committee of the Friends of Old Headington]. The main comments can be summarised as follows:

- Proposals to renovate the main house and rebuild the boundary wall are to be welcomed
- The two storey addition to the north should not be linked to number 33 as this would disable an extractor fan which serves a bathroom and is needed
- The extensions would restrict light into rooms at the front and back of the house
- Proper architects plans with more detail should be provided
- Natural materials [stone, slate] should be used where possible
- All parking should be provided on site to avoid any worsening of parking congestion along Old High Street
- The loft space should not be converted or have rooflights
- Solar panels would optimise energy efficiency

Statutory and Internal Consultees:

Oxford Civic Society: The proposal would allow the building to be sensitively converted into a 5 bedroom dwelling with adequate amenity space but without demolition of interesting elements of the Conservation Area. A welcome outcome.

Oxford Preservation Trust: No objection to the principle of extending the existing house but concerns that what is being proposed is not in keeping with the character of the house or the Old Headington Conservation Area and that it is too large and will dominate the existing dwelling.

The NPPF states that the deteriorated condition of any heritage asset through deliberate neglect should not influence planning decisions. The Council is encouraged to enter into active discussions with the applicant to find a more sensitive solution which allows the house to be extended and brought back into use but in a way that would appear sympathetic to the character of the building and the Conservation Area.

Oxfordshire County Council as Local Highway Authority: No objection subject to the imposition of conditions relating to the provision of parking spaces and the need to comply with the principles of sustainable urban drainage systems [SUDS] in the formation of new hardstandings.

Issues:

- Principle
- Form and Appearance in the Conservation Area
- Impact on Neighbours
- Highways and Parking
- Trees

Officers Assessment:

Site Location and Description

1. The application site extends to some 0.06 hectares and lies on the east side of Old High Street. The site lies within the Old Headington Conservation Area and backs onto a public car park which serves the local Waitrose supermarket and other shops that comprise the Headington District Shopping Centre.
2. The site currently accommodates a 19th century dwelling and its curtilage. The house is a two storey, substantial building with an L shaped range to the rear which abuts the side wall of the adjacent dwelling at 33 Old High Street. The house is unoccupied and in a poor state of repair.
3. The main house has rendered gable and rear elevations and a stone principal façade with a natural slate roof and there exists a red brick outbuilding which lies adjacent to Old High Street. The site is bounded to Old High Street by a natural stone wall which is approximately 1.5 metres high and in a poor state of repair. Works to this wall have recently been carried out involving the use of concrete blocks and the applicant has been made aware that these works are not acceptable and do not comply with the requirements of the Section 215 notice referred to above.
4. The site features a number of relatively substantial trees which are predominantly located along the south east boundary of the site, away from Old High Street and close to the rear garden of 23 Old High Street. The site lies in a predominantly residential area which is characterised by mainly detached and semi-detached properties of varying sizes and architectural styles.

The Proposal

5. The applications seek conservation area consent and planning permission for the partial demolition of the existing house and boundary wall together with the demolition of the existing garages and outbuildings and the erection of a two storey side and rear extension to provide a 5 bedroom dwelling with an integral garage and a new vehicle access.

6. The extension would be erected using manufactured stone blocks and slates with matching timber windows and doors. The extension would be set well back from Old High Street and would have a slightly lower roof height than the main house.
7. Two sets of revised plans have been submitted following discussions with the applicant which reduce the bulk of the new roof, pull the two storey side extension 0.6 metres away from the flank wall of 33 Old High Street and remove the proposed second vehicular access into the side garden of the property.

Principle

8. There is no objection in principle to the erection of an extension to 29 Old High Street to provide more spacious accommodation commensurate with the generous proportions of the site. The site comprises an existing residential plot and the proposed extension would be erected largely at the side of the house where there are existing buildings and structures.
9. The National Planning Policy Framework [NPPF] was published in March 2012 and replaces all the Planning Policy Guidances and Planning Policy Statements that previously encompassed Government guidance in planning. The NPPF largely carries forward existing planning policies and protections but in a significantly more streamlined and accessible form. It also introduces a presumption in favour of sustainable development which complies with an up to date Development Plan.
10. The NPPF re-affirms that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In relation to development affecting a designated heritage asset [e.g a conservation area] the NPPF states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”*.
11. The NPPF also states that *“Where a proposed development will lead to substantial harm or to total loss of significance of a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss”*.

Form and Appearance in the Conservation Area

12. Policy CP1 of the Oxford Local Plan states that planning permission will only be granted for development that shows a high standard of design,

that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP6 states that development proposals should make the best use of site capacity but in a manner that would be compatible with both the site itself and the surrounding area. Policy CP8 suggests that the siting, massing and design of any new development should create an appropriate visual relationship with the form, grain, scale, materials and detailing of the surrounding area.

13. Policy HE7 of the Oxford Local Plan states that planning permission will only be granted for development that preserves or enhances the special character and appearance of conservation areas and their settings and policy CS18 of the Core Strategy emphasizes the importance of good urban design that contributes towards the provision of an attractive public realm.
14. Central to the City Council's standard advice on the erection of two storey side extensions is that they should appear as subservient additions to the main house and not overwhelm or over dominate the host building. The advice also suggests that, in the main, extensions should have lower roof heights in order to appear subordinate and as separate additions to the property.
15. The proposed two storey side extension would have a lower roof than the main house and the revisions to the roof form have resulted in a more sympathetic design. However the extension would have a width of some 10 metres fronting onto Old High Street [3.2 metres of this would be a replacement two storey building] and officers take the view that this bulk of new building would visually overwhelm the property, particularly its gable end which lies at right angles to Old High Street and has a width of only 5.3 metres.
16. It is also the case that the proposed extension would infill the current gap that exists between the two storey element of 29 Old High Street and the side wall of 33 Old High Street and which extends to some 8 metres. Officers accept that there is an existing single storey extension extension which stretches across the gap but this still allows views through the site above this building which has a height of some 4.2 metres. The proposed extension with a height of some 7 metres would infill this gap and detract from the character and appearance of this part of Old High Street and the wider conservation area. The Old Headington Conservation Area Appraisal sets out the area's positive characteristics which include the views and vistas around the village which are framed by buildings and greenery; the stone walls, the village character and survival of historic buildings and the green landscaped gardens of the larger houses and villas which are set back from the road.
17. It is accepted that the revised plans submitted do pull the proposed extension away from the flank wall of 33 Old High Street to leave a 0.6 metre gap between the two properties; however officers do not consider

that this very small gap would contribute in any way to the character of the street scene or overcome the fundamental issue of the loss of an important visual gap which contributes to the character of the development in the road.

18. As regards the details of the proposal, the plans submitted are basic in terms of their quality such that, should planning permission be granted, further details would be required by way of planning conditions. It is also considered that natural materials should be used for the proposals, rather than manufactured stone and slate as put forward by the applicant.

Impact on Neighbours

19. Policy HS19 of the Oxford Local Plan states that planning permission will only be granted for development that adequately provides both for the protection and/or creation of the privacy or amenity of the occupiers of the proposed and existing neighbouring, residential properties.
20. The only property potentially affected by the proposal is 33 Old High Street which abuts the northern boundary of the site. Although an additional first floor window is proposed in the south elevation which faces towards the garden of 23 Old High Street, there would be a separation distance of 10.5 metres and there already exist three windows that face towards this garden area. It is therefore considered that this additional window would not unacceptably impact on the enjoyment of this garden.
21. There are no windows in the side wall of 33 Old High Street that would be adversely affected by the proposal. The proposed extension would project beyond the rear wall of 33 by some 1.6 metres and would not result in any loss of light to the rear facing windows at this adjoining dwelling. Given the modest rear projection of the proposed extension, it would not appear unacceptably overbearing in the outlook from number 33.
22. Whilst the proposal includes the provision of an additional 4 bedroom windows on the rear elevation of the proposed extension, all these windows would look towards the rear garden of 29 Old High Street and would not result in any direct overlooking of the small garden area serving 33 Old High Street. Similarly the additional first floor bedroom windows in the front elevation would not unacceptably overlook the front amenity space at number 33 given the garage and workshop structure which is located along the joint boundary.

Highways and Parking

23. Oxfordshire County Council as Local Highway Authority are not raising an objection to the application. The revised plans show a single new vehicle access to replace the existing, an integral garage and a front parking area that could accommodate two cars. The originally proposed second vehicle access into the side garden area has now been removed from the proposals.

Trees

24. The application is accompanied by an Arboricultural Assessment which sets out the condition of all the trees on the site and confirms that the existing Cypress tree [T2] should be removed for reasons of safety. Almost all of the established trees on the site are located along the rear boundary of the site and would not be affected by the proposals.
25. Officers have carefully considered the proposals, particularly in relation to T4, a mature beech tree which would be affected by construction work required to be undertaken within its Root Protection Area. In general, new structures should not be constructed within the RPA's of retained trees unless there is an overriding justification to do so. If however there is an overriding justification [supported by evidence] then technical solutions might be available to prevent or minimise damage to the tree roots.
26. The applicant has now submitted details of a proposed pile foundation that would be used within the RPA of the beech tree. Officers consider that a foundation system which uses mini-piles and beams could be used to minimise the harmful impacts on the roots of the adjacent trees as long as the system was flexible enough to allow piles to be located to avoid major structural roots, that beam piles are set above ground level and that a ventilated and irrigated void could be maintained beneath the floor slab. Such a requirement could be a condition of any planning permission.
27. Officers also have some concerns regarding the spatial relationship between the trees and the proposed extension, in particular the direct overhang of tree foliage that would exist above the roof of the existing house and the proposed extension. This may result in pressure from future occupiers of the property to heavily lop or even fell the trees; however the largest tree could be satisfactorily pruned to reduce the overhang and, on balance, officers take the view that the existing trees on the site are not so threatened by the proposal to warrant this being a reason to refuse the application.

