

Agenda

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East Area Planning Committee

Date: **Wednesday 7 October 2015**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

Jennifer Thompson, Committee and Member Services Officer

Telephone: 01865 252275

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As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor Van Coulter	Barton and Sandhills;
	Councillor Mohammed Altaf-Khan	Headington;
	Councillor Farida Anwar	Headington Hill and Northway;
	Councillor Ruthi Brandt	Carfax;
	Councillor Mary Clarkson	Marston;
	Councillor David Henwood	Cowley;
	Councillor Sian Taylor	Northfield Brook;
	Councillor Ruth Wilkinson	Headington;

The quorum for this meeting is five members. Substitutes are permitted

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AGENDA

Pages

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

2 **DECLARATIONS OF INTEREST**

3 **BRASENOSE FARM COTTAGE: 15/01247/CT3**

11 - 24

Site Address: Brasenose Farm Cottage, Eastern By-Pass Road, Oxford.

Proposal: Conversion of farm buildings to create 2 x 2-bed dwellinghouses and erection of 2 x 3-bed two storey dwellinghouses (Use Class C3) with provision of private amenity space and associated landscaping. Formation of double carport to existing dwelling. Alterations to access and provision of additional parking.

Officer recommendation: to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission on its completion, subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples of materials.
4. Details of windows / rooflights / doors.
5. Details of refuse and cycle storage.
6. Landscape plan required.
7. Landscape carried out after completion.
8. Landscape hard surface design - tree roots.
9. Landscape underground services - tree roots.
10. Tree Protection Plan (TPP) 1.
11. Arboricultural Method Statement (AMS) 1.
12. Arch - Implementation of programme of investigation.
13. Biodiversity Report Recommendations carried out.
14. Surface Drainage Scheme.
15. Detailed design of access road improvements.
16. Visibility Splays.
17. Parking Areas to be provided.
18. Construction Traffic Management Plan.
19. Details of means of enclosures for all boundaries.
20. Energy Efficiency Measures.
21. Design - no additions to dwelling.
22. Contaminated Land Risk Assessment.

Legal Agreement

Appropriate planning obligation to secure affordable housing contribution.

4 **UYS LTD. GARSINGTON ROAD, OXFORD: 15/02262/FUL**

25 - 34

Site Address: UYS Ltd. Garsington Road, Oxford

Proposal: Erection of warehouse building on existing car parking area

Officer recommendation: to approve the application with the following

conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Temporary Building.
4. Materials.
5. Use of Building.
6. Tree Protection Plan (TPP) 1.
7. Construction Traffic Management Plan.
8. Revised Drainage Details.
9. External lighting.
10. Cycle Shelter.

5 BLEWITT COURT, OXFORD RD, LITTLEMORE:15/02171/FUL

35 - 44

Site Address: Blewitt Court, Oxford Road, Littlemore Oxford

Proposal: Installation of public artwork and seating

Officer recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples in Conservation Area – Littlemore.

6 1 MARSH LANE, MARSTON: 15/02364/FUL

45 - 52

Site Address: 1 Marsh Lane, Marston, Oxford

Proposal: Demolition of existing garage. Erection of single storey side and rear extensions.

Officer recommendation: to approve the application subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials.
4. Landscaping.
5. Drainage and Parking.
6. Garage to be demolished.

7 10 DYNHAM PLACE, OXFORD, OX3 7NL: 15/02187/CT3

53 - 58

Site Address: 10 Dynham Place, Oxford, OX3 7NL

Proposal: Erection of single storey rear extension.

Officer recommendation: to approve planning permission subject to the following conditions:

1. Development begun within time limit.
2. Development in accordance with approved plans.
3. Materials as proposed.
4. Sustainable Urban Drainage Systems.

8	<p>1 - 15 CARPENTER CLOSE (VERGES): 15/02224/CT4</p> <p>Site Address: Verges at 1 to 15 Carpenter Close, Littlemore</p> <p>Proposal: Provision of 8 residents' parking spaces on existing grass verges (Amended plan and description)</p> <p>Officer recommendation: to approve the application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Development in accordance with approved plans. 3. Parking in accordance with plans. 4. Development in accordance to Tree Protection Plan (TPP) 1. 5. Sustainable Urban Drainage Systems. 6. Landscaping. 	59 - 66
9	<p>3 DAVID NICHOLLS CLOSE, LITTLEMORE: 15/02061/FUL</p> <p>This application was deferred from the meeting on 2 September.</p> <p>Site Address: 3 David Nicholls Close, Littlemore</p> <p>Proposal: Increase in ridge height of garage roof. (Retrospective). Conversion of garage into 1 x 1-bed annexe (Use Class C3).</p> <p>Officer recommendation: to approve the application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development begun within time limit. 2. Develop in accordance with approved plans. 3. Materials – matching. 4. Restricted use. 5. Sustainability design/construction. 	67 - 80
10	<p>PLANNING APPEALS</p> <p>Summary information on planning appeals received and determined during August (attached) and September (to follow).</p> <p>The Committee is asked to note this information.</p>	81 - 86
11	<p>MINUTES</p> <p>Minutes from the meetings of 2 September 2015.</p> <p>Recommendation: That the minutes of the meeting held on 2 September 2015 are approved as a true and accurate record.</p>	87 - 88
13	<p>FORTHCOMING APPLICATIONS</p> <p>Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.</p>	

- Land East of Warren Crescent: 13/01555/CT3
- 23 Spring Lane, Littlemore, Oxford: 14/03049/FUL
- 8 Jersey Road: 15/00192/FUL
- Land adj to 147 Oxford Road, Old Marston: 15/00210/FUL
- 36, 38 and 40 London Road and 2 Latimer Road: 15/00858/FUL
- Ashlar House Adj 2 Glanville Road: 15/00955/FUL
- 70 Glebelands: 15/01349/FUL
- 6 Perrin Street and 18 Windsor Street: 15/01778/FUL
- 38 St Leonard's Road OX3 8AB: 15/01872/FUL
- 287 Cowley Road: 15/02172/FUL
- 14 Holyoake Road 15/02096/FUL
- Land to rear of 17 Between Towns Road: 15/02245/OUT
- Jack Russell, 21 Salford Road: 15/02282/OUT
- John Allen Centre: 15/02288/FUL
- Canterbury House, Adams House (Block B) and Rivera House (Block C): 15/02542/OUT
- Site of former Friar Public House, 2 Old Marston Road, Oxford: 15/02543/FUL

15 DATES OF FUTURE MEETINGS

The Committee will meet on the following dates:

7 October 2015
4 November 2015
2 December 2015
6 January 2016
3 February 2016
2 March 2016
6 April 2016

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.

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;
 - (d) 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;
 - (e) 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 Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.
4. Preparation of Planning Policy documents – Public Meetings

At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.
5. Public requests to speak

Members of the public wishing to speak must notify the Democratic Services Officer before the meeting starts giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.
6. Written statements from the public

Members of the public and councillors can send the Democratic Services Officer written statements to circulate to committee members, and the planning officer prior to the meeting. Statements are accepted and circulated by noon, two working days before the start of the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising.
7. Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention at least 24 hours before the start of the meeting so that members can be notified.

8. Recording meetings

Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best plan to record. You are not allowed to disturb the meeting and the Chair will stop the meeting if they feel a recording is disruptive.

The Council asks those recording the meeting:

- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
- To avoid recording members of the public present unless they are addressing the meeting.

For more information on recording at meetings please refer to the Council's [Protocol for Recording at Public Meetings](#)

9. Meeting Etiquette

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.

10. 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; or
- (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

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East Area Planning Committee

7 October 2015

Application Number: 15/01247/CT3

Decision Due by: 1 July 2015

Proposal: Conversion of farm buildings to create 2 x 2-bed dwellinghouses and erection of 2 x 3-bed two storey dwellinghouses (Use Class C3) with provision of private amenity space and associated landscaping. Formation of double carport to existing dwelling. Alterations to access and provision of additional parking.

Site Address: Brasenose Farm Cottage, Eastern By-Pass Road, Oxford
(**site plan: appendix 1**)

Ward: Lye Valley Ward

Agent: Mr David Grundy

Applicant: Oxford City Council

Recommendation:

The East Area Planning Committee is recommended to support the development in principle but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion:

Reasons for Approval

- 1 The proposed development would make an efficient use of a group of redundant buildings and previously developed land for residential purposes in order to deliver a balanced mix of accommodation for the Wood Farm Neighbourhood Area. The proposal would constitute a viable conservation of these under-used buildings of local interest and provide new built form that would conserve the significance of the farmstead to the benefit of the heritage asset. The proposal would provide a good standard of internal and external living environment for the future occupants of the proposed housing. The dwellings would provide a level of off-street parking which would be considered suitable for a sustainable area such as this, and a new access that would be acceptable in highway terms. The development would not introduce any significant arboricultural, ecological, or archaeological impacts and any such issues could be successfully mitigated by appropriately worded conditions. The proposed development would accord with the overall aims of the National Planning Policy Framework and the relevant policies of the

Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and 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 of materials
- 4 Details of windows / rooflights / doors
- 5 Details of refuse and cycle storage
- 6 Landscape plan required
- 7 Landscape carried out after completion
- 8 Landscape hard surface design - tree roots
- 9 Landscape underground services - tree roots
- 10 Tree Protection Plan (TPP) 1
- 11 Arboricultural Method Statement (AMS) 1
- 12 Arch - Implementation of programme of investigation
- 13 Biodiversity Report Recommendations carried out
- 14 Surface Drainage Scheme
- 15 Detailed design of access road improvements
- 16 Visibility Splays
- 17 Parking Areas to be provided
- 18 Construction Traffic Management Plan
- 19 Details of means of enclosures for all boundaries
- 20 Energy Efficiency Measures
- 21 Design - no additions to dwelling
- 22 Contaminated Land Risk Assessment

Legal Agreement

- Appropriate planning obligation to secure affordable housing contribution

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

NE15 - Loss of Trees and Hedgerows

Core Strategy

CS2_ - Previously developed and greenfield land

CS11_ - Flooding

CS12_ - Biodiversity

CS23_ - Mix of housing

CS24_ - Affordable housing

HP11_ - Low Carbon Homes

Sites and Housing Plan

HP2_ - Accessible and Adaptable Homes

HP4_ - Affordable Homes from Small Housing Sites

HP9_ - Design, Character and Context

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
- Planning Practice Guidance
- Balance of Dwellings Supplementary Planning Document
- Affordable Housing and Planning Obligations Supplementary Planning Document

Relevant Site History:

None

Representations Received:

Letters have been received from the following addresses. Their comments are summarised below

- 29 Glebelands; 34 East Field Close; 31 Blenheim Road (Horspath)
- The access and egress to and from Brasenose Farm is unsafe as it consists of a single track road that exits onto a dual carriageway without traffic control
- The access is inadequate for 4 dwellings as it was barely acceptable for one
- There is a lack of signage at the junction to Brasenose Farm which currently causes traffic problems because other drivers fail to understand there is an access there
- Although most users accessing Brasenose Farm access the site from Brasenose Driftway which is at slow speed, but for those access from Headington there is a concern about traffic safety even with the 50mph limit
- The exit from the site should have a slip road to enable cars to decelerate and avoid the main traffic on the dual carriageway
- The Local Plan does not designate this area as residential
- Access to school and other amenities are only available by car
- The pathway from Brasenose Farm is uneven, unkempt and requires upgrading

to enable pedestrians to walk to the traffic lights at the junction with Brasenose Driftway

- The pathway is poorly lit at night and in close proximity to high speed traffic using the ring road

Statutory Consultees:

Natural England: No comment to make on the application

Oxfordshire County Council Highways Authority: No objection, subject to conditions

Officers Assessment:

Background to the Proposal

1. The site is located on the outskirts of the city boundary on the eastern side of the Eastern By-pass (A40). It is bounded by allotments to the north and east respectively with Shotover Country Park beyond, and an industrial estate to the south (**appendix 1**)
2. The site comprises Brasenose Farmhouse and its outbuildings which date back to the latter part of the C17th. The farmhouse, stables, and threshing barn are the only remnants from the period that survive on site with other farm buildings demolished in the late 1960s. There are two accesses to the site, a vehicular access from the Eastern Bypass (A4), and a pedestrian access through the allotments from Brasenose Wood to the east.
3. The site is not within a conservation area and the farmhouse and outbuildings are not listed. The farmhouse has been nominated for inclusion on the Oxford Heritage Asset Register, and is of interest because it has associations with the Morris family, with William Morris living there in his childhood. The farmhouse has recently been used as accommodation for the Shotover Country Park Rangers employed by the Council, while the outbuilding was used as offices for the property maintenance team, and the other barns used for storage. The buildings are no longer in use, and as such the Council is seeking a viable use for the building.
4. Planning permission is sought for the conversion of the existing stables and threshing barn to create 2x2 bedroom dwellinghouses. A new two-storey building would be erected on the south-western side of the farmyard to create 2x3 bedroom dwellinghouses.
5. The proposal would also include the provision of private amenity space and landscaping associated with the new dwellings, and provision of additional parking. There would also be alterations to the access from the A40.
6. The existing farmhouse would be retained as a dwellinghouse, but the proposal includes the formation of a double car port for this dwelling.
7. Officers consider the main determining issues to be

- Principle of Development
- Balance of Dwellings
- Affordable Housing
- Site Layout and Built Form
- Residential Use
- Transport
- Landscaping
- Archaeology
- Biodiversity
- Sustainability
- Other matters

Principle of Development

8. The National Planning Policy Framework [NPPF] encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. These aims are supported through Policy CS2 of the Oxford Core Strategy 2026.
9. The existing outbuildings are currently vacant with the last authorised use being as an office and storage for the city council. The reuse of these buildings and the erection of further residential uses on the opposite side of the farmyard would accord with the aims of the NPPF and Policy CS2 of the Oxford Core Strategy.

Balance of Dwellings

10. Policy CS23 of the Oxford Core Strategy 2026 requires residential development to deliver a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. The mix of housing relates to the size, type and tenure of dwellings to provide for a range of households.
11. The Balance of Dwellings Supplementary Planning Document (BoDSPD) sets out the appropriate housing mixes for each Neighbourhood Area within the City. The site is located within the Wood Farm Neighbourhood Area, where a reasonable proportion of new family dwellings are required within residential schemes. In this area the BoDSPD states that development proposals involving the provision of 1-3 units should not result in the net loss of a family unit of accommodation.
12. The provision of 2x2 and 2x3 bedroom units along with the retention of the existing farmhouse would be wholly consistent with Policy CS23 of the Oxford Core Strategy 2026 and the BoDSPD.

Affordable Housing

13. Sites and Housing Plan Policy HP4 states that residential development on sites with capacity for 4 to 9 dwellings, will only be granted where a financial contribution is secured towards affordable housing elsewhere in Oxford. The proposed development would therefore constitute a qualifying development under

the terms of this policy.

14. The National Planning Practice Guidance was amended in November 2014 to define the specific circumstances by which planning obligations should be sought from small scale development. This made clear that affordable housing contributions should not be sought from developments of 10 units or less. In line with this advice, the Council resolved to not apply the terms of Sites and Housing Plan Policy HP4. However these amendments to the National Planning Practice Guidance and Ministerial Statement have recently been quashed by the high court and as a result of this decision the Council are now able to apply Sites and Housing Plan Policy HP4 in its entirety.
15. Any planning permission would need to be accompanied by a satisfactory planning obligation that secured a financial contribution towards affordable housing.

Site Layout and Built Form

16. The NPPF considers that good design is a key aspect of sustainable development. This means that the level of development within any scheme should suit the sites capacity and respond appropriately and realistically to the site constraints. This is reflected in Oxford Local Plan Policy CP6. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate a high-quality urban design that responds to the site and its surroundings; creates a strong sense of place; attractive public realm; and provide high quality architecture. Policy CP6 and CP8 of the Oxford Local Plan 2001-2016 also states that the siting, massing, and design of development should create an appropriate visual relationship with the form, grain, scale, materials, and details of the surrounding area, and that the built form makes the most efficient use of the site in a manner that suits its capacity. This is supported by Sites and Housing Plan Policies HP9.
17. The Farmhouse and outbuildings are not statutorily listed, but have some architectural and historic interest as a survival of a C17th agricultural landscape within Shotover Country Park and also local significance with its associations with William Morris.
18. A Heritage Assessment has been prepared for the site by the Council's Heritage and Specialist Services Team in order to inform the decisions about the sites future. The assessment identifies that while not statutorily listed, the farmhouse and outbuildings as a group have some architectural and historic interest as an example of a late C17th enclosed farmstead with surviving threshing barn, stables, and animal sheds and also local significance with its associations with William Morris. The assessment concludes that the farmhouse and outbuildings would benefit from a viable and appropriate use that would then help sustain the sites heritage value and a regular programme of maintenance. A number of opportunities are also identified which would conserve or reveal the significance of the building as heritage assets. These would be the removal of the C20th interventions in the stable building; reinstatement of the historically correct form of windows, doors and fireplaces; construction of a new long building range on the

west framing the western side of the foldyard to rediscover the sense of enclosure and earlier form supporting its setting; and the careful removal of the C20th cement-rich pointing and paint

19. The proposal has been developed following extensive pre-application discussions with officers to ensure that it responds to the opportunities in the Heritage Assessment. The stables and barn would be converted into 2x2 bedroom units, and will work with the existing fabric of the building and retain its existing roof form. The existing openings in the buildings will be utilised in order to minimise the alterations to the external appearance of the buildings. It is considered that the conversion would be successful in maintaining the significance of these buildings, although care will need to be taken with the detailing of windows and rooflights in the building. This could be dealt with through a condition which reserves the approval of all the windows, doors and rooflights.
20. The proposal also includes the erection of a new building on the north-western side of the yard to create 2x3 bedroom dwellings. The building would have the appearance of a pair of buildings side by side, in a similar fashion to the Stables and Barn on the opposite side of the yard. The buildings would measure 9m (l) x 6.1m (w) and have ridge heights of 6.2m and 7.1m. The building would use natural rubble stonework, blue grey slate tiles and painted timber windows and doors. The overall size, scale and appearance of these buildings would be appropriate for the setting, and the construction of a new long building range on this side of the yard is welcomed in terms of framing the courtyard. Again the windows, doors and rooflights should be reserved for approval so as to ensure that they are appropriate and relate to the barn and stable conversion. Finally the lean-to car port to the side of the existing farmhouse would also be considered appropriate in terms of size, scale and design.
21. Overall officers consider that the proposed works would be of a size, scale and design that would preserve and better reveal the historical significance of this collection of farm buildings in accordance with the aims and objectives of the above-mentioned policies. It is also recommended that conditions are attached to seek prior approval of all materials including mortar mix, and a scheme for the retention of the stone carvings on the inside of the main threshing barn openings.

