

# WEST AREA PLANNING COMMITTEE

**Wednesday 24 September 2014**

**COUNCILLORS PRESENT:** Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Cook, Fry, Gant, Kennedy and Tanner.

**OFFICERS PRESENT:** Niko Grigoropoulos (City Development), Michael Morgan (Law and Governance), Jennifer Thompson (Law and Governance).

## **52. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Clack and Price (substitutes Councillors Kennedy and Fry respectively).

## **53. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

## **54. 9 WHITE HOUSE ROAD - 14/01515/FUL**

The Head of City Development submitted a report and appendix (previously circulated, now appended) which detailed a retrospective planning application for the erection of a garden outbuilding at 9 Whitehouse Road, Oxford.

Gerald Dorey, on behalf of neighbouring residents, spoke against the application.

Robert Pope, the agent for the applicant, spoke in support of the application.

The Development Performance Manager presented the report and in answer to questions said that the remaining rear amenity space was about 45% of the total rear area of the property, sufficient for a guest house; and reminded the committee of the wording of policy TA4.

The Committee considered the planning merits of the application and relevant local plan policies. The committee considered policy TA4 and concluded that the policy did not support this development in this location; Whitehouse Road not being one of the locations identified in the policy. The Committee was of the view that as the use of the development freed up at least some space and consequently increased the accommodation within the guest house TA4 the development was contrary to TA4.

The Committee concluded that the building was not of a high standard of design; and created an overbearing and overcrowded impact in its plot and on its surroundings.

Contrary to the officer's recommendation of approval, a motion to refuse the application was seconded and agreed on the vote.

The Committee resolved:

that had the Committee previously determined the planning application,

planning permission for application P14/01515/FUL, 9 Whitehouse Road, would have been refused for the following reasons:

1. The design, mass and scale of the development created an overbearing and overcrowded form and an inappropriate visual relationship with neighbouring properties contrary to policies CP8 of the Oxford Local Plan 2001-2016, CS18 of the Oxford Core Strategy 2026 and HP9 of the Sites and Housing Plan 2011-2026 and
2. The development is likely to lead to an intensification of use of the guest house and as such is contrary to policy TA4 of the Oxford Local Plan 2001-2016.

**The meeting started at 6.30 pm and ended at 7.05 pm**