Conclusion:

That planning permission be refused.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

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 refuse planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

11/02325/OUT

11/02326/CAC

12/01765/FUL

12/01766/CAC

Contact Officer: Angela Fettiplace

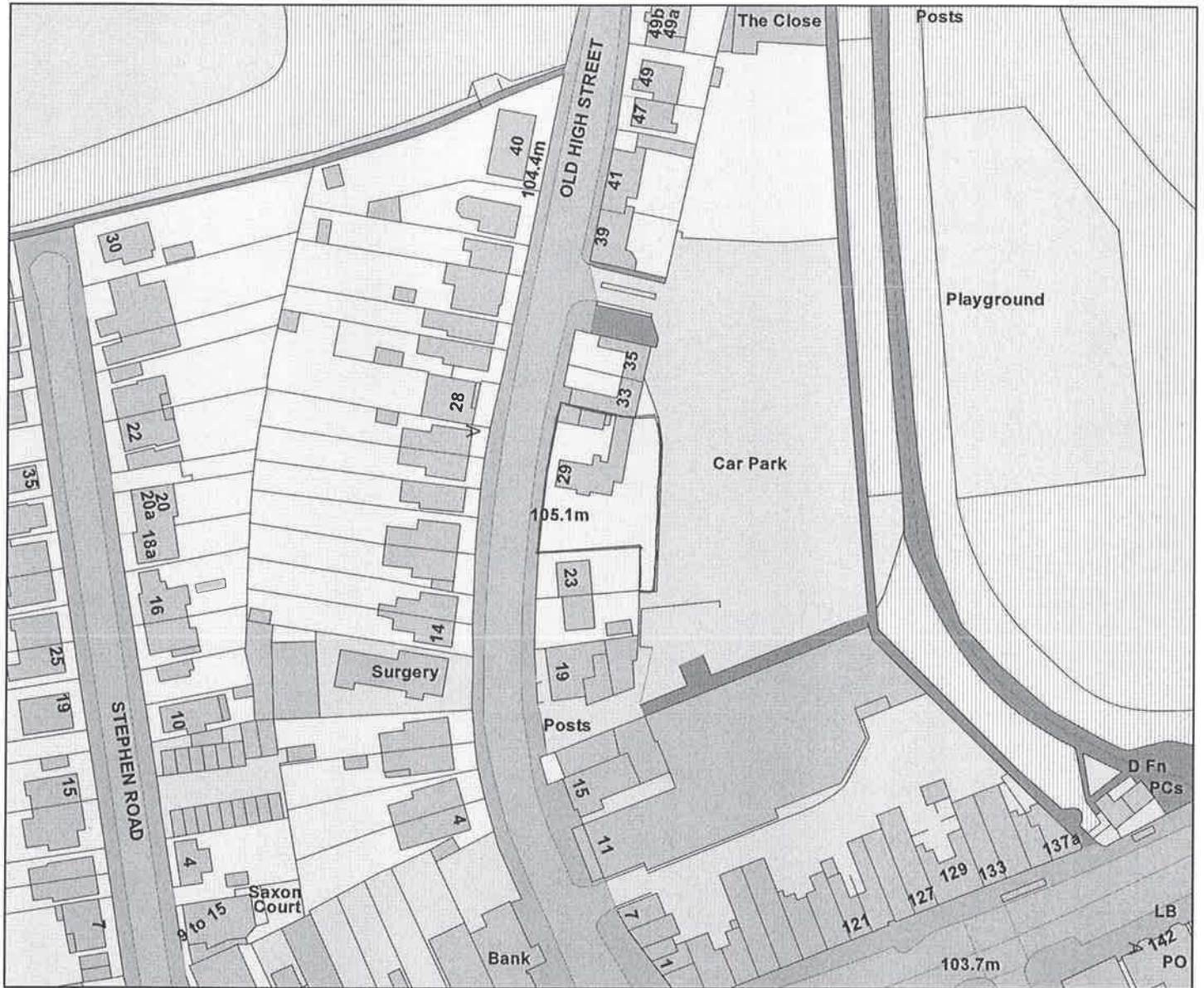
Extension: 2445

Date: 23rd October 2012

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Appendix 1

29 Old High Street



Legend

Scale: 1:1250



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Organisation	Not Set
Department	Not Set
Comments	
Date	23 October 2012
SLA Number	Not Set

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East Area Planning Committee

6th November 2012

Application Number: 12/02385/FUL

Decision Due by: 14th November 2012

Proposal: Erection of single storey bungalow with pitched roof

Site Address: Land to Rear of 14 Mortimer Drive Oxford Oxfordshire OX3 0RS

Ward: Marston Ward

Agent: Riach Architects

Applicant: Mr Rob Morgan

Application called in by Councillors Clarkson, McManners, Humberstone and Rowley on grounds of over-development, impact on neighbouring properties and impact in the street scene.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal forms an appropriate visual relationship with the existing dwelling and the surrounding development and would appear in keeping with the street scene. There is an extant planning permission for a broadly similar proposal, no objections have been received from statutory consultees and the proposal complies with adopted policies contained in both the Oxford Local Plan 2001 - 2016 and the Oxford Core Strategy 2026.
- 2 Objections have been received from Old Marston Parish Council and two local residents and the comments made have been carefully considered. However it is the Council's view that the points raised do not constitute sustainable reasons for refusing the application and that the imposition of appropriate planning conditions will ensure a good quality form of development that would appear sympathetic to the street scene.
- 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 Develop in accordance with approved plans
- 3 Samples
- 4 Amenity no additional windows - north, south, east or west elevations
- 5 Design - no additions to dwelling
- 6 Boundary details before commencement
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Car parking spaces
- 10 Bin and cycle stores
- 11 Vision splays
- 12 Sustainability design/construction
- 13 Contamination study
- 14 Tree Protection
- 15 Hand dig dropped kerb and parking spaces

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP11** - Landscape Design
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HS19** - Privacy & Amenity
- HS20** - Local Residential Environment
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan - Submission

- HP9_** - Design, Character and Context
- HP10_** - Developing on residential gardens
- HP11_** - Low Carbon Homes
- HP13_** - Outdoor Space
- HP14_** - Privacy and Daylight
- HP15_** - Residential cycle parking
- HP16_** - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

08/00025/FUL: Erection of side and rear single storey extension to form granny annex. Approved

08/02012/FUL: Erection of a pair of one bedroom semi-detached dwellings. Refused on grounds of overdevelopment, overbearing to neighbours and substandard garden remaining to serve 14 Mortimer Drive

09/00419/FUL: Erection of first floor extension to 14 Mortimer Drive. Refused and dismissed on appeal

0901386/FUL: Change of use from granny annex to self contained flat. Approved

12/00055/FUL: Erection of one bedroom bungalow with car parking and amenity space. Approved.

Representations Received:

2 letters of objection. The main points raised can be summarised as follows:

- Concern regarding construction noise
- Appearance not in keeping with the road
- The proposal would affect the erection of future extensions to 1 Raymund Road
- No specific dimensions provided for parking bays – they should be adequate to ensure cars do not park over the pavement
- The proposal should make a commitment to technology – use of solar panels would work well on a south facing roof.

Statutory and Internal Consultees:

Thames Water: No objection on grounds of water or sewerage infrastructure

Old Marston Parish Council: Objection on grounds of overdevelopment of the site, not in keeping with other properties and impact on the street scene.

Oxfordshire County Council as Local Highway Authority: No objection subject to conditions and informatives relating to:

- No discharge of surface water onto the highway
- Provision of dropped kerbs at applicant's expense
- Need to obtain vehicle crossing license
- Provision of vision splays
- Parking spaces to be 2.7 x 5 metres and to be permeable paving
- Provision of cycle parking and bin stores

Issues:

- Proposed changes to the approved plans and extant permission

Sustainability:

The Design and Access Statement accompanying the application states that the scheme has been designed to comply and where possible exceed the current

Building Regulations. It cites the following measures that will be incorporated into the proposal:

- Materials with low VOC emissions will be used where possible
- Use of energy saving devices and appliances
- Reduction in thermal bridging through design of the fabric of the building
- Use of heating systems and low and zero technologies
- Provision of energy efficient lighting [internal and external]
- Reduction in water run-off

Officers Assessment:

Site Location and Description

1. The application site lies on the west side of Raymund Road, close to its junction with Mortimer Drive. It comprises part of the rear garden of 14 Mortimer Drive which is a semi-detached property that has been extended at the side and rear to form a self contained, one bedroom flat with its own parking space and small garden.
2. The area is characterised by similar pairs of semi-detached dwellings with some infill development. A one bedroom, detached, single storey bungalow has been erected at 1A Mortimer Drive to the south of the application site.

The Proposal

3. The application seeks to amend an extant planning permission [12/00055/FUI] for the erection of a one bedroom dwelling which was granted planning permission under delegated powers in March 2012.
4. The proposed dwelling would be laid out over 2 floors with the bedroom and bathroom being provided within the roofspace. The new dwelling would face towards Raymund Road, would have a single car parking space and a rear amenity area. Bin stores would be provided at the side of the new dwelling and a condition is recommended to require the provision of cycle parking.
5. The new dwelling would be finished in white render with a tiled roof. It would have a maximum height of 6 metres and would be significantly lower than either 1 Raymund Road or 14 Mortimer Drive. The first floor bedroom and bathroom would be served by rooflights only with no first floor windows. This is the same arrangement as in the approved scheme.

Proposed changes to the approved plans and extant permission

6. The overall form and appearance of the proposed dwelling is the same as previously approved. The changes relate to a simpler roof construction, although the height remains as approved. In addition the footprint of the new dwelling has been slightly increased to provide an additional 3.5 square metres of floorspace in the kitchen/dining area with an associated slight increase in the width of the plot and the width of the rear garden

area.

7. As a result of the increase in the size of the application site, the remaining rear garden serving 14 Mortimer Drive has been reduced; however it still retains a length of 11 metres which is considered to be adequate to serve the family dwelling and complies with policy HS21 of the Oxford Local Plan. The existing one bedroom flat would have a private rear garden extending to 5.8 metres in length and the new dwelling would have a rear garden measuring 5 x 8 metres which is considered to be generous for a small, one bedroom dwelling.
8. In all other respects the proposal is the same as previously approved. There have been no changes in site circumstances since the previous grant of planning permission and the National Planning Policy Framework [NPPF] now includes a presumption in favour of sustainable development which would include the application proposal.

Conclusion:

9. The proposal forms an appropriate visual relationship with the existing dwelling and the surrounding development and would appear in keeping with the street scene. There is an extant planning permission for a broadly similar proposal, no objections have been received from statutory consultees and the proposal complies with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Oxford Core Strategy 2026.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

08/00025/FUL

08/012012/FU09/00416/FUL

09/01386/FUL

12/00055/FUL

12/02381/FUL

Contact Officer: Angela Fettiplace

Extension: 2445

Date: 24th October 2012

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East Area Planning Committee

6th November 2012

Application Number: 12/02082/VAR

Decision Due by: 14th November 2012

Proposal: Application to remove condition 16 so that the existing Highfield Unit can be retained and used as decant ward whilst existing hospital wards are refurbished and its associated car park retained for use by Trust staff and ambulances and vary condition 7 to allow Trust staff and ambulances to use entrance from Warneford Lane of planning permission 09/02309/FUL. (Amended plans)

Site Address: Warneford Hospital Warneford Lane Headington [Appendix 1]

Ward: Churchill Ward

Agent: Paul Semple

Applicant: Oxford Health NHS Foundation Trust

Application Called in – by Councillors Wilkinson, McCready, Campbell, Fooks, Gotch and Altaf-Khan for reasons relating to the possible re-introduction of car parking spaces that would have otherwise been removed and the potential loss of green permeable space in an environmentally sensitive area.

Recommendation:

APPLICATION BE APPROVED

Reasons for Approval

- 1 The proposal to vary conditions 7 and 16 of planning permission 09/02309/FUL [erection of new Highfield Unit] to allow firstly, the retention of the existing Highfield Unit as a decant ward whilst existing hospital wards are being refurbished and secondly its associated car park to be partly retained to provide parking spaces for 2 ambulances, 5 staff [including one disabled space] and 4 service vehicles with the remaining car parking spaces being removed and landscaped is considered to be acceptable in terms of both visual amenity and highways safety. In this way the proposal complies with adopted policies contained in both the Oxford Local Plan 2001 - 2016 and the Oxford Core Strategy 2026.
- 2 Objections have been received from both the Divinity Road Area Residents

Association and the Jack Straw's Lane Association and the comments made have been carefully noted. However it is considered that the issues raised do not constitute sustainable reasons for refusing the application and that the revised plans submitted that show the removal of a large number of car parking spaces and the landscaping of the site are acceptable on grounds of visual amenity. Oxfordshire County Council as Local Highway Authority has also removed its original objection to the proposal.