Residential Use

22. The 2x2 bedroom dwellings in the barn and stables and the 2x3 bedroom dwellings in the new dwelling which would all have internal floor sizes that comfortably exceed the indoor space standards set out within Oxford Local Plan Policies CP10 and Sites and Housing Plan Policies HP2 and HP12.
23. The units would all be provided with a private garden of suitable size for the type of accommodation proposed in accordance with Sites and Housing Plan Policy HP13.
24. A condition would need to be attached to any permission reserving approval of the means of enclosure for these private gardens and also for the location of all refuse and cycle storage.

Landscaping

25. An Arboricultural Report was submitted with the application. The site contains a number of trees which have either been planted or naturally regenerated in three principal areas, a group of Leyland cypress stands to the north of the farmhouse next to the Eastern By-pass. A linear group of trees straddles the site access drive's eastern edge, and a triangular copse lies to the west.
26. The trees to the south of the drive are unaffected by the proposals. The creation of the two-storey building (units 4 and 5) would involve the removal of the middle section of the tree belt along the drive but these are small trees and of moderate quality which are screened from external views by the surrounding trees. The Leyland cypress group to the north is also identified for removal and the area subject to indicative replacement planting, which should produce no net harm to public visual amenity in the medium term. Finally a number of small trees, mostly fruiting varieties are shown removed from within the existing garden and courtyard areas under reconfiguration of the amenity spaces around Units 1 and 2. This would be considered acceptable subject to replacement planting proposals for the paved courtyard, which can be secured under condition.
27. Having reviewed the submitted details, officers consider that the application has responded appropriately to the arboricultural constraints of existing trees, retaining the individual trees and groups of real merit. These are the triangular copse to the west of the drive, a group of trees at the southern end of the access drive, which provides a landscape foil to the proposed areas of car parking and maintains the character of the access drive which has something of the quality of a secluded country lane. Importantly the retained group will align with the triangular copse in views from the north-east to maintain screening of the industrial units to the west from the SSSI. This is an important public amenity area. An attractive early mature walnut tree adjacent to the farmhouse is also retained and the design responds to the Root Protection requirements of the tree and the spatial relationship with existing and proposed buildings is considered adequate.
28. The landscape plan should also include details of the treatment of the courtyard around the existing and new buildings to ensure that this reflects the historical significance of the farmhouse setting.
29. Therefore subject to appropriate conditions which control the replacement planting for any tree removals and respective tree protection measures, officers consider that the proposal would be acceptable in arboricultural terms under Oxford Local Plan Policies NE15, CP1, and CP11.

Transport

30. A Transport Statement and Addendum has been provided to consider the transport impacts of the proposal. The site is currently accessed via a drive from the southbound carriageway of the Eastern By-pass (A4142) which also serves the adjacent allotments. The area to the front of the existing farm buildings currently provides an informal parking area for vehicles used by the allotments.

31. Traffic Generation: The proposed dwellings will increase the number of vehicles using the access. The four dwellings will result in approximately 2.6 trips in the peak hours, which is 1 trip per 20 minutes. This is not considered a significant increase and the Local Highways Authority has raised no objection in these terms.
32. Access: The proposal will result in improvements to the existing access from the Eastern By-pass (A4142) through the widening of the entrance and access to 4.8m with kerb radii of 6.5m, and improved visibility splays. The scheme also includes signage at the junction which will make clear that there is 'no right turn' onto the Eastern By-pass allowed.
33. These works will have a benefit to all users of the access road (i.e. the proposed dwellings and allotments) as it will allow two-way traffic along the access road and remove the current sharp site access that requires drivers on the Eastern By-pass to slow when accessing the site. The applicant has also provided swept path analysis to demonstrate that refuse and emergency vehicles can enter and exit the site. In addition to the above, footway improvements are proposed on the Eastern Bypass Road from the site access to the signalised pedestrian crossing that leads to Horspath Driftway. The footway will have a width of 1.2m.
34. The Local Highways Authority have raised no objection to the access improvements subject to conditions requiring the design details for the improved access to be approved and constructed before the development is brought into use and also for the visibility splays to be provided as shown on the submitted drawings.
35. Car Parking: The proposed development would provide 2 parking spaces per dwellinghouse (including the existing farmhouse) within the courtyard of the farmyard complex. The site plan also shows 19 parking spaces outside of the farmyard complex which would be specifically allocated for the existing allotment areas.
36. This would accord with the maximum parking standards as set out within Sites and Housing Plan Policy HP16. In both cases the layout provides suitable sized spaces, which are accessible and have sufficient turning space for vehicles to manoeuvre.
37. The Local Highways Authority have raised no objection to the level of car parking, subject to a condition requiring these details to be provided prior to the occupation of the development. It will also be necessary to seek approval of the method of construction of the parking areas to ensure that it is appropriate visually for its setting and also to ensure that they employ sustainable urban drainage methods.
38. Cycle Parking: The proposal has not provided details of the cycle parking facilities for the development. Nevertheless there is sufficient space within each of the new dwellings curtilages to provide suitable space to provide the minimum

standards of 3 spaces per 3 bedroom dwelling and 2 spaces per 2 bedroom dwelling. This could be secured by condition.

39. Overall officers consider that the proposed development will not create significant levels of traffic and would make adequate provision for car and cycle parking associated with the uses on site. The proposed works to improve the access road and junction with the eastern by-pass would have significant public benefit for all users of the road. As such the proposal would accord with the aims of Oxford Local Plan Policy CP1 and Sites and Housing Plan Policies HP15 and HP16

Sustainability

40. Sites and Housing Plan Policy HP11 states that all development must show how energy efficiencies have been incorporated into the development. The application has not included an energy statement to set out how this will occur for the proposed development. A condition should be attached which requests details of the energy efficiency measures to be incorporated into the building to be submitted prior to the start of works on site.

Archaeology

41. An Archaeological Evaluation by Foundations Archaeology has been submitted with the application. The evaluation did not identify any significant archaeology although current site constraints prevented the footprint of a known former farm structure being fully investigated. The results of the evaluation demonstrated that the farmyard has been subject to considerable modern disturbance however it was not possible to establish the full extent of this disturbance.
42. The application is of interest because it involves works to a historic farm complex that includes buildings of 17th century and later date. The site is also located in an area with potential for Roman, medieval and post-medieval archaeological remains. The site is located 100m from the Dorchester-Alchester Roman Road which was the focus of an extensive corridor of pottery manufacturing compounds stretch from Otmoor, through east and south Oxford, towards Abingdon. This extensive manufacturing zone formed a regionally important Roman pottery industry, the remains of which are of national significance in the field of Roman studies. Previously likely kilns have been identified 160m to the north-west (OHER No 16300) and 290m to the east along the edge of Brasenose Wood (OHER No 5482). Furthermore Iron Age and Roman settlement remains have previously been excavated 130m to south-west at Brasenose Driftway (OHER No 17002) and the concentration of burials and Roman finds to the south of Brasenose Farmhouse suggest that there may have been a road side settlement in the vicinity (nearest pottery recovered 130m to the south (OHER 6157).
43. In this case, bearing in mind the character of the proposed development and the results of the heritage assessment, in line with the advice in the National Planning Policy Framework, a condition should be imposed that requires a written scheme of archaeological investigation and recording. The archaeological recording should consist of a Level II photographic survey and watching brief during refurbishment of the existing structures and a watching brief during ground works

for new buildings and related services. The archaeological recording should be undertaken by a professionally qualified archaeologist working to a brief issued by ourselves.

Biodiversity

44. The application has been accompanied by a Phase 1 and Preliminary Bat Survey and Bat Emergence Survey by 4 Acre Ecology Limited. The survey has identified that the small scale nature of the works on an already developed site would not have an adverse impact upon the Brasenose Wood SSSI. Natural England has raised no objection to the application
45. The Bat Emergence Survey has confirmed that the existing farmhouse and stable building is being used as a transient roost for a small number of bats. No roosts were confirmed in the other buildings despite them displaying suitable features for bats. The survey has prepared a method statement for construction works to avoid any impact upon bats. This will be applied across all of the existing buildings on site and is considered to be acceptable in terms of preventing any adverse impact upon bats on site.
46. In terms of mitigation and enhancement measures, the survey recommends the installation of a bat box in a suitable tree nearby to the development to mitigate against any temporary roost loss. In addition bat slates shall be installed in each of the roof areas, in order to provide additional access for bats between the slates and the felt, which are areas favoured by crevice dwelling bats as well as Brown Long-eared bats. The gable ends of the buildings also provide opportunities to provide bat boxes. These measures should be secured by condition.
47. Officers also consider that bird boxes should also be provided on site, which are immersed into the fabric of the converted buildings rather than attached to the exterior of the buildings or on trees. A condition should be attached which seeks further details of the proposed box designs and locations on the building.
48. As such officers consider that the proposal would not have any adverse impact upon any sites of specific scientific interest or protected species subject to appropriate mitigation measures being carried out. The scheme is therefore considered to comply with the aims of Oxford Core Strategy Policy CS12.