- 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.

Conditions

- 1 Landscape carry out by completion [new Highfield Unit]
- 2 Cycle parking and boundary treatments [new Highfield Unit]
- 3 Car parking spaces [new Highfield Unit]
- 4 Close access upon completion [new Highfield Unit]
- 5 Art work and bat boxes [new Highfield Unit]
- 6 Porous materials for new car park [new Highfield Unit]
- 7 Lighting bollards to be provided [new Highfield Unit]
- 8 Develop in accordance with approved plans
- 9 New landscaping for car park
- 10 Restricted parking spaces only
- 11 Retention of old Highfield unit for 10 years only

Principal Planning Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HE3** - Listed Buildings and Their Setting
- NE15** - Loss of Trees and Hedgerows
- HH2** - Pri HC Fac - Non Res bldngs & New HC Fac
- DS86** - Warneford Hospital - Hos/Ox Brookes Use

Oxford Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS12_** - Biodiversity

CS18_ - Urban design, town character, historic environment

CS21_ - Green spaces, leisure and sport

Other Material Considerations:

National Planning Policy Framework

The development is affecting a Grade II Listed Building.

Relevant Site History:

09/02309/FUL: Demolition of existing Highfield Unit. Erection of single and two storey replacement building and re-provision of 31 car parking spaces. Construction of temporary construction access off Roosavelt Drive. Approved. The new building is now nearing completion.

Public Consultation

Statutory Consultees

Oxfordshire County Council as Local Highway Authority: No objection to revised plans that reduced the number of parking spaces to be retained on the old Highfield site.

Thames Water: No objections

English Heritage: Do not wish to comment

Third Party Comments:

Divinity Road Area Residents Association: Objection. The permission for the new Highfield Unit may not have been granted if it was made clear at that time that the existing Highfield Unit was to be retained. However the temporary retention of the old Unit would seem appropriate to facilitate renovation of other wards.

If additional car parking has been provided for the new unit and the number of staff and patients is not to be increased, then there does not appear to be a case to increase the total number of car parking spaces, given the existing traffic problems in the local area.

Jack Straw's Lane Association: Objection. The application has all the markings of a somewhat devious method of achieving a permission for further development. If permission is granted it should be in respect of the retention of the building only and for a specific period of time [10 years maximum] to allow major refurbishing of other wards to be carried out.

The LHA are raising an objection on highway safety grounds and this should be supported. There is no point attaching conditions to planning permissions if they can easily be removed.

Officers Assessment:

Site Description

1. The application site comprises the old Highfield Unit which is located in the north west corner of the Warneford Hospital site together with its car parking area which has access off Warneford Lane. The new Highfield Unit, which was granted planning permission in 2010, is now nearing completion on a site in the south east corner of the hospital site.
2. The current unit houses young people between the ages of 11 – 18 years of age who require treatment or assessment for in-patient psychiatric care. It was found to be not fit for purpose due to its internal layout and quality of accommodation and it also failed to comply with modern service standards in terms of privacy, separation of male/female patients, observation and provision of rehabilitation/education accommodation. Also due to an increased level of demand for in-patient care, some older adolescents were being accommodated in adult wards on the main hospital.
3. The new Highfield Unit, erected on part of the hospital's former cricket pitch, has been designed to accommodate additional adolescent patients to modern standards to ensure high levels of care and to avoid any possible decanting of patients onto adult wards.

The Proposal

4. The application seeks to remove conditions 7 and 16 of the planning permission 09/02309/FUL. Condition 7 states that: *'Prior to the first occupation of the new building, the existing access from Warneford Lane which serves the existing Highfield Unit shall be bollarded off in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter shall be used only by service vehicles and Trust contractors'*.
5. Condition 16 states that: *'Within 6 months of the first occupation of the new building, the existing Highfield Unit shall be demolished and the resultant materials shall be permanently removed from the site. In addition the existing car park serving the Highfield Unit shall be decommissioned and the site of the existing building and the car park shall be levelled, landscaped and thereafter so retained and maintained'*.
6. These conditions were both imposed as the Planning Statement accompanying the application for the new unit confirmed that it was intended to demolish the existing Highfield Unit once the new unit was open and occupied.
7. In support of the application the agent has submitted plans showing a new layout for a significantly smaller car park adjacent to the old Highfield Unit. Spaces are proposed for 2 ambulances, 5 staff and 4 service vehicles

only with the remaining spaces being removed and the site landscaped. The staff spaces are required for those staff working in the old unit, proposed to be retained as a decant ward and are important for night time staff who cannot access the hospital site by way of public transport. The 2 ambulance spaces are required for transferring patients to and from existing wards and for any medical emergencies and the 4 service vehicle spaces are for maintenance staff and outside contractors working on the hospital buildings.

8. Officers consider the principle determining issues in this case to be:
- Retention of the existing Highfield Unit and associated car parking
 - Highway safety
 - Visual amenity

Retention of existing Highfield Unit and associated car parking

9. The Planning Statement submitted with the application states that the building of the new Highfield Unit and the required current NHS standards for the care and treatment of patients has shown that the current wards at the Warneford Hospital do not meet adequate standards. A rolling programme of improvements and upgrades to many of the existing wards has therefore been prepared, the implementation of which will require the decanting of patients. The statement goes on to say that the hospital does not have the spare capacity to transfer patients to other wards while refurbishment takes place and moving patients away from the specialist treatment carried out at the Warneford Hospital is not a practical option.
10. With the existing Highfield Unit soon to become vacant, the ability exists to use the redundant building as a decant ward. The old building would itself need to be refurbished to provide ward accommodation on the ground floor with staff accommodation and general facilities on the first floor.
11. It is anticipated that the works would take place over a 10 year period but this overall timetable is dependent on design, planning and funding issues. The use of the old building as a decant ward will necessitate the provision of on site staff car parking and access for ambulances.
12. Given that the use of the old Highfield unit is essentially a temporary one which will last only whilst the other existing hospital wards are upgraded, officers consider it reasonable to impose a time limit on the retention of this building. Condition 11 therefore recommends that the building is retained for a maximum period of 10 years.
13. The plans now submitted for clarification propose the retention of the site access off Warneford Lane and the retention of a tarmacadam drive. The parking areas would be laid out using clay paviours as would the areas around the Old Mortuary and the Chapel which are both listed buildings. Removable bollards would be placed at either end of the new driveway to

allow emergency vehicles to access the various hospital buildings in the vicinity and a new footway together with extensive soft landscaping would be provided.

14. The parking area would comprise 2 ambulance spaces, 4 service vehicle spaces and 5 staff spaces. There would be no other provision for car parking and no other areas that cars could park without obstructing access.

Highway safety

15. The Local Highway Authority expressed concerns when originally consulted on this application on the basis that the proposal would result in 31 additional car parking spaces at the hospital being retained with a consequent increase in vehicle trips which would be detrimental to highway safety.
16. Following receipt of the plans showing a much reduced car park [11 spaces in total], the LHA has reconsidered the proposal and has withdrawn its previous objection on grounds that the reduced parking and reduced movements onto Warneford Lane would not adversely impact upon highway safety.

Visual amenity

17. It is considered that the proposals to refurbish both the old Highfield Unit and its associated car parking area would positively benefit the visual amenity of this part of the hospital site. Whilst the existing building is not prominent in the street scene due to the mature tree screening that surrounds the buildings, the car park is visible from the access and is currently an unattractive space.
18. The proposal to formally lay out a small car parking area, using clay pavements interspersed with extensive soft landscaping around the car parking spaces will improve the visual amenities of this entrance to the hospital site. In addition the resurfacing around the listed buildings will contribute towards an improvement to their setting which is to be welcomed and a significant area of existing tarmac would be removed and the area laid to lawn.
19. Officers have concluded that, in the absence of a highway objection to the proposal and given the clear amenity benefits that would result, there are no sustainable planning reasons to resist removing the 2 conditions from planning permission 09/02309/FUL which would enable the refurbishment of other wards on the hospital site.

Conclusion:

20. The proposal to vary conditions 7 and 16 of planning permission 09/02309/FUL [erection of Highfield Unit] to allow firstly the retention of

the existing Highfield Unit as a decant ward whilst existing hospital wards are being refurbished and secondly its associated car park to be partly retained to provide parking spaces for 2 ambulances, 5 staff [including one disabled space] and 4 service vehicles with the remaining car parking spaces being removed and landscaped is considered to be acceptable in terms of both visual amenity and highway safety. In this way the proposal complies with adopted policies contained within both the Oxford Local Plan 2001 – 2016 and the Oxford Core Strategy 2026.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