Other Matters

49. Contaminated Land: The Phase 1 Environmental Desk Study submitted with the application identifies the potential for contamination to exist on site and recommends that further intrusive investigations are necessary. It is recommended that a condition should be imposed upon any planning permission to secure further phased risk assessments to determine whether any contamination exists and what remediation works (if any) are necessary.
50. Community Infrastructure Levy: The proposal would be liable for a CIL charge which according to the submitted plans would be £19,633.61.

Conclusion:

51. The proposal is considered to accord with the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2011-2016. Therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the development in principle, but defer the application for the completion of a legal agreement to secure the necessary financial contribution towards affordable housing as set out above.

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.

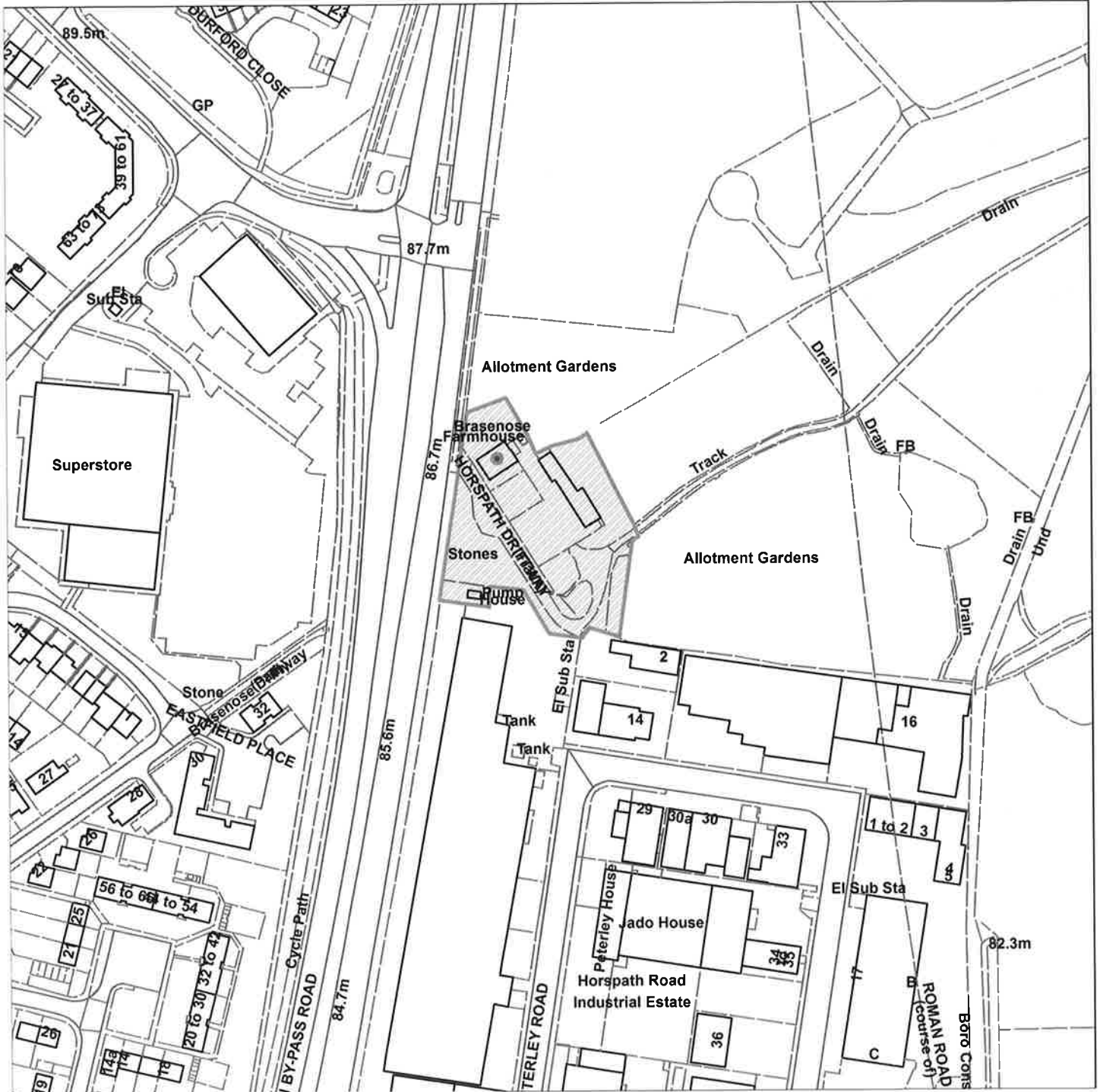
Contact Officer: Andrew Murdoch

Extension: 2228

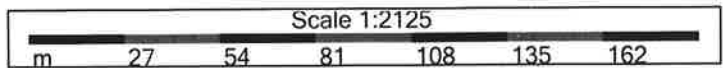
Date: 25th September 2015

Appendix 1

Brasenose Farm Cottage (15/01247/CT3)



1:2124



Organisation	Oxford City Council
Department	City Development
Comments	Not Set
Date	25 September 2015
SLA Number	100019348

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East Area Planning Committee:

7 October 2015

Application Number: 15/02262/FUL

Decision Due by: 11 November 2015

Proposal: Erection of warehouse building on existing car parking area

Site Address: UYS Ltd. Garsington Road, Oxford (**site plan: appendix 1**)

Ward: Lye Valley Ward

Agent: Mr Ross Vinter

Applicant: Mr Brian Renwick

Recommendation:

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

Reasons for Approval

- 1 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 Temporary Building
- 3 Materials
- 5 Use of Building
- 6 Tree Protection Plan (TPP) 1
- 7 Construction Traffic Management Plan
- 8 Revised Drainage Details
- 9 External lighting
- 10 Cycle Shelter

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
CP10 - Siting Development to Meet Functional Needs
CP11 - Landscape Design
EC1 - Sustainable Employment
EC9 - Warehousing
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
CP25 - Temporary Buildings

Core Strategy

CS2_ - Previously developed and greenfield land
CS11_ - Flooding
CS12_ - Biodiversity
CS13_ - Supporting access to new development
CS17_ - Infrastructure and developer contributions
CS18_ - Urban design, town character, historic environment
CS27_ - Sustainable economy

National Planning Policy Framework

National Planning Policy Guidance

Relevant Site History:

95/01752/NOY - Outline application for the erection of building for general industrial (Class B2), with access, parking and landscaping - PER

96/01703/NR - Erection of building for industrial purposes, parking for 197 cars & 60 bicycles with access from Oxford Rd, Garsington (details of siting, design, external appearance, access & landscaping reserved under 95/1752/NOY) (Amended plans) - PER

96/01704/VF - Variation of condition 12 of outline approval 95/1752/NOY. (To remove mounds to create a car park) – PER

97/00393/NF - Revisions to approved design to incorporate 2 storey office element (plus ancillary facilities) as part of factory building (864sq m. additional office floor space over & above approved scheme). (Variation to permission 96/1703/NR) – PER

01/01018/NR - Erection of extension to existing building for general industrial use (Class B2) (details of siting, design and external appearance reserved under outline application permission 95/1752/NOY). - PER

10/03317/FUL - Erection of single storey loading bay at existing loading bay. –PER

Representations Received:

None

Statutory Consultees:

Highways: No objections, subject to conditions being included relating to drainage and the submission of a construction traffic management plan

Issues:

- Principle of Development
- Design
- Impact on residents
- Access
- Parking
- Flooding and Drainage
- Biodiversity
- Noise and Lighting

Site Description

1. UYS occupies a site to the north-east of Unipart and the BMW Mini Factory site and is accessed from Garsington Road. Immediately adjacent to the site to the north-west is the freight railway line that serves the car factory. Beyond the railway line is an area of farmland and Horspath Road which is geographically the closest highway to the application site but is not accessible from UYS. The application site lies close to the edge of Oxford City's administrative boundary and is in close proximity to the edge of Horspath village, despite this close proximity the site is not visible from the village due to the railway embankment and a dense area of vegetation to the north of the application site. To the south-east of the application site there is the Unipart depot and the very large Unipart warehouse that is a major distribution centre. To the north-east and south east of the application site is farmland that lies outside of the City's boundary.
2. The application site includes a large existing building that is both the main manufacturing facility for UYS as well as the offices and warehouse. The building was constructed in the late 1990s and is a large, partially two storey, partially single storey building covering an area of 10000m². UYS manufacture exhaust systems, currently producing parts for Honda cars. The site employs 218 staff members, because of the nature of the work that is carried out on the site the majority of employees work in shifts.
3. The road access to the site is shared with Unipart, with HGV traffic and employee car access being provided around the Unipart warehouse to the driveway serving UYS; HGV traffic is managed within the UYS site with a separate access to the loading bays for the warehouse. There is a large car park in front of the main UYS building that currently provides 210 spaces for the exclusive use of UYS employees. There is an existing area for cycle parking for staff that lies to the north east of the main building.

Proposals

4. It is proposed to erect an aluminium framed warehouse in front of the main UYS building on part of the existing parking area. The proposed building would be 35m wide and 31m long; it would be constructed in two halves with a central valley gutter and two roof ridges. The height to the eaves of the building would be approximately 6m with an overall height to the ridges

of approximately 8.5m. The building would be constructed from profiled steel sheeting with an off white finish.

5. The warehouse is to be used for the storage of materials and products associated with existing operations on the site. The proposed development is required to facilitate the installation of new equipment into the existing production area; given the size of the equipment it is necessary to move plant and machinery into the new building as well as provide space for products and materials. The main use of the building would therefore be for storage but there are proposals to carry out some manufacturing processes within the building, specifically the use of the 'swiss roll' machine. The proposed building would be mainly accessed from the south-east corner of the building which would have a large roller shutter to enable forklifts to enter and exit the warehouse.
6. Planning permission is only sought for the building for a three year period as after that time the relocation and upgrades to the manufacturing processes within the main building will have been completed which should enable space for storage to be created.
7. The proposed development would result in the loss of 58 car parking spaces; with 152 spaces retained on the site.
8. There are no proposals to change access arrangements on the site.

Assessment

Principle of Development

9. The development proposed is acceptable in principle; specifically in the context of Policy EC1 of the Oxford Local Plan 2001-2016 it is considered that the proposals represent an investment by a significant employer to facilitate necessary improvements in their production processes; this would improve the viability of their site. Despite the overall size of the proposals it will not increase the number of employees required or the number of HGV movements but is necessary because of the existing constraints of the site; the development will not therefore give rise to adverse impacts upon the City's infrastructure.
10. Officers have also been mindful of the requirements of the Council's adopted planning policy in relation to warehousing, Policy EC.9 of the Oxford Local Plan 2001-2016. The proposed development is associated with existing operations on the UYS site and the warehousing could not be provided elsewhere. Many of the concerns associated with warehouse development are not relevant in this case because the development proposed relates only to the relocation of existing plant, machinery, products and materials rather than a new business or increased movements. Despite this, Officers have carefully considered the requirements of the Policy in relation to design, landscape, access, lighting

and noise and these issues are addressed throughout this report and have been considered in the context of the recommendations made.

11. In a more general context it is suggested that the proposed development would make more efficient use of existing land on the site as the large car park is currently under-used. In this way the principle of the development is broadly supported by Policy CP6 of the Oxford Local Plan 2001-2016.
12. It is noted that planning permission is only sought for the building for a three year period. Officers have therefore considered the proposals in the context of Policy CP25 of the Oxford Local Plan and it is suggested that the proposals adhere to the requirements of that policy. Officers have recommended that a condition is included to ensure that the land is returned to its previous use and state after that time period has elapsed.

CIL

13. The application is liable to a Community Infrastructure Levy payment/

Design

14. The proposed building would be a utility type building that would be similar in appearance to many of the nearby industrial and warehouse buildings. Because of the proposed building's location to the north-east of the existing large building on the site and the presence of the railway line to the north-east of the proposed warehouse and vegetation to the north-west it would not be visible in the wider landscape. It is also considered that the proposed building would not be visible from nearby roads, notably Horspath Road, because of the contained nature of the site.
15. There are some mature trees around the edge of the application site; Officers have recommended a condition that requires protection of these trees to be provided during the construction phase of the development if approval is granted.

Impact on Residents

16. The proposed development would mainly be used for storage and would not therefore have an impact in terms of noise and disturbance from industrial processes. It should also be noted that the topography of the site and distance to residential properties (the nearest dwellings being in Horspath village) mean that there would be minimal impact arising from the development.
17. It has already been set out that there are limited proposals to use the building for manufacturing. Officers have recommended that a condition be included if approval is granted that restricts the types of machinery used to only forklifts, equipment used in association with the storage use of the building and the 'swiss roll' machine that will be relocated to the building. The swiss roll machine does not generate high levels of noise

and would not have a detrimental impact on neighbours.

18. There are no proposals to add external lighting to the building; Officers have recommended that for the avoidance of doubt a condition is included if approval is granted that would require any external lighting to require planning permission.
19. It should be noted that no objections have been received to the proposed development.

Access and Parking

20. The proposed development would decrease the number of car parking spaces on the site. Details have been provided by the applicant and their agent that relate to the amount of car parking spaces that are typically used by the employees of UYS. There are currently 210 car parking spaces, the proposed development would result in the loss of 58 spaces that would mean a retained car parking capacity of 152. The maximum number of employees that are at the site at any point (during an 'early shift' or 'day shift') would be 160; though 40 staff typically walk, cycle or get public transport so it is considered that there would be sufficient car parking to cope with the needs of the operations on site.
21. Officers have further considered the car parking demand at the UYS site especially in the context of the site's ability to provide access by means other than car. There are regular bus services the Unipart site that is within walking distance of UYS with 3-4 buses a day providing access to the site from Cowley Centre and Rose Hill (Stagecoach Service 20) and an hourly service from the City Centre (also serving East Oxford, Cowley Road and parts of Cowley (Thames Travel Service T1). The site is also accessible by bicycle from Garsington Road (where there is an off-road route linking to the bypass cycle track) and there is a signposted route through the Unipart site.
22. There would be no increased HGV movements arising from the proposed development.
23. Officers have recommended a condition be included if approval is granted that requires the submission of a full Construction Traffic Management Plan. It should be noted that given the proposed construction methods that would be used for the building there would be fairly minimal construction traffic despite the size of the building because it would be formed of pre-fabricated panels.
24. No objections have been raised by the Highway Authority.

Flooding and Drainage

25. The proposed building would be constructed on an existing area of car parking which would mean there would be minimal impact on surface

water conditions arising from the development. Limited details relating to surface water management have been provided with the application and Officers recommend that further details be required by condition if planning permission is granted.

Biodiversity

26. The site of the proposed building already contains large areas of hardstanding for parking and lighting. It is considered that the proposed development would not have an adverse impact on protected species, specifically bats.

Contaminated Land

27. Officers have considered previous uses of the site and the risk of contamination arising from the proposed development. An informative has been included as part of the recommendation.

Conclusion

28. On the basis of the above, Officers recommend that planning permission be granted subject to conditions.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve 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 grant planning permission subject to conditions, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

15/02262/FUL

Contact Officer: Rob Fowler

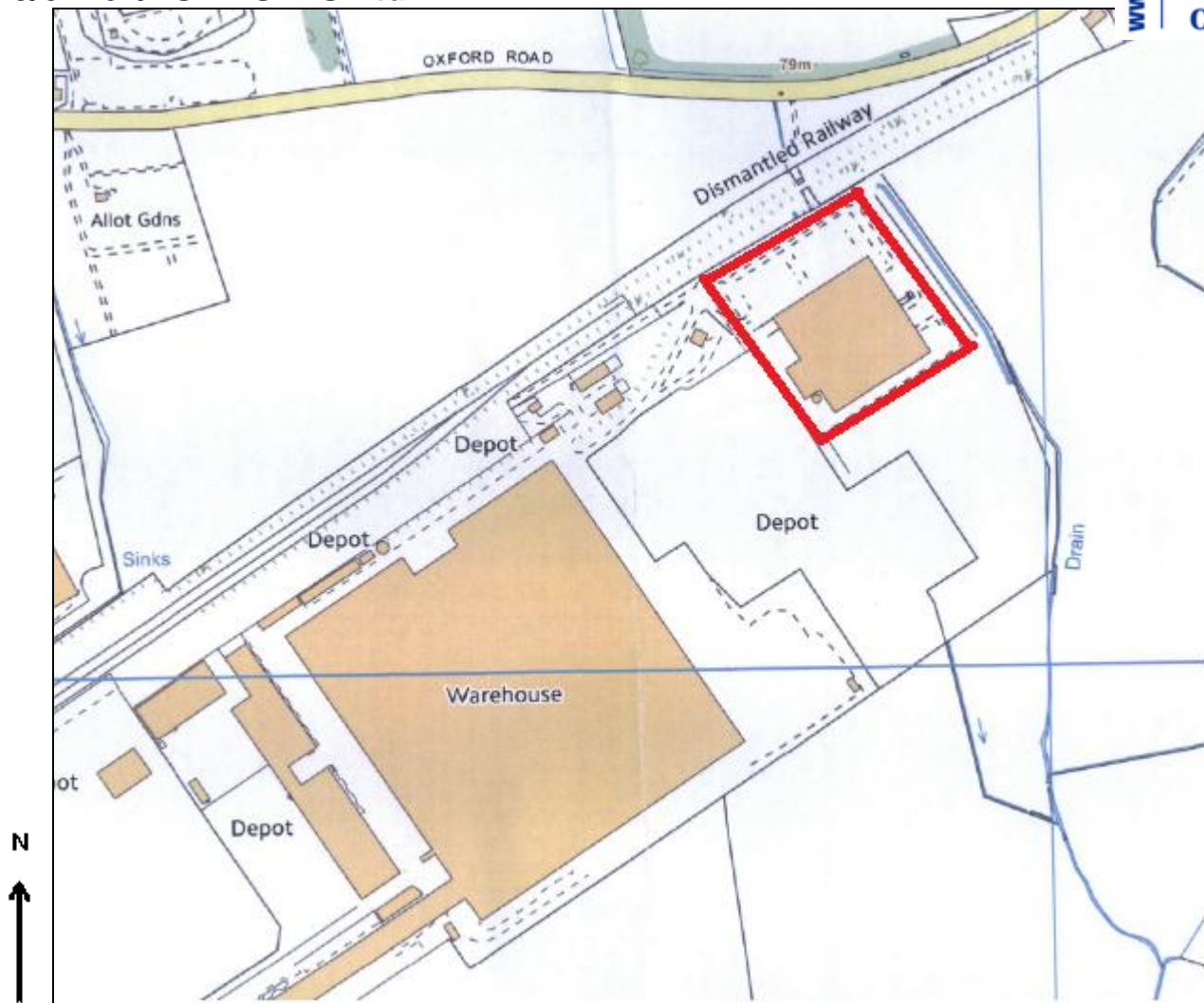
Extension: 2104

Date: 17th September 2015

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Appendix 1

15/02262/FUL - U Y S Ltd



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Ordnance Survey 100019348

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East Area Planning Committee

7 October 2015

Application Number: 15/02171/FUL

Decision Due by: 23rd September 2015

Proposal: Installation of public artwork and seating

Site Address: Blewitt Court Oxford Road Littlemore Oxford

Ward: Littlemore Ward

Agent: Mr David Henwood

Applicant:

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1 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.