09/02309/FUL
12/02082/VAR

Contact Officer: Angela Fettiplace

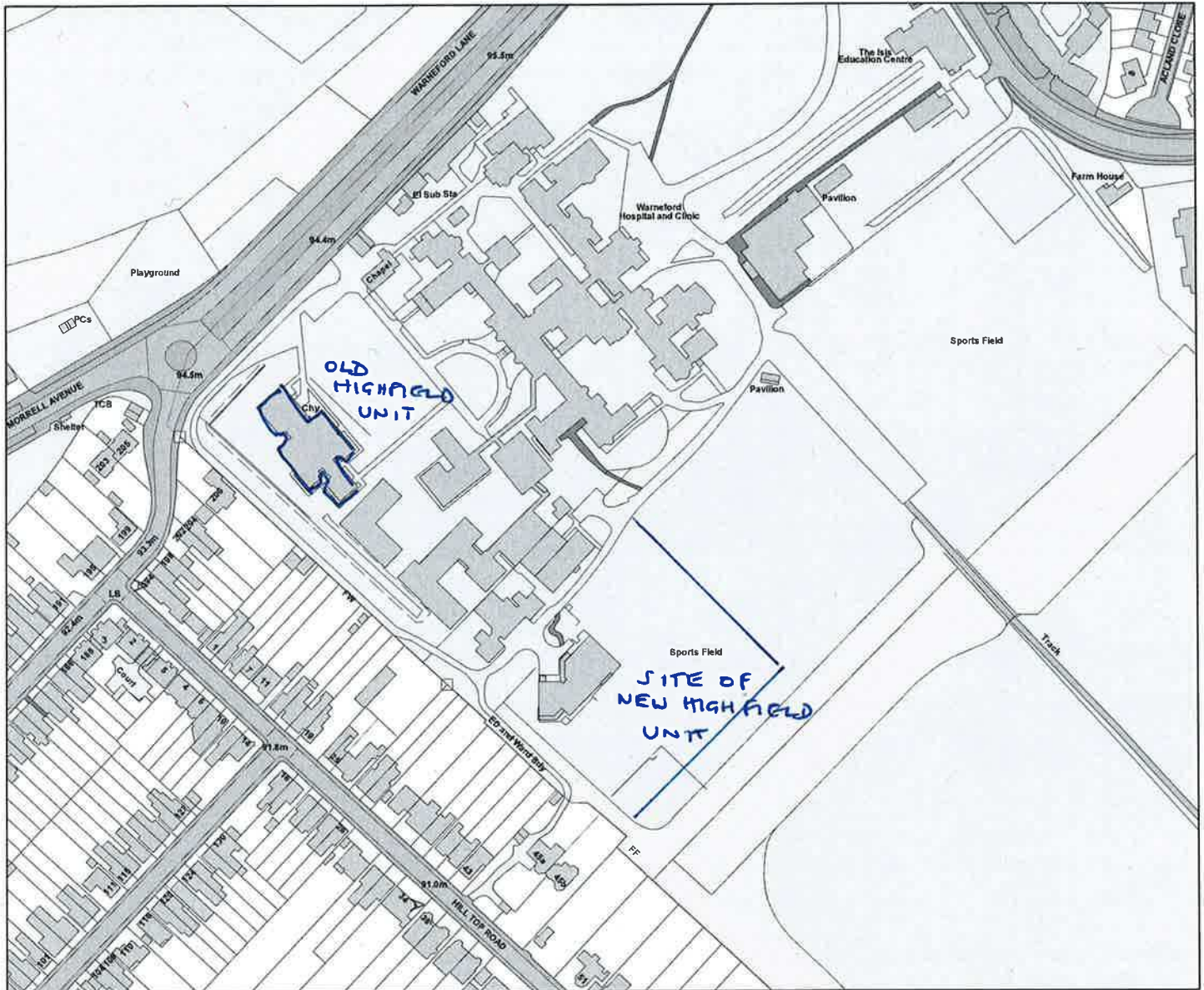
Extension: 2445

Date: 8th October 2012

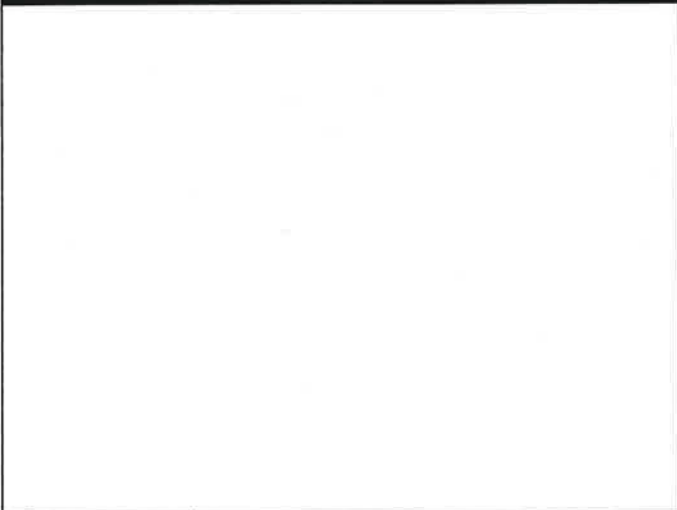
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Appendix 1

Warneford Hospital



Legend



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Scale: 1:2500

Organisation	Not Set
Department	Not Set
Comments	
Date	08 October 2012
SLA Number	Not Set

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East Area Planning Committee

6th November 2012

Application Number: 12/01860/FUL

Decision Due by: 12th October 2012

Proposal: Erection of a 2 storey 5 bed dwelling with games room/studio

Site Address: Colthorn Farm Oxford Road (site plan: appendix 1)

Ward: Marston Ward

Agent: Mr Stephen Broadley

Applicant: Mrs Anne Joshua

Application called in by Councillors Clarkson, Fry, Tanner, Rowley, and Kennedy over concerns about the impact on views into and out of the Old Marston Conservation Area, the impact on Back Lane; and the impact on the neighbouring property (The Farmhouse).

Recommendation:

The East Area Planning Committee is recommended to approve planning permission for the following reasons:

- 1 The proposed development would make an efficient use of land in a manner that suits the sites capacity and would maintain the buffer between the built up part of the village and the countryside and green belt that lies beyond the site. The dwellinghouse would be of a size, scale and design that create an appropriate visual relationship with the built form of the existing buildings within the site and sited to respect views into the site from the Oxford Road and Back Lane which subsequently preserves the historical context of the site and also the agricultural significance of the Old Marston Conservation Area. The proposal has been designed to safeguard the residential amenities of the adjoining properties. The dwellinghouses would have a good standard of internal and external environment for the future occupants of the dwelling, and would maintain the residential amenities of the adjoining properties. This would accord with the aims of the National Planning Policy Framework, and the policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and the Sites and Housing Plan.
- 2 In considering the application, officers have had specific regard to the comments of third parties and statutory bodies in relation to the application. However officers consider that these comments have not raised any material considerations that would warrant refusal of the applications, and any harm

identified could be successfully mitigated by appropriately worded conditions.

- 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Further details of windows / rooflights
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Means of Enclosure
- 8 Refuse and Cycle Storage
- 9 Amenity no additional windows
- 10 Amenity Floor to Ceiling heights in Annex roof
- 11 Design - no additions to dwelling
- 12 The annexe to not be used as self-contained dwelling
- 13 Archaeology - Implementation of programme
- 14 Biodiversity Measures
- 15 Sustainable Urban Drainage Scheme
- 16 Details of parking and means of access (inc visibility splays)
- 17 Construction traffic Management Plan
- 18 Contaminated Land Assessment
- 19 The dwelling shall only be used as a C3 dwellinghouse

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- CP13** - Accessibility
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE4** - Loss of Agricultural Land
- NE15** - Loss of Trees and Hedgerows
- HE7** - Conservation Areas
- HS11** - Sub-Division of Dwellings
- HS19** - Privacy & Amenity
- HS20** - Local Residential Environment
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land

CS9 - Energy and natural resources
CS18 - Urban design, town character, historic environment
CS23 - Mix of housing

Sites and Housing Plan - Submission

HP9 - Design, Character and Context
HP11 - Low Carbon Homes
HP12 - Indoor Space
HP13 - Outdoor Space
HP14 - Privacy and Daylight
HP15 - Residential cycle parking
HP16 - Residential car parking

Other Material Considerations:

National Planning Policy Framework
This application is within the Marston Conservation Area.
Draft Old Marston Conservation Area Appraisal

Relevant Site History:

98/00198/NOZ:

Outline application for 10 dwellings: 1x2 & 2x3 single storey with integral garage, 3x3 & 4x4 bed 2 storey with integral garage, accessed from Oxford Road, landscaped public open space, detached double garage.

Refused on grounds relating to the development of the field would have a detrimental impact upon the special character of the land; and remove the buffer between the village and the countryside. An appeal against this decision was subsequently dismissed in November 1998.

00/00715/NFZ:

Erection of detached two-storey 4 bed house with 2 associated parking spaces & detached 2 storey 5 bed house (with 1st floor in roof space) & 3 parking spaces in open front garage, three parking spaces for Colthorn Farm: Approved.

06/01872/CAC & 06/01871/FUL:

Demolition of redundant farm buildings and erection of 2 x 4 bedroom houses and provision of car parking (Renewal of the planning permission granted under application no. 00/00715/NFZ): Approved

09/00805/FUL

Demolition of existing barn and outbuildings and erection of new detached 5 bed family dwelling with associated workspace/office and covered parking area (amended plans): Withdrawn

11/00826/CAC & 11/00825/FUL:

Demolition of existing barn and outbuildings and erection of 2 x 4-bedroom dwellings, provision of 3 car parking spaces for each house (Amended description) (Amended Plans): Approved

Representations Received:

Occupant: 34 Oxford Road:

- Objection
- The dwelling will be a significant structure to the rear which will impinge on the heritage view from The Farmhouse to its historic back yard and fields.
- The proposal would continue the negative trend of the loss of farmyards within the Old Marston Conservation Area
- The scale and orientation of the development crams the proposed buildings into what remains of a limited area and cuts off glimpsed views from the streetscape
- It would create a dead end that cuts off the natural flow through to the farmyard, paddock, back lane and fields beyond
- The proposed building and its annex would impact upon the view from Oxford road that shows how the buildings recede into the distance
- The proposal would impinge on the view from Back Lane and cut it off from the farmyard and farmhouse.
- The scale and massing of the building will dwarf the original farmhouse
- The building has a much larger footprint than any other building in the area and is a 'grand design' that has no place in the fabric of the conservation area
- The proposal would prevent two dwellings being built resulting in a loss of a family dwelling
- The annex building will significantly impact upon the rear garden of 34 Oxford road casting the garden into shadow throughout the day and materially changing the nature of the garden
- The garden is already overlooked by the house to the north
- The narrow garden has a pleasing rural appearance due to the existing farm buildings and as a south facing aspect the rear gets the only sunlight.
- The proposal does not accord with policies of the Local Plan or Core Strategy

Occupant: 1 Cumberlege Close

- Objection
- Effect on the character of the area
- Height of the proposal
- The mock barn proposal is far too big and more like a large warehouse and out of character. It will dominate the surrounding area, move the building line westwards towards Back Lane and be an intrusive block when viewing the village across the fields from a westerly direction

Statutory Consultees:

Thames Water Utilities Limited: No objection

Oxford Civic Society:

Shown as Bishops Farmhouse on Google maps this is the proposed replacement of farm buildings with a stone and timber-faced two-storey 5 bedroom house, set well back from Oxford Road, Marston, in the Conservation Area.

A previous proposal was rejected partly on grounds of orientation, size, and scale. Riach Architects claim to have produced a design sympathetic to the important

features of the Conservation Area, and in line with barn development guidelines, but the design appears overbearing, harsh and angular, with excessively large areas of window both in two-storeys and in the roof. This is a building wanting to make an impressive impact rather than to blend in with the surrounding area. This new proposal remains unsympathetic and should be opposed, notwithstanding that it is well set back from the road frontage and would not impact significantly on the appearance of the street. The annex building is much smaller and unobjectionable.

Oxford Preservation Trust:

The trust wishes to raise an objection to the proposal. As is stated in the Old Marston Conservation Area Appraisal, the survival of historic farms within the village of Old Marston provides evidence of the areas rural past and plays a significant role in maintaining its character as an important surviving 'village within a city'. Views in and around the village are important in maintaining this relationship and the character of the area. Policy CP8 of the Local Plan states that all new buildings should relate to their setting to strengthen, enhance, and protect local character.

The building as proposed is against this policy. It will be visible from Back Lane, a rural lane which runs along the rear boundary of the property, where the views into the farmyard at Colthorn Farm add to this character. The height of the proposed building, which is taller than the previously approved scheme (11/00825/FUL), will mean that it is visible in the landscape. The introduction of a considerable amount of glass, especially at roof level, will further increase this prominence particularly at night.

If this site is to be developed, the designs and siting of any building should take full account of views and the character of the conservation area, something which the current proposals fail to do for the reasons set out above.

Old Marston Parish Council:

The building is too large and represents an overdevelopment of the site. The building would be overbearing to the neighbours adjoining the site. Too limited access to support another property

Oxfordshire County Council Highways Authority:

The Local Highways Authority raise no objection to this application as proposed with the suitable conditions applied (as below): details of the parking spaces; sustainable urban drainage system; the garage must meet the required standards; vision splays; cycle parking; refuse storage; construction traffic management plan

Officers Assessment:

Site Location and Description

1. The application site is situated on the western side of Oxford Road, which is the main thoroughfare through the village of Old Marston (**site plan: appendix 1**). It is within the Marston Conservation Area
2. The site of Colthorn Farm can be viewed in two parts, the first being the farmyard area which comprises the entrance to the site from Oxford Road; the existing two-storey dwellinghouse; single storey pitched roof building which accommodates a

car port and a small office; a large single storey barn and a small stable and storage block.