2 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

3 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

4 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.

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 in Conservation Area Littlemore

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
- CP14** - Public Art
- HE3** - Listed Buildings and Their Setting
- HE7** - Conservation Areas

Core Strategy

- CS18_** - Urban design, town character, historic env
- CS19_** - Community safety

West End Area Action Plan

Barton AAP – Submission Document

Sites and Housing Plan

Other Material Considerations:

National Planning Policy Framework
This application is in or affecting the Littlemore Conservation Area.
Planning Practice Guidance
Littlemore Conservation Area Draft Area Appraisal

Relevant Site History:

None

Representations Received:

Sundial House, Cowley Rd Littlemore, 2 Blewitt Court, 7 Blewitt Court, Oriel College,
72 Oxford Road, 4 Oxford Road, 12 Dudgeon Drive, St Vicarage St Nicholas Road

Summary of Comments

- Applaud anyone's efforts to introduce an art piece into the environment
- Proposed will serve no purpose not already catered for - there are already adequate benches in the vicinity for people to sit and smoke drugs and drink alcohol.

- Seating next to busy traffic/fumes
- It is too close to a busy road
- The structure looks perfect for either climbing up and hanging off or pushing - an impressive amount of leverage could be gained by pushing horizontally near the ends of the arms and thus weakening the structure.
- The piece would also be brilliant for hanging stuff off
- This area attracts enough antisocial behaviour as it is without providing another shelter for them all to congregate.
- Not impressed by the art work: the praying hands look like a tattoo that lots of people are now wearing.
- dislike the appearance, and it looks like something that kids would be tempted to climb on
- Not wish any social sculpture in place outside our front door
- the structure is wooden, so will require maintenance, for which no budget has been identified
- will therefore either cost the council more than planned over time or it will quickly degrade and become unsightly and unsafe. If the council wishes to improve the quality of this area (which would be very desirable), it would do much better, for instance, to plant a living tree.
- This ridiculous structure will do absolutely nothing to enhance what is already a beautiful environment.
- This is preposterous waste of money that could be used to much better effect. If the commissioning process had been properly carried out, a work of art of some merit might have been chosen.
- The £17,000 which the Beenhams developer had to pay as Section 106 money would have gone a long way to cover the cost of this change (traffic calming measures)
- The piece of artwork will cause an obstruction to cars coming down the Oxford Road towards the village and turning left, at the mini-roundabout, into the Cowley Road.
- It will `overload` the pavement. The flower bed is a much more attractive amenity and less obtrusive.

Statutory and Internal Consultees:

No comments received.

Issues:

Visual Impact
 Impact on Conservation Area
 Impact on setting of Listed Building
 Crime Prevention
 Maintenance

Officers Assessment:

Site Description

1. The application site is situated on the corner of Oxford Road, Cowley Road and Sandford Road, adjacent to the mini roundabout in Littlemore, on an area of land that fronts Blewitt Court.
2. Blewitt Court is a flatted development of three storeys high and sits in a very prominent position on the triangular site between Oxford Road and Cowley Road. The building was constructed as the Marlborough Head public house and despite its conversion into residential use; Blewitt Court has retained many of its original architectural features including doorways and windows. Due to its positioning, Blewitt Court forms a terminating view when looking north along Sandford Road and for this reason, it forms a local landmark.

Proposal

3. The application is seeking permission for the erection of a community art project in the form of a seating and rest area depicting pictorial chronology periods and people of Littlemore. This will take the form of a sculptured tree in wood.

Background

4. Littlemore Parish Council, in June 2014, set out a brief for a piece of public art work that should be functional and include a shelter and seating area which should also reflect the history of Littlemore in a contemporary and suitable style. The artwork designed in response to this brief will take the form of a sculpture built from two types of wood, with steel core. Some sections of the wood will include engravings of historical events. The location of the site for the art work was decided by the Parish Council.
5. The applicant states in their design and access statement that the design has been subject to extensive public consultation, including addressing how the proposal meets local needs, the most appropriate use of the public space, the artwork's content, and the overall concept and design of the sculpture. Information for the project was pulled together with the help of the local History Society as well as conversations with local people. Relevant local feedback has been taken into account, and consultation with a number of local groups and schools helped the development of the project. Feedback was also taken from the site itself. In August 2014 a three-sided board went up with a suggestion box encouraging feedback or suggestions for the art project. Results of the public consultation have not been quantified.

Assessment

6. Throughout the course of history, towns and public spaces have been enhanced by the use of decorative arts, crafts and design, from historic monuments and sculpture to innovative designs of signs, gateways, paving and the interpretation of locations. The effects of both temporary and permanent Public Art not only creates this long lasting social and cultural legacy but has an impact of which can be seen in the growth of creative industries, tourism, and enhancing perceptions of an area and positive

economic effect. The aim in providing public art is to improve the quality of the environment to produce an environment which is more stimulating and which will enhance the visual impact and provide heritage of significance for future generations to enjoy. Public art adds to the vitality and vibrancy of an area.

7. With regards to policy CS18 of the Oxford Core Strategy (OCS) this states development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality creating a strong sense of place and contributing to an attractive public realm.
8. Policy CP14 of the Oxford Local Plan (OLP) states public art, integrated with buildings and landscape, is an important cultural asset, contributing to public enjoyment of Oxford. It can take a wide variety of forms, such as paintings, sculpture, murals, memorials, street furniture, and facilities for performance arts or cultural events. Proposed public art should be accessible for public enjoyment, enhance and enliven the environment, and contribute to the cultural identity of its location. The Council will seek public art that is original, stimulating and of lasting value to both the development and the cultural life of Oxford.
9. The principle of supporting the erection of the proposed piece of public art work is considered acceptable as it contributes to promoting and securing public art that enhance the quality of the built environment, help create a 'sense of place' and local distinctiveness and provides opportunities, particularly for local artists and craftspeople, to participate and add to the quality of life in Oxford City. The benefits are shared and enjoyed by residents and visitors equally. Officers are of the opinion that the proposal meets the needs of policy CS18 of the OCS and CP14 of the OLP.
10. The site is situated within Littlemore Conservation Area therefore policy HE7 of the OLP applies. Policy HE7 states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation areas or their setting.
11. With regards to the public realm the Littlemore Conservation Area Draft Area Appraisal identifies, despite the lack of public open space within the conservation area, the public realm is of a high standard, due in part to the strong rural character and the retained historic features. Opportunities identified in the Littlemore Conservation Area Draft Area Appraisal include improvements to the public realm e.g. resurfacing of roads and pavements, reinstatement of stone kerbs etc. Officers are of the opinion that the proposal would add to the public realm in a positive manner.
12. Opposite the site is St Mary and St Nicholas's church which is listed as Grade II*. In this respect policy HE3 of the OLP will apply and it states planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building.

13. St Mary and St Nicholas's church benefits from a soft green setting created by the well treed graveyard. The stone boundary wall clearly defines the plot whilst enclosing the churchyard with the lych gate adding to the intimate feeling of the space. The gate opening creates framed views of the church. Originally sited in a much more open position along with the vicarage and the small school, the setting to the church has changed with much of the surrounding land having been developed. As a result of the containment of the church site, the more recent surrounding developments have not unduly impacted upon the character of the church and its immediate setting. This can also be said for the proposal.
14. The Crime Prevention Design Advisor for Oxfordshire at Thames Valley Police was consulted at the pre-application stage; no comments have been received on the planning application although the design is no different. Comments were positive including: even though this could become a gathering site it would create more activity and more self-policing on the street; would it encourage climbing? Maybe but no more than any other many items along a street; could it be used by skateboarders? Yes, but unlikely. The outer edge of the 'bench' could be rounded but laminate wood is not normally a good skateboard surface. The bench could also be broken up with handrails which would make it easier for the elderly or disabled sit up and get off such a bench.
15. A maintenance schedule has been submitted as part of the planning application. The structure will be maintained by the Parish Council and will be checked on a monthly basis for general wear and tear and annual for a more detailed inspection.

Conclusion:

16. Members are recommended to approve the application subject to the conditions suggested.

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:

Contact Officer: Lisa Green

Extension: 2614

Date: 24th September 2015

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Appendix 1

15/02171/FUL - Blewitt Court



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Ordnance Survey 100019348

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East Area Planning Committee:

7 October 2015

Application Number: 15/02364/FUL

Decision Due by: 30 September 2015

Proposal: Demolition of existing garage. Erection of single storey side and rear extensions.