3. This farmyard area leads into the second part of the site, which is in a predominately countryside location and comprises a large open paddock that runs northwards along the rear of Oxford Road properties and abuts Back Lane.

Proposal

4. The proposal is seeking planning permission for the erection of a two-storey 5 bedroom dwellinghouse with separate annexe for use as a games room / studio.
5. The existing barn and outbuildings within the farmyard area of the site are to be demolished as part of the proposal. The removal of these buildings has already been granted conservation area consent under reference 11/00826/CAC.
6. Officers consider that the principle determining issues with regards to the proposal are as follows:
 - Principle of Development
 - Impact upon the Heritage Asset
 - Impact upon adjoining properties
 - Residential uses
 - Parking Provision
 - Archaeology
 - Other matters

Principle of Development

7. The National Planning Policy Framework [NPPF] encourages the effective use of previously developed land provided it is not of high environmental value. This is supported by Policy CS2 of the Oxford Core Strategy 2026. The NPPF defines 'previously developed' land as that which is, or was, occupied by a permanent structure, including the curtilage of the developed land. It goes on to state that land that is, or has been, occupied by agricultural buildings does not constitute previously developed land. By this definition the provision of residential development on this site would not strictly meet the aims and objectives of the NPPF and Policy CS2 of the Oxford Core Strategy 2026.
8. In June 2011 planning permission was granted for the erection of 2x4 bedroom dwellings and associated amenity space, and parking provision under reference number 11/00825/FUL. The approved scheme confined the residential development to the farmyard area and did not extend into the open paddock at the rear. The open paddock was the subject of an application for 10 houses, which was refused and dismissed on appeal (98/00198/NOZ) on grounds that it would result in a loss of open space and that the development of the hierarchical farm land would have a detrimental impact upon the character of the conservation area. In confining the approved schemes to the farmyard area, it was concluded that this would protect the integrity of the site from future change that may conflict with the rural location of the site and its relationship with the open fields and countryside that lie beyond.

9. Therefore bearing in mind the extant permissions that exist on the site and that the current proposal also relates to the farmyard area of the site and not the open paddock to the rear, officers consider that the principle of residential development within the farmyard area of the site would maintain the integrity of the site from further change, and help maintain the important buffer between the built up part of the village and the countryside beyond. As a result no objection would be raised to the general principle of development.
10. During the consultation process, it has been suggested that the proposal would override the extant planning permission for 2 dwellings granted under 11/00825/FUL and therefore approving this proposal would result in the net loss of a family house. This previous permission has not yet been implemented and it would be a matter for the applicant to decide which permission they wish to pursue should permission be granted. Therefore the impact on the applicant's ability to implement this permission is not a material reason to withhold planning permission.

Impact upon the Heritage Asset

11. The site lies within the Old Marston Conservation Area. The National Planning Policy Framework requires proposals to be based upon an informed analysis of the significance of any heritage asset affected and expects applicants to understand the impact of any proposal upon the asset with the objective being to preserve that significance. These aims are embodied in Local Plan Policy HE7 which requires development proposals to preserve or enhance the special character and appearance of the conservation area or its setting.
12. Policy CS18 of the Oxford Core Strategy 2026 requires proposals to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; contributes to an attractive public realm; and high quality architecture. The Local Plan requires new development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP8 requires development to relate to its context with the siting, massing and design creating an appropriate visual relationship with the form, grain and scale of the surrounding area.
13. The draft Old Marston Conservation Area Appraisal identifies Old Marston as a small agricultural hamlet, which includes notable clusters of buildings that reflect the local agricultural and commercial needs of a small rural community. The appraisal identifies a number of key features of the conservation area. These include, amongst others, evidence of former farmyards, including a scatter of former agricultural buildings and yard walls, some of which have been converted for self-contained infill housing developments; and channelled views along street and expansive views across green open spaces or out to the countryside beyond. The farmhouses within Old Marston represent the homes of the village's larger landowners in the past. Colthorn Farm was a later addition to the group of farmhouses within the area and occupies a prominent position on the west side of the road facing the entrance to the allotments. From this entrance there is a glimpsed view of the pan-tiled roofs of subsidiary agricultural buildings which recede from view beyond the farmhouse. This view gives understanding to the

farmstead characteristics within the village, with the farmyard buildings located behind the farmhouse. To the rear of the site is the Back Lane bridleway, whose southern end affords views into the paddock at the rear of Colthorn Farm providing more of the historic connection between the lane and the fields.

14. In considering the recent proposals for the provision of residential development within the farmyard to the rear (11/00825/FUL), officers identified that the original farmhouse is now in separate ownership and one of the farm buildings has been converted into a dwelling. The remaining farmyard buildings include a range of stables, cart shed and a more recent and larger open fronted storage barn. They are all of a scale, palette of materials and appearance that reinforces the rural qualities of the village. The siting of the existing buildings allows a clear understanding of the farming origins and is characteristic, with the farmhouse facing the road and the farm buildings to the rear aligned around the edge of the yard facing inwards
15. The application has been accompanied by a barn study which assesses the impact of the proposal upon the significance of the site. The proposal would demolish the existing large barn and outbuildings within the farmyard and replace with a detached dwellinghouse that takes the form of a converted barn. The dwelling has a pitched room main range measuring approximately 21m (l) x 8.2m (w) x 8.7m (h) with a subservient element at the southern end of the building running eastwards also with a pitched roof measuring 11.7m (l) x 7m (w) x 7.2m (h). In addition, a separate annex will be provided on the northern boundary which measures approximately 9.2m (l) x 6.8m (w) x 7m (h). The design of the annex has been amended since it was originally submitted with the ridge and eaves height reduced by approximately 1m.
16. The design approach for the layout and new building seeks to reflect the form and character of a farmyard albeit with more contemporary architectural detailing. It is important to recognise that planning permission (11/00825/FUL) exists for the provision of two self-contained dwellinghouses in the same position as the main range of the new dwelling and of a similar height. The site layout would maintain the farmyard character forming a smaller close and maintaining access to the paddock at the rear. The overall size and scale of the building would be similar to the existing barn that is to be demolished and importantly the two dwellings already granted permission. In terms of important views into the site, it should be recognised that the view from the allotments on Oxford road is not of a gap that exposes the greenery behind, but that of a farmyard where there are glimpses of the outbuildings beyond which recede towards the open fields. The view while important does not hold such significance that it should not change, or that any change should have an adverse impact upon its character. The original farmhouse is the prominent structure and this would be unaltered, while the buildings to the rear would appear to form part of the collection of outbuildings that are sited to the rear as part of the farm. Therefore while the overall site layout and built form of the building and its annex would alter the existing view, officers consider that it would retain the prevailing character. The conservation appraisal identifies that the important feature is the view of the paddock to the rear of Colthorn Farm from Back Lane, which provides the historic connection between the built up settlement and its rural origins. Again the proposal would maintain this view, as the paddock

would be maintained along with access from the farmyard which helps to maintain the historical connection between the village and the fields that surround it.

17. In terms of design, the overall palette of materials would be considered appropriate for the building although the final choice of materials should be reserved by condition. Similarly, the extent of glazing within the building would appear excessive, particularly the rooflights. This could be simplified without compromising the design or the internal environment and as such officers would recommend a condition be attached requiring prior approval of these details.
18. As a result officers consider that the proposed development would create an appropriate visual relationship with the built form and grain of the site and the surrounding area, while also respecting the significance of the historical context of the site and the special character and appearance of the conservation area. This would accord with Policy CS18 of the Core Strategy 2026, and Policies CP1, CP6, CP8, CP10, and HE7 of the Oxford Local Plan 2001-2016.

Impact upon Adjoining Properties

19. Local Plan Policy HS19 states that permission will only be granted for development that adequately provides for the protection of the privacy or amenity of proposed and existing residential properties, specifically in terms of potential for overlooking into habitable rooms, sense of enclosure, overbearing impact and sunlight and daylight standards. This is also supported through Policy CP10 and also Policy HP14 of the emerging Sites and Housing Plan.
20. The site itself is bordered by a number of residential properties, with 32b Oxford Road forming the northern boundary of the farmyard area, the original farmhouse and garden of 34 Oxford Road to the north and west, and 34a and 34b Oxford Road to the south. The existing barn and outbuildings lie on the northern and southern edges of the farmyard area, establishing a sense of enclosure upon the rear gardens of 34a and 34b Oxford Road and 34 and 32 b Oxford Road.
21. In order to mitigate any impact upon these adjoining properties, the main bulk of the building would be orientated across the site. The rear gardens of the properties adjoining these edges are sizeable, and given the existing sense of enclosure created by the outbuildings, officers consider that the proposed dwelling would not have an unacceptably overbearing impact upon any of these spaces, or indeed result in a significant loss of light to any habitable rooms in the rear elevations of the properties. With specific regard to 34 Oxford Road, it is recognised that part of the rear garden forms the northern boundary of the site and is enclosed by the smaller outbuildings. The annex would be located on the common boundary and would be larger than the existing outbuilding. The applicant has submitted amended plans showing the ridge height of the annex building reduced by approximately 1m from 8m to 7m and the eaves from 4.5m to 3.5m. While this would increase the sense of enclosure formed by the current outbuildings for the farmyard, it would be sited directly at the end of the rear garden and as such would not significantly overbear this garden.

22. With regards to overlooking, the dwelling is orientated to face into the existing farmyard and onto their rear garden. Having regards to the layout officers consider that this would not create any significant overlooking issues for the adjoining properties. In terms of the impact of the annexe upon the rear garden of 34 Oxford Road there are rooflights proposed in the rear roofslope facing onto this rear garden. These would be unlikely to create a significant loss of privacy for the rear garden, given they are rooflights however a condition should be attached requiring them to be set at a high level within the roofslope in order to prevent any adverse overlooking.

Residential Uses

23. The dwellinghouse would be self-contained and have a good standard of internal environment that accords with Policy HS20 of the Oxford Local Plan 2001-2016, and Policy HP12 of the emerging Sites and Housing Plan.

24. The dwellinghouse would have a private garden that is of sufficient size for the type of dwelling and would satisfy Policies CP10, HS20, and HS21 of the Oxford Local Plan 2001-2016, and Policy HP13 of the emerging Sites and Housing Plan.

25. The refuse and cycle storage provision is in an accessible and practical location in accordance with Policies CP10, HS19, and HS20 of the Oxford Local Plan 2001-2016, and Policy HP13 of the emerging Sites and Housing Plan.

Archaeology

26. The site lies within the historic core of Marston, and therefore is of archaeological interest. The settlement has not been the subject of extensive archaeological study, and appears to be a planned medieval village built along a main street however the evolution of the hamlet is currently poorly understood. Therefore a condition requiring an archaeological investigation should be attached.

Parking Provision

27. The dwellinghouse would be provided with covered parking for 3 spaces within the existing car-port on site. The Local Highways Authority have no objection to the parking provision and layout for the site, subject to the conditions that the parking layout is provided as plan; that a sustainable urban drainage system is provided; that the car port meets the required standards; suitable visibility splays are provided; and that a construction traffic management plan be provided

Other Matters

28. A Barn Owl and Preliminary Bat Survey has been submitted with the application, which concludes that there is no evidence that the buildings are being used by Barn Owls or Bats. There is potential for biodiversity enhancements to be installed on site and this is secured by condition.