Site Address: 1 Marsh Lane, Oxford (**site plan: appendix 1**)

Ward: Marston Ward

Agent: Mr Jim Driscoll

Applicant: Mr Z Hussein

Application Called in by Councillors Darke, Rowley, Fry, Clarkson and Coulter due to concerns about access and parking

Recommendation:

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

- 1 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 Materials
- 4 Landscaping
- 5 Drainage and Parking
- 6 Garage to be demolished

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

CP11 - Landscape Design

Core Strategy

CS11_ - Flooding

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP10_ - Developing on residential gardens

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

15/01114/FUL - Erection of single storey rear and two storey side extensions.
Formation of 1No dormer window in association with loft conversion. - REFUSED

Representations Received:

None

Statutory Consultees:

Highways: No objections

Issues:

- Design
- Impact on neighbouring amenity
- Access/Parking
- Flooding and Surface Water Drainage

Officers Assessment:

Site Description

1. No. 1 Marsh Lane is a 1930s semi-detached house in the Marston area of the City. The property lies on the corner of Marsh Lane and Cherwell Drive (the adjoining semi-detached property is No. 28 Cherwell Drive). The existing property is finished in pebbledash with a plain tiled hipped roof. Both No.s 1 Marsh Lane and 28 Cherwell Drive have existing single storey rear conservatories with an overall length of approximately 3m.
2. The rear garden of application property is slightly shorter than neighbouring properties as a result of this being a corner plot. As a result, the rear garden is between 11m and 3m in length.
3. The property is set back from the road and accessed via a driveway that

crosses over the verge and pavement to provide access to the front garden which is used as a parking area. There is also an existing garage to the side of No.1 Marsh Lane; this is a single storey utility type structure that adjoins a similar garage at No. 3 Marsh Lane.

4. To the immediate south of the application site there is a large grassed verge area fronting onto the mini roundabout at the junction of Marsh Lane and Cherwell Drive; this is a very busy interchange which forms one half of the double roundabouts (the other being the junctions of Marston Road, Cherwell Drive and Headley Way). Marsh Lane is an important route into the City from the ring road (Northern Bypass) and also the Woodeaton and Elsfield roads. Despite being a busy route the streetscene is a very pleasant suburban road which is tree lined and has wide verges. In addition to the area's verdant appearance the properties along Marsh Lane (and adjoining areas of Cherwell Drive) have a pleasant and uniform character.

Proposal

5. The proposed development involves two elements, these are described below.
6. It is proposed to erect a single storey rear extension that would extend approximately 3m into the rear of the garden; this would replace the existing single storey rear conservatory. It is proposed that the extension would be finished in pebble dash with a plain tiled roof. There are proposed windows on the ground floor side elevation of the existing property.
7. It is also proposed to demolish the existing garage on the site and erect a single storey side extension with a monopitch roof. The extension would be set back approximately half a metre from the front elevation of the house and would project into the side garden approximately 2.7m.
8. Both proposed extensions are specified to be constructed from materials to match the existing dwellinghouse.
9. It should be noted that a previous application was refused earlier in 2015 for a two storey side extension, single storey rear extension and loft conversion with a dormer. The proposed development in this case is therefore a significant reduction in bulk from that previously proposed.

Assessment

Principle

10. Officers would suggest that the principle of development is acceptable as an extension to an existing dwellinghouse.
11. It should be noted that aspects of the development would likely not require planning permission; specifically the rear extension would be regarded to be

permitted development (as set out in Part 1, Class A of the Town and Country Planning (General Permitted Development) Order (2015)).

Design

12. The proposed extension would be constructed from materials to match the existing dwelling which Officers suggest would enable the development to harmonise effectively with the surrounding built environment. The proposed extensions would be fairly small subordinate elements that would not have a detrimental impact on the streetscene or be overly prominent or obtrusive. The proposed development, as a result of being single storey would be acceptable in terms of its overall size as an extension. In addition to this Officers consider that the use of similar roof pitches on the proposed extensions would enable the development to form a sympathetic addition to the property.

Impact on Neighbours

13. The proposed development is entirely single storey and would not therefore have a detrimental impact on privacy for neighbouring occupiers as a result of overlooking.
14. The proposed development would not have a detrimental impact on light conditions for neighbouring properties. The adjoining semi-detached property of No. 28 Cherwell Drive has an existing rear extension which extends nearly to the same depth as that proposed at 1 Marsh Lane; therefore there would not be a loss of light into the rear windows of that property through overshadowing from the proposed development. The proposed side extension would not cause loss of light to No. 3 Marsh Lane because of the existing garage in the side garden and the separation between the two properties.

Parking and Access

15. It is proposed to make use of the existing access from the application site onto the highway at Marsh Lane; there is an existing dropped kerb and shared driveway serving both No.s 1 and 3 Marsh Lane. There are no proposals to alter this arrangement but it is important to note that the proposed demolition of the garage and the erection of the side extension would arguably constrain some of the front garden parking area that is currently provided (and proposed to be retained) at the property. Despite this, the submitted plans show that there would be parking retained for vehicles at the front of the property and there would be turning space allowing for vehicles to enter the highway in a forward gear. No objections have been received from the County Council's highways officers.

Flooding and Surface Water Drainage

16. The proposed plans do not show how surface water would be dealt with on the site. However, there would be ample areas of permeable ground

retained on the application site and there would be scope to manage surface water effectively in a manner that would comply with the Council's adopted planning policies, specifically Policy CS11 of the Core Strategy (2011). It is therefore recommended that a condition be included that requires a scheme showing how surface water will be managed on the site; the condition will include a requirement to ensure that surface water does not enter the highway.

Conclusion

17. On the basis of the above, members are recommended to grant planning permission subject to conditions.

Human Rights Act 1998

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve 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 grant planning permission subject to conditions, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

15/02364/FUL

Contact Officer: Rob Fowler

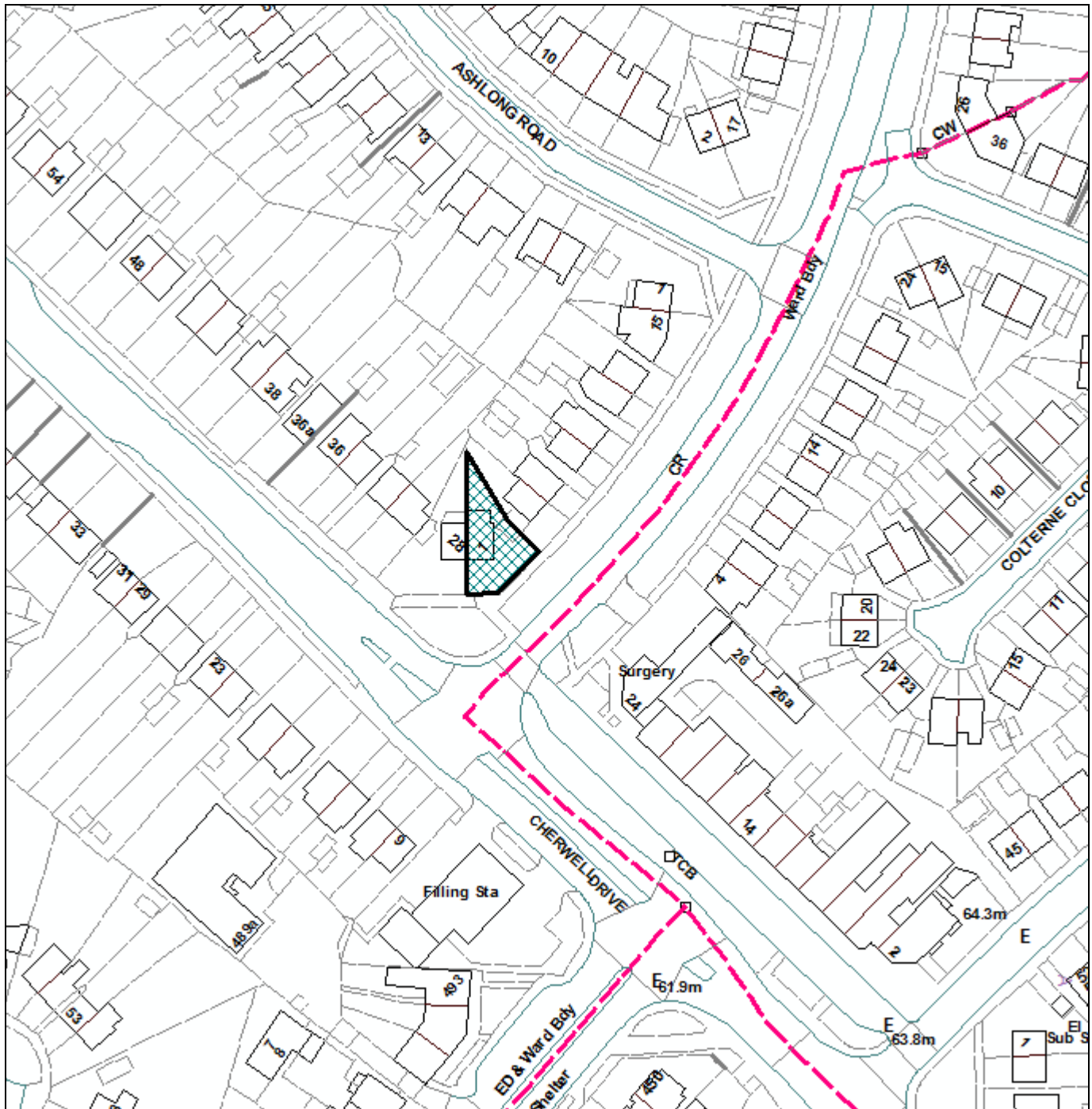
Extension: 2104

Date: 16th September 2015

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Appendix 1

15/02364/FUL - 1 Marsh Lane



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East Area Planning Committee

7 October 2015

Application Number: 15/02187/CT3

Decision Due by: 15 October 2015

Proposal: Erection of single storey rear extension.