29. Having regards to the nature of the agricultural use of the site, the Oxford City Council Environmental Health Officers have recommended that a condition be

attached requesting a contaminated land risk assessment to be carried out prior to commencement of development.

Conclusion:

30. The proposal is considered to be in accordance with the relevant policies of the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore the committee is recommended to grant planning permission for the proposed development.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 17th October 2012

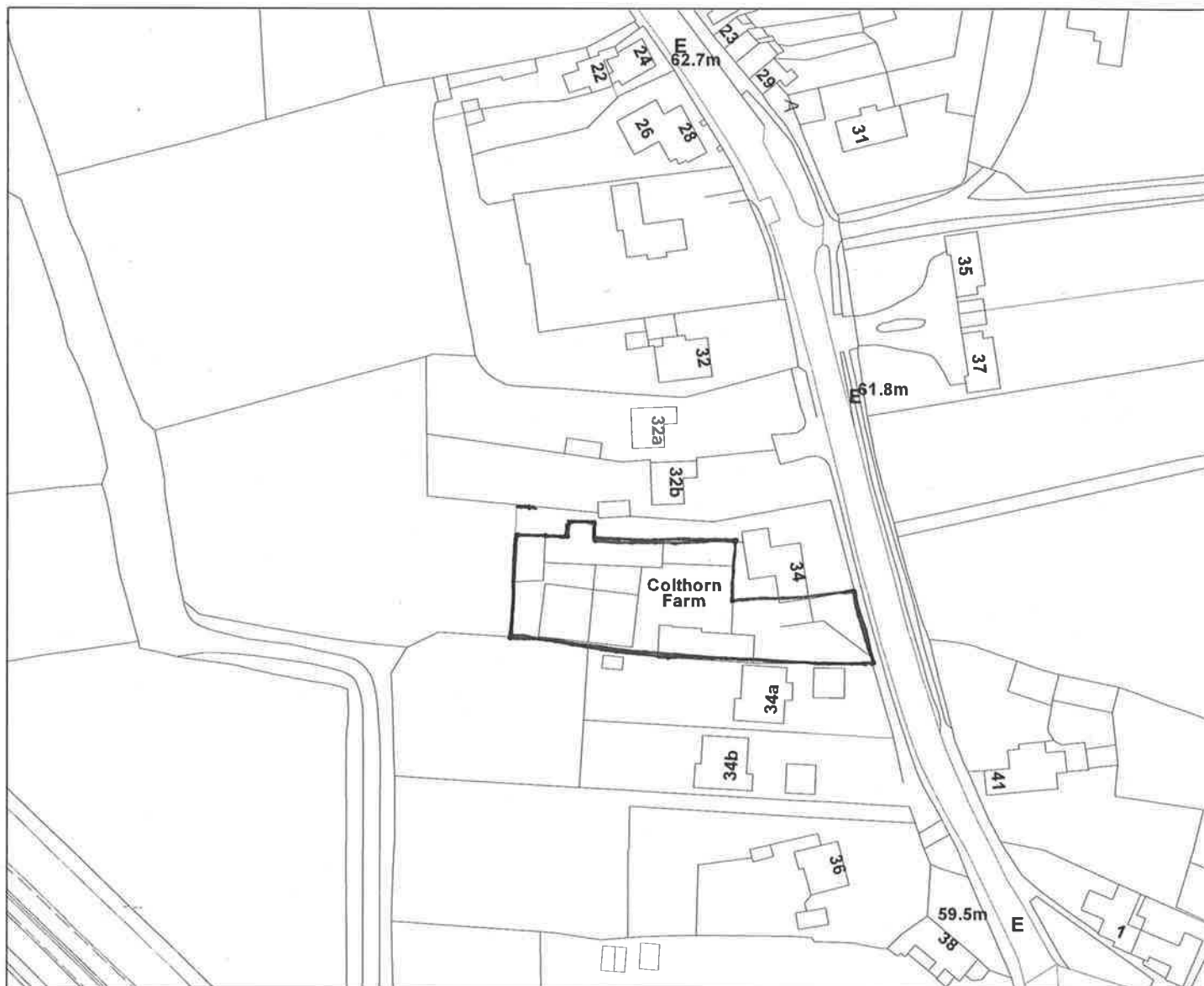
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Appendix 1

Colthorn Farm (12/01860/FUL)



GIS by ESRI (UK)



Legend	



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Organisation	Not Set
Department	Not Set
Comments	
Date	26 October 2012
SLA Number	Not Set

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East Area Planning Committee

-6th November 2012

Application Number: 12/02103/FUL

Decision Due by: 11th October 2012

Proposal: Erection of part single storey, part two storey, side and rear extensions, including side roof extension. Erection of detached garage.

Site Address: 392 London Road Headington (Site Plan: Appendix 1)

Ward: Quarry And Risinghurst Ward

Agent: Mr Nadeem Khan

Applicant: Mr Rajinder Khatri

Application Called in – by Councillors – Sinclair, Pressel, Fry, Price
For the following reasons – scale of development, its future use, loss of stone wall and trees.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is acceptable in design terms and would not be harmful to neighbouring amenity. Improvements to landscaping can be secured by condition which would improve the amenity of the area. The proposal complies with policies CP1, CP6, CP8, CP10, CP11 and S19 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2016.
- 2 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 Develop in accordance with approved plans
- 3 Materials - matching

- 4 Window details to be approved
- 5 Tree Protection Plan (TPP)
- 6 Landscape plan required
- 7 Landscape carry out after completion
- 8 Contaminated land phased risk assessment
- 9 Details of boundary treatments to be approved
- 10 Use of garage for incidental purposes only
- 11 Details of guttering wholly within application site

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP10 - Siting Development to Meet Functional Needs
- HS19 - Privacy & Amenity
- CP11 - Landscape Design

Core Strategy

- CS18_ - Urban design, town character, historic environment

Sites and Housing Plan - Submission

- HP9_ - Design, Character and Context
- HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None

Representations Received:

No neighbour comments received

Statutory and Internal Consultees:

Risinghurst & Sandhills Parish Council – object on grounds of concern over the future use of outbuildings

Highways Authority – no objection

Environmental Development – suggest a condition for a phased risk assessment to assess potential for contaminated land

Issues:

Design
Impact on neighbours
Landscaping
Parking
Contaminated land
Other matters

Sustainability:

This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area.

Officers Assessment:Site

- 1 The application site comprises a detached dwelling set within a large plot on the southern side of the London Road (A40). The dwelling occupies a corner plot at the junction with The Larches. Accommodation is set over three floors and there is a detached garage building to the side.
- 2 Earlier this year, several trees were felled from the front and rear gardens and a stone wall that enclosed the front garden and driveway area was removed. At the time the trees were felled there was no Tree Preservation Order (TPO) in place, and the site is not located within a conservation area. Although it is regrettable, no consent was therefore required to remove the trees. Since then, a TPO has been placed on the site to protect the remaining trees. The demolition of the wall was also permitted development.

Proposal

- 3 Planning permission is sought for a two storey side extension on the eastern elevation, a single storey side extension on the western elevation and a conservatory on the rear elevation. The existing garage and store building would be removed and a replacement double garage erected. A new front porch would be erected on the front elevation.
- 4 Amended plans were sought for minor changes to the scheme: the insertion of a new window on front elevation at first floor level and the addition of a pitched roof to the new porch.

Design

- 5 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 uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CS18 of the Core Strategy states that planning permission will only be granted for development that demonstrates high quality urban design and responds appropriately to the site and its surroundings.
- 6 The two storey side extension would measure 3 metres in width and would continue the ridge line of the existing side facing gable at a height of 9.7 metres and would continue the front building line. It would incorporate new front and rear facing gables with timber paneling to reflect those on the existing house. As the dwelling is detached, is not considered necessary for the extension to be set back, and the main large front gable with the steeply pitched roof and higher ridge would remain the dominant form.
- 7 The single storey side extension would measure 1.55 metres in width to come out in line with the existing side projection. It would have a roof pitch to match the existing house and two windows in the side elevation.
- 8 The conservatory at the rear would have a depth of 4 metres (an extension of this size could be built under permitted development) and would appear as a subservient addition to the house.
- 9 The side extensions would both be finished in materials to match the existing house. The plot is large enough to accommodate these extensions and they are considered to be of a scale and form in keeping with the host building. Overall, the design is considered sympathetic to the character of the existing house.
- 10 A condition is suggested requiring details of the new windows to be approved to ensure they are in keeping with the host building and existing windows.

Landscaping

- 11 Many trees were removed from the site prior to a TPO being made earlier this year. Amenity in the area would benefit greatly from new trees and shrubs being planted, particularly in the front garden area and so conditions are suggested to require a landscape plan to be submitted, approved and implemented.
- 12 A further condition is suggested requiring a Tree Protection Plan to be approved to protect the remaining trees.

Impact on neighbours

- 13 Policy HS19 of the OLP states that the Council must assess proposals in terms of the potential for overlooking, sense of enclosure, overbearing nature and sunlight and daylight standards. This policy refers to the 45/25 degree code of practice, as detailed in Appendix 6 of the OLP.

14 Due its position on a corner, the only property that could be affected by the proposals is no. 394 London Road to the east of the site. This property has no windows in the side elevation facing towards the site and when extended there would still be a gap of over 6 metres between no's 392 and 394 London Road. The new garage would be sited along the boundary but due to its height and position would not block out light or harm outlook from the neighbouring property. The plans for the garage do not show rainwater goods and due to its position against the boundary, these could overhang onto the neighbouring property. A condition is therefore suggested requiring details to be submitted to show the development wholly within the application site. The proposal comfortably complies with the 45° guidance in respect of all habitable room windows.

Parking

15 A double garage is proposed to provide off-street parking and the area to the front is also capable of providing off-street parking. The Highway Authority has raised no objection to the proposal.

Contaminated Land

16 Due to the proximity of the site to a former telephone exchange, there is the potential for nearby land to be contaminated. It is therefore suggested by an Environmental Development officer that a phased risk assessment is carried out to identify and remedy any risk. This is added as a condition.

Other matters

17 A stone wall was removed from the front garden but as this did not require planning permission, it would not be reasonable to require a replacement to be constructed. However, a condition is suggested requiring details of all boundary treatments to be submitted and approved to ensure they are appropriate for the site and the surroundings.

18 The Parish Council objected to the scheme over concerns about the use of outbuildings. The only outbuilding proposed is the double garage which is not proposed for residential use and a condition is recommended to ensure that it can only be used for incidental purposes.

Conclusion: for the reasons set out above the proposal complies with policies CP1, CP6, CP8, CP10, CP11 and S19 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2016 and is recommended for approval. .

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: 12/02103/FUL

Contact Officer: Rona Gregory

Extension: 2157

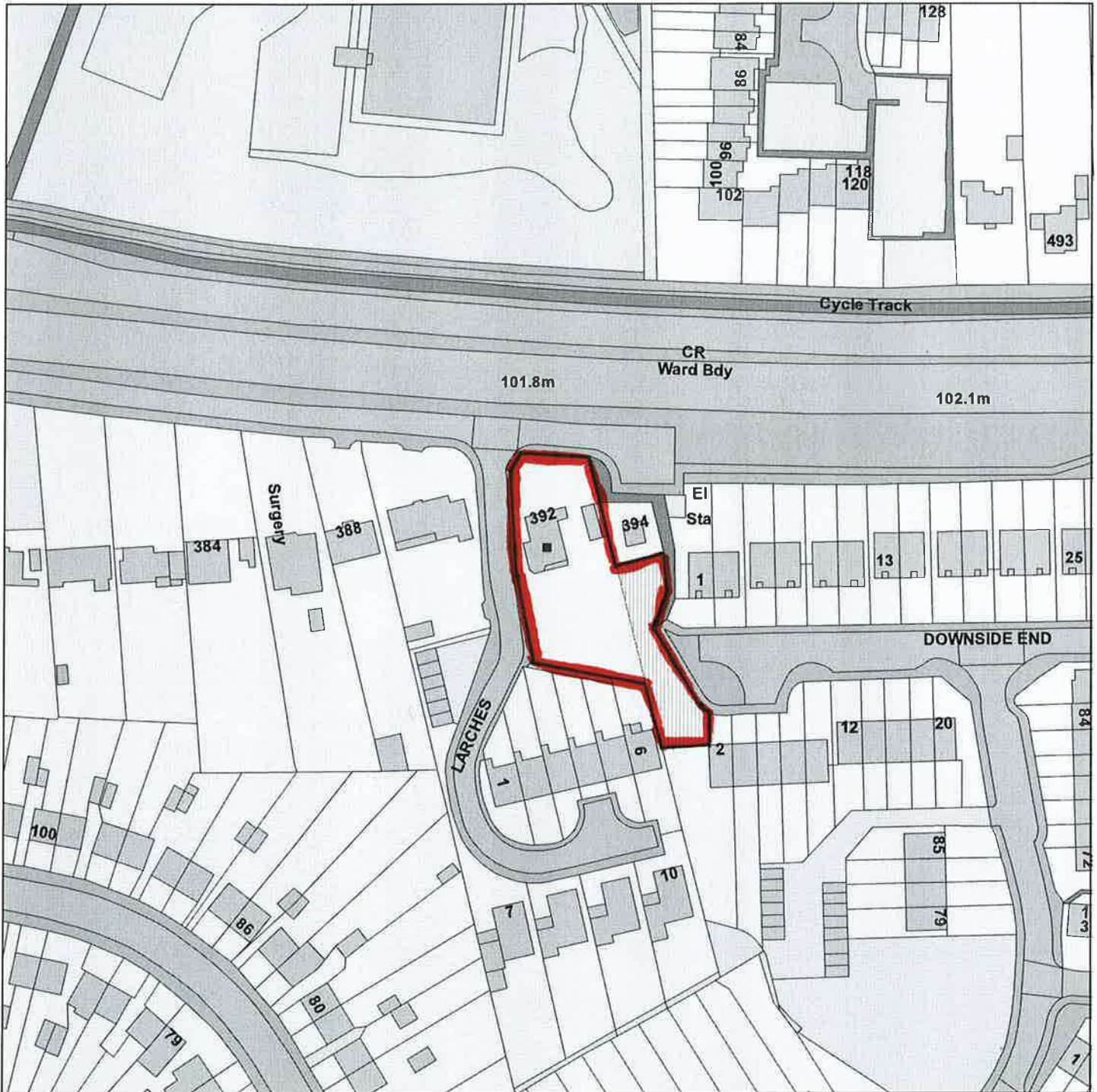
Date: 24th October 2012

Appendix 1

392 London Road



GIS by ESRI (UK)



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	26 October 2012
SLA Number	Not Set

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East Area Planning Committee

-6th November 2012

Application Number: 12/02269/FUL

Decision Due by: 29th October 2012

Proposal: Demolition of conservatory. Erection of single storey rear extension

Site Address: 188 Headley Way Oxford (Site plan: Appendix 1)

Ward: Headington Ward

Agent: Ak Architects Ltd

Applicant: Dr Ammer Jadoon

Application Called in – by Councillors – Darke, Price, Fry and Van Nooijen

For the following reasons - constitutes over-development and is unneighbourly and the developer is intending to create several dwelling units

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is acceptable in design terms and would not cause any unacceptable levels of harm to adjacent neighbours. The proposal complies with policies CP1, CP6, CP8, CP10 and HS19 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2026.
- 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 Develop in accordance with approved plans
- 3 Materials - matching

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HS19 - Privacy & Amenity

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan - Submission

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

09/01539/PDC - PERMITTED DEVELOPMENT CHECK - Proposed conversion of garage to en-suite bedroom and study (for personal living).. Permission not Required
3rd August 2009.

Representations Received:

Six letters of objection were received. Comments can be summarised as follows:

- Property will become HMO and lead to parking pressure and anti-social behaviour
- Overdevelopment
- Property already extended without planning permission
- Application should be delayed pending enforcement investigation
- Noise and disturbance from extensions

Statutory and Internal Consultees:

None received

Issues:

Design
Impact on neighbours
Other matters

Sustainability:

This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area.

Officers Assessment:Site

1. The application site comprises a semi-detached dwelling located on the south-western side of Headley Way. The property has been extended at the rear with single storey extensions and the garage has been extended and converted into living accommodation.

Proposal

2. Planning permission is sought for a single storey extension at the rear to partly in-fill the area to the side of the existing converted garage to provide a snug room. The existing conservatory would be removed, and an extension built on the same footprint.

Design

3. Policies CP1 and CP8 of the OLP state that planning permission will be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CS18 of the Core Strategy states that planning permission will be granted for development that responds appropriately to the site and its surroundings.
4. The proposed snug extension would measure 3.8 metres in width, 3.6 metres in depth and 3.15 metres in height. It would be positioned to link up the existing converted garage and existing rear extension. It would be sited 2.5 metres in from the common boundary with no. 190 Headley Way.
5. The existing conservatory would be removed and an extension of exactly the same footprint would be erected in its place. Both extensions would be finished in materials to match the existing house and would be flat roofed to match the converted garage. The roof height would be in line with the height of the converted garage. The proposed extension is not excessively large and would be single storey and would appear as a subservient addition to the original house. The neighbouring property, no. 190 Headley Way, has a large flat roofed extension that was granted consent in 2011 and officers consider that the extension would not appear materially out of character in the area. It would not be visible in the public realm and would have no impact on the streetscene.

6. The proposal would result in a large expanse of flat roof, but it would unify the existing hotchpotch of different roof types at the rear and would match the flat roof extension next door. Whilst the expanse of flat roof is not ideal, officers are of the view that it would not be harmful enough to warrant refusing planning permission.
7. When taken together, the existing and proposed extensions do amount to a large increase in the footprint of the house. However, all the extensions are single storey and the original dwelling would still remain the dominant form. The remaining garden would have a depth ranging from 11 to 17 metres which is more than adequate to serve the needs of a family house. The proposed extension would not extend the full width of the property and in officers' opinion would not amount to unacceptable overdevelopment.

Impact on neighbours

8. Policy HS19 of the OLP states that the Council must assess proposals in terms of the potential for overlooking, sense of enclosure, overbearing nature and sunlight and daylight standards.
9. The OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25 degree code of practice, as detailed in Appendix 6 of the OLP.
10. The new 'snug' extension would be sited 2.5 metres away from the boundary with no. 190 Headley Way and comfortably complies with the 45° guidance when measured from the nearest neighbouring windows and so would not have a harmful impact on light or outlook from this property. There is a side facing window proposed but it is at ground floor level and sited away from the boundary so would not cause significant overlooking.
11. The extension would not be visible from no. 186 Headley Way due to the existing converted garage and due to the garage and rear extensions at no. 186 Headley Way. The proposal would not result in any loss of light or outlook to no. 186 Headley Way.

Other matters

12. Some of the objections raised through consultation were in relation to existing extensions that have been carried out at the property, and in particular the garage conversion and extension. This is the subject of a separate enforcement investigation. Due to the size and position of the proposed extension, the outcome of the enforcement investigation is not material in determining this application. The extension would be sited far enough away from the nearest neighbouring windows and it is not the existence of the garage that makes the application acceptable.
13. Several other comments related to concerns that the property would be converted into a HMO. Planning permission would be required for any future change of use from C3 dwellinghouse to C4 HMO, and the issues

raised such as parking pressure would be considered then.

Conclusion: the proposal would not cause harm to neighbouring amenity and would not result in significant harm to the character or appearance of the area. The application is recommended for approval and complies with policies CP1, CP6, CP8, CP10 and HS19 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2026.

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: 12/02269/FUL

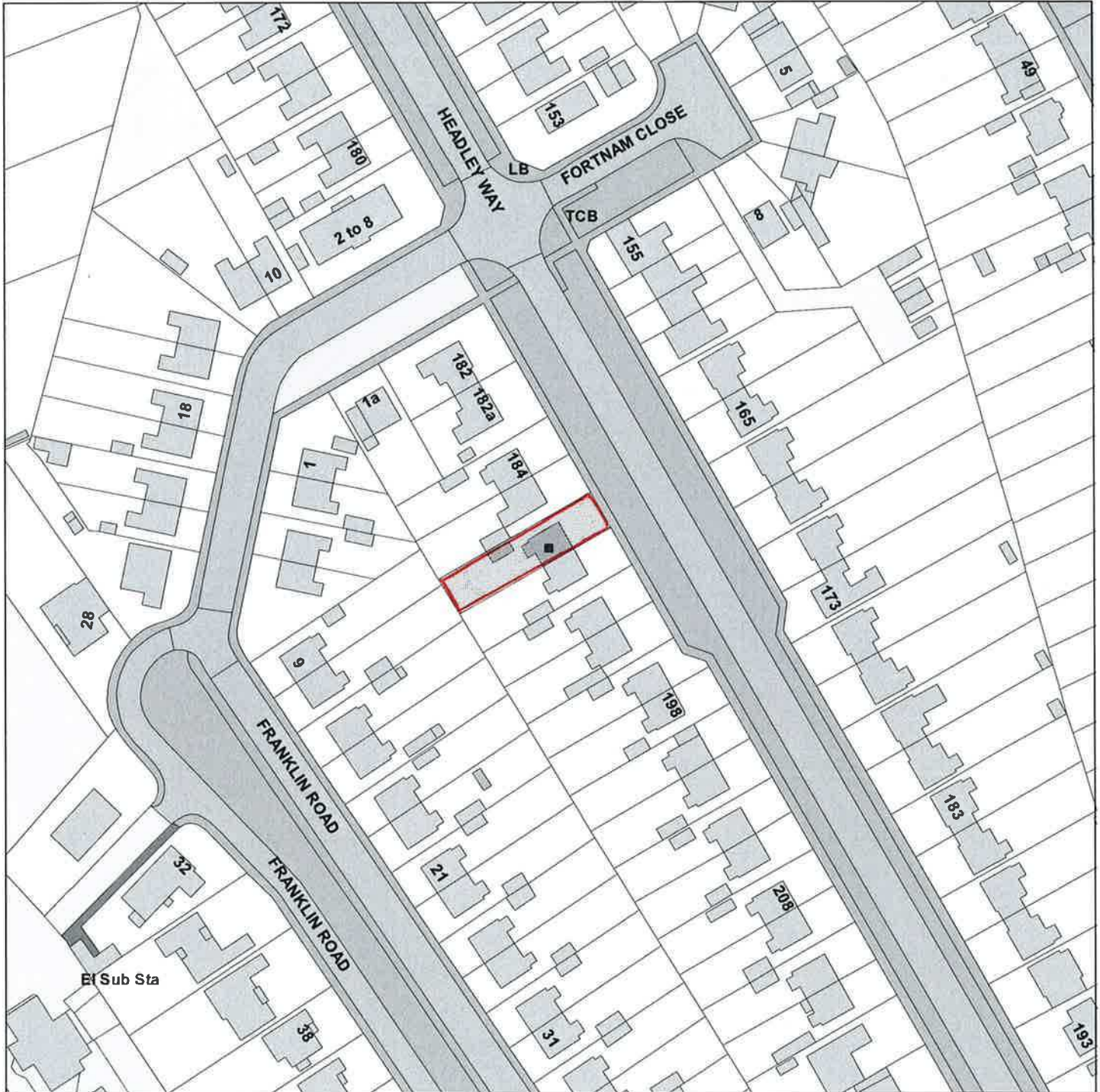
Contact Officer: Rona Gregory

Extension: 2157

Date: 18th October 2012

Appendix 1

188 Headley Way



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	26 October 2012
SLA Number	Not Set

Agenda Item 12

Monthly Planning Appeals Performance Update – September 2012

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 30 September 2012, while Table B does the same for the current business plan year, ie. 1 April 2012 to 30 September 2012.