Site Address: 10 Dynham Place, Oxford, OX3 7NL (**site plan: appendix 1**)

Ward: Churchill

Agent:

Applicant: Oxford City Council

Recommendation:

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

Reasons for Approval

- 1 The proposal is of an acceptable scale and form which will not harm the character of the property or the amenity of neighbouring properties. The proposal complies with policies CP1, CP8 and CP10 of the Oxford Local Plan, policy CS18 of the Core Strategy and policies HP9 and HP14 of the Sites and Housing Plan. There are no material considerations that outweigh this conclusion.
- 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 Development in accordance with approved plans
- 3 Materials as proposed
- 4 Sustainable Urban Drainage Systems

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS11 - Flooding

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP9 - Design, Character and Context

HP14 - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

54/04057/A_H: Land at Town Furze - Layout of housing estate. Granted.

55/04177/A_H: and at Town Furze - 159 houses and 84 flats.

Representations Received:

No representations received.

Statutory Consultees:

Headington Action, Bullingdon Community Association, Oxford City Council Surface Drainage

Oxford City Council Surface Drainage

No objection subject to condition covering sustainable urban drainage systems.

Officers Assessment:

Site Location and Description:

1. The application site is a two storey, semi-detached dwellinghouse with a pitched roof, located on the east side of Dynham Place. The front of the property is finished with brick and the side elevation to the south and the rear elevation to the east are finished with render (**site plan: appendix 1**).

Proposal

2. Planning permission is sought for the erection of a single-storey extension with flat roof to the rear of the property. The extension measures 2.6 metres in height and 3.4 metres in depth. The walls of the extension are proposed to be finished with render.
3. The property is within the ownership of Oxford City Council.

Design

4. The proposed extension is of a scale that is subordinate to the house and will not have an adverse impact on it. The proposed extension covers a small amount of the garden area and leaves ample private amenity space for occupiers.
5. The form of the extension is compatible with the character of the house and will not be a bulky addition to the property. The flat roof proposed is compatible with the house as existing.
6. The materials proposed are compatible with those of the existing house and neighbouring properties.
7. The appropriate scale, form and use of materials means the proposed extension is of an acceptable standard that will not harm the appearance of the dwelling or character of the locality.
8. Overall, the proposed extension complies with the requirements of policies CP1, CP8 and CP10 of the Oxford Local Plan, policy CS18 of the Core Strategy and policy HP9 of the Sites and Housing Plan.

Neighbouring amenity

9. In respect of privacy, the Council considers that the windows proposed on the rear elevation of the extension are set at a more than sufficient distance from the rear boundary of the garden which mitigates concerns of overlooking. The distance of the windows from the boundary means that neighbouring amenity will not be adversely affected in respect of privacy.

10. In respect of daylight, the proposed extension passes the 45 degree test, as set out in Appendix 7 of the Sites and Housing Plan, and will not cause a loss of daylight to the neighbouring property at 12 Dynham Place.

11. Overall, the proposed extension complies with the requirements of policy HP14 of the Sites and Housing Plan.

Conclusion

12. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2026 and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the 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.

Background Papers: 15/02187/CT3

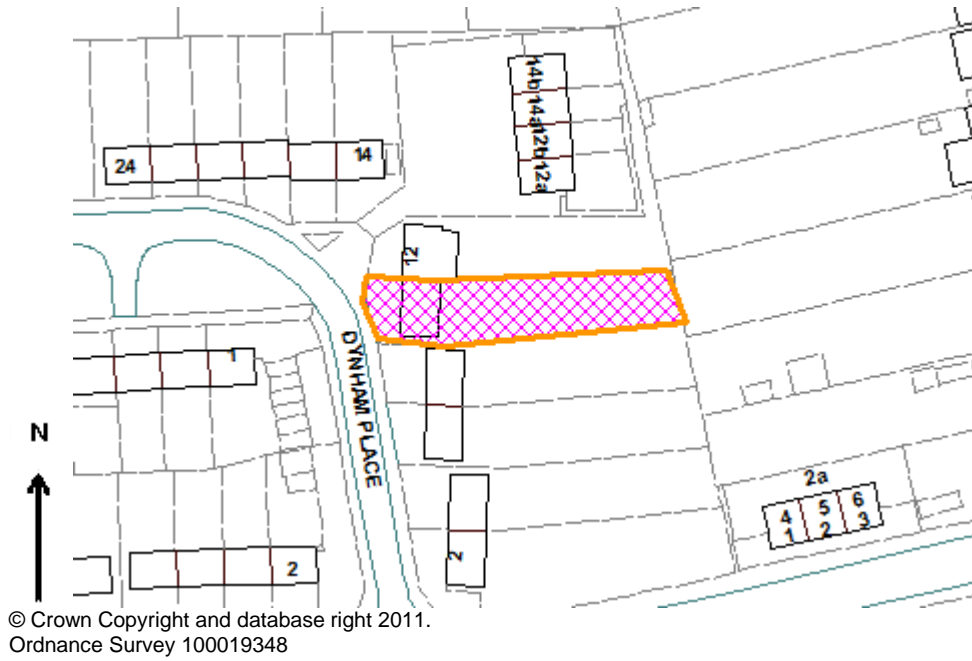
Contact Officer: Matthew Watson

Extension: 2160

Date: 18th September 2015

Appendix 1

15/02187/CT3 - 10 Dynham Place



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East Area Planning Committee:

7 October 2015

Application Number: 15/02224/CT4

Decision Due by: 15 October 2015

Proposal: Provision of 8no. residents' parking spaces on existing grass verges (Amended plan and description)

Site Address: Site Of Verges At 1 To 15 Carpenter Close, Site Plan **Appendix 1**

Ward: Littlemore

Agent:

Applicant: Oxford City Council

Recommendation: East Area Planning Committee is recommended to approve the application for the reasons set out below and subject to conditions, including those listed below.

Reasons:

- 1 The proposal responds to the growing need to increase resident car parking spaces in the area and to prevent indiscriminate parking on grassed areas. New trees will be incorporated into the scheme. No objections have been received and officers conclude that the proposal is acceptable in design terms and would not cause any unacceptable levels of harm to residential amenity. The proposal accords with the relevant policies of the local development plan.
- 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.

Conditions:

- 1 Development begun within time limit
- 2 Development in accordance with approved plans
- 3 Parking in accordance with plans
- 4 Development in accordance to Tree Protection Plan (TPP) 1
- 5 Sustainable Urban Drainage Systems
- 6 Landscaping

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

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP16 - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

None

Representations Received:

None

Statutory and Internal Consultees:

Highways

The proposed parking proposal is acceptable to Oxfordshire County Council subject to an appropriate condition regarding parking being developed according to the specified plan.

Tree Officer

No objection to the proposal subject to a condition being attached that states a tree protection plan should be submitted to, and approved in writing by the local planning authority before work commences on site. The two trees that require removal are low value and poor quality specimens and the impact on them is not a reason to refuse planning permission.

Issues:

Visual impact and trees

Highways

Residential amenity

Sustainability:

1. All new spaces will be constructed to Sustainable Drainage Standards. The new spaces will make a purposeful and improved use of the existing space and help avoid the existing landscaping being gradually degraded.

Background to proposals

2. Most of the parking provision in the City's heartland social housing estates was constructed as the estates were built in the 1950s, 60s and 70s when it was less usual for social housing tenants to own cars. In the 1980s, additional parking bays were constructed primarily in Blackbird Leys and some other high density areas as the demand for parking grew.
3. Parking pressure on the estates is continuing to increase, being one of the top three issues raised by residents at Neighbourhood Action Groups (NAG's) and in resident surveys.
4. Car ownership on the estates is now commonplace with many families having more than one car and the increased number of Houses of Multi-occupation (HMO's) also adds to the pressure.
5. Parking hotspot locations, particularly at high and low rise flats and cul-de-sacs, have resulted in residents parking on grass verges and larger grassed areas causing damage to the surface. Oxford City Council initially adopted a "defensive" approach by installing bollards and trip rails to preserve the look of the estate grassed areas. However, more recently, the City Council has accepted the need for more "on grass" parking by installing Grass Grid systems at various locations. These "grass grids" have had some success but are not a truly permanent solution. There is strong interest in more permanent solutions at Parish Council level as well as from the residents of the estates.
6. The proposed scheme would provide formal parking areas on existing grassed areas. Providing a formal parking area with level access should discourage indiscriminate parking on grassed areas which causes damage to the surface, as well as improving highway safety by formalising accesses. This is a continuation of car parking schemes recently approved in locations across the City (Blackbird Leys Road, Normandy Crescent, Chillingworth Crescent, Redmoor Close and four schemes at various points along Pegasus Road).
7. The new spaces would be unallocated.

Officers Assessment:**Site Location and Description:**

8. Carpenter Close is a cul-de-sac located off St Nicholas Road in Littlemore. The street is characterised by housing set back from the road and contains a large grass verge with four trees.

9. The proposal was revised from