Table A. BV204 Rolling annual performance (to 30 September 2012)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	12	(33%)	3 (50%)	9 (30%)
Dismissed	24	67%	3 (50%)	21 (70%)
<i>Total BV204 appeals</i>	36		6	30

Table B. BV204: Current Business plan year performance (1 April to 30 September 2012)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	6	(32%)	1 (25%)	5 (33%)
Dismissed	13	68%	3 (75%)	10 (67%)
<i>Total BV204 appeals</i>	19		4	15

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 30 September 2012

	Appeals	Percentage performance
Allowed	14	(33%)
Dismissed	28	67%
All appeals decided	42	
Withdrawn	2	

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table D, appended below, shows a breakdown of appeal decisions received during September 2012.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table E, appended below, is a breakdown of all appeals started during September 2012. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table D Appeals Decided Between 1/9/12 And 30/9/12

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS – Dismissed DISCST- Dismissed with costs against applicant

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
11/03281/FUL	12/00017/REFUSE	DEL	REF	DIS	10/09/2012	LITTM	25 Giles Road Oxford OX4 4NN	Erection of two storey side extension to create 3 bedroom house
12/00521/FUL	12/00019/REFUSE	DEL	REF	ALC	11/09/2012	IFFLDS	71 Ridgefield Road Oxford OX4 3BX	Erection of two storey side extension to form one dwelling. Provision of car and cycle parking, bin stores and private amenity space
12/00236/FUL	12/00024/REFUSE	DEL	REF	DIS	18/09/2012	MARST	5 Boults Lane Oxford OX3 0PW	Erection of two storey side extension following the demolition of existing extension
11/02973/FUL	12/00016/REFUSE	DEL	REF	DIS	19/09/2012	HEAD	101 London Road Oxford Oxford OX3 9AE	Change of use of first floor from t to use class C3) to office (use class B1).residential flat
11/02278/FUL	12/00013/REFUSE	DEL	REF	DIS	20/09/2012	BBLEYS	29 Balfour Road Oxford OX4 6AE	Erection of 3 bedroom end of terrace house. Provision of 2 car parking spaces to frontage.
11/02885/FUL	12/00012/REFUSE	DELCOM	PER	DIS	20/09/2012	LITTM	51 Littlemore Road Oxford OX4 3SS	Subdivision of existing garden serving 51 Littlemore. Road Demolition of existing garages and erection of detached 2 storey, 4 bedroom dwelling provision of 2 car parking spaces access off Van Diemens Lane. Provision of bin and cycle stores and private amenity space.
11/02325/OUT	12/00010/REFUSE	DEL	REF	DISCST	24/09/2012	HEAD	29 Old High Street Oxford OX3 9HP	Demolition of existing house, buildings and structures. Erection of 5 x three storey terraced houses with integral garages, parking and bin stores. Alteration to vehicular access
11/02326/CAC	12/00011/REFUSE	DEL	REF	DISCST	24/09/2012	HEAD	29 Old High Street Oxford OX3 9HP	Demolition of existing house, buildings and structures.

TABLE E Appeals Received Between 1/9/12 And 30/9/12

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECMND
 KEY: PER - Approve, REF - Refuse, SPL - Split
 Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
11/03005/FUL	12/00039/REFUSE	COMM	REF	I	Innovation House Mill Street Oxford OX2 0XJ	JEROSN	Change of use from office (class B1a) to student accommodation, together with alterations to the building facade, changes to the car parking arrangements, landscaping and the provision of 100 covered cycle stands (Amended plans)
12/00972/FUL	12/00038/REFUSE	DEL	REF	H	22 Norham Road Oxford OX2 6SF	NORTH	Erection of single storey side extension.
12/01238/FUL	12/00040/REFUSE	DEL	REF	W	6 Trevor Place Oxford OX4 3LE	COWLEY	Two storey side extension to form a 1 bed house. Provision of two car parking spaces (amended plans)

Total Received: 3

EAST AREA PLANNING COMMITTEE

Tuesday 9 October 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Rundle (Vice-Chair), Clarkson, Coulter, Curran, Hollick, Lloyd-Shogbesan, Sinclair and Fooks.

OFFICERS PRESENT: Angela Fettiplace (City Development), Andrew Murdoch (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

61. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies received from Councillor Mohammed Altaf-Khan, substitute Councillor Jean Fooks.

62. DECLARATIONS OF INTEREST

Councillor Clarkson declared the following:

- she knew the neighbours of item 5 (77 & 77A Sandfield Road, Oxford 12/01608/VAR) but had not expressed an opinion either for or against the application. (minute 65 refers)

- she had spoken to the Marston Parish Council regarding item 10 (1 Elsfield Road, Oxford 12/01643/FUL) but had not expressed an opinion either for or against the application. (minute 70 refers)

63. OXFORD SPIRES ACADEMY - 12/01787/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a 3 storey extension to existing building to provide replacement accommodation for science, ICT and business enterprise, and sixth form and assembly hall. The application includes associated landscaping, replacement parking and the demolition of the existing science block. Ancillary works to provide single storey extension WC extension to existing art block and single storey extension to sports changing rooms.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 13 conditions listed in the Planning Officer's report

64. GARAGE BLOCK, LEIDEN ROAD - 12/01845/CT3

The Head of City Development submitted a report (previously circulated, now appended) which detailed an outline planning application for the demolition of

garage block and erection of 3x3 bed houses with associated parking and bin stores.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 10 conditions listed in the Planning Officer's report.

65. 77 AND 77A SANDFIELD ROAD, OXFORD - 12/01608/VAR

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application to remove conditions 7, 11, 15, 18 and 19 from planning permission 12/00077/FUL for a 2 bed dwelling.

In accordance with the criteria for public speaking, the Committee noted that Mike Bishop and Chris Coniam spoke against the application and Henry Venners spoke in favour of it.

The Committee resolved (by 9 votes to 0) to REFUSE the application to remove conditions 7, 11, 15, 18 and 19 as listed in the Planning Officer's report, but to amend condition 7 to allow visitor parking permits and condition 18 to delete the requirement to effect further works to the rear extension.

The Committee made the following comments:

Condition 7 – removal from controlled parking zone.

In the light of the representations made on behalf of the Applicant suggesting a need for parking for visitors the Committee felt it was reasonable to change this condition to allow the occupants to apply for visitor parking permits.

Condition 11 – No habitable room in roof space of 77A Sandfield Road.

The Committee felt that the size of the loft did not provide adequate amenity space for a bedroom and wanted this condition to be retained. The Committee did not accept that the condition was unenforceable.

Condition 15 – Retention of privit hedge at 77A Sandfield Road and extension of amenity space (suggested 1 m wider).

The Committee agreed with the reasons given in the report that increasing the width of the amenity space was reasonable for a 2 bed dwelling and wanted this condition to be retained.

Condition 18- Set backs adjacent to 79 Sandfield Road to be re-instated.

The Committee agreed to the shorter set backs at the rear of 77A Sandfields Road but wanted this condition to be retained for the unfinished front extension.

Condition 19 – Replacement of casement windows in roof of side and rear single storey extension with velux windows.

The Committee felt that it was not unreasonable for the applicant to replace the casement windows and wanted this condition to be retained.

Councillor Rundle offered to attend the appeal hearing – should this application go to appeal.

66. THE BUNGALOW, 35 BARTON ROAD, OXFORD - 12/02139/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the demolition of existing bungalow and erection of 1x3 bed dwelling house, 1x2 bed flat and 1x1 bed flat.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against this application.

The Committee resolved (by 9 votes to 0) to APPROVE the application subject to the 14 conditions listed in the Planning Officer's report.

67. 38 RYMERS LANE, OXFORD - 12/01984/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a single storey rear extension and two storey side extension to create a 3 bedroom dwelling (class C3), with associated parking, amenity space and bin and cycle storage.

In accordance with the criteria for public speaking, the Committee noted that Councillor Shah Khan spoke against the application and no one spoke in favour of it.

The Committee resolved (by 7 votes to 0) to APPROVE the application subject to the 11 conditions listed in the Planning Officer's report and the 2 additional conditions and informative.

Conditions

Cycle parking and bin stores for both dwellings

Retention of hedge

Informative

No subdivision to form an HMO

68. BELLA COURT, 69 THE SLADE, OXFORD - 12/01516/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for a change of use of three live/work units to rear of site (3x1) bed dwellings (retrospective).

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 2 conditions listed in the Planning Officer's report

69. 10A KELBURNE ROAD, OXFORD - 12/01967/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed a planning application for the erection of a part single storey, part two storey, rear extension to existing dwelling and, a two storey side extension to create two-bed dwelling (class C3) with associated parking, amenity space and bin and cycle storage.

In accordance with the criteria for public speaking, the Committee noted Nadeem Khan spoke in favour of the application.

The Committee resolved (by 9 votes to 0) to APPROVE the application subject to the 11 conditions listed in the Planning Officer's report and the 2 additional conditions -

Permeable surface/landscaping laid at the front of property
No permitted development for either dwelling

70. 1 ELSFIELD ROAD, OXFORD - 12/01643/FUL

The Head of City Development submitted a report (previously circulated, now appended) which detailed an application for a proposed removal of existing porch and erection of single storey extension with a dormer window.

In accordance with the criteria for public speaking, the Committee noted Jenny Fletcher spoke in favour of the application.

The Committee resolved (by 8 votes to 0) to APPROVE the application subject to the 8 conditions listed in the Planning Officer's report and the 2 additional conditions -

Sample stone panel to be erected on site and approved before commencement
Retain the front hedge

71. PLANNING APPEALS

The Committee resolved (by 9 votes to 0) to NOTE the report on planning appeals received and determined during August 2012

72. FORTHCOMING PLANNING APPLICATIONS

The Committee resolved (by 9 votes to 0) to NOTE the list of forthcoming planning applications.

73. MINUTES

The Committee resolved (by 9 votes to 0) to NOTE the minutes of 6 September 2012 as a true and accurate record.

74. DATES OF FUTURE MEETINGS

The Committee NOTED that the date of the next meeting is Tuesday 6 November 2012.

The meeting started at 6.00 pm and ended at 8.15 pm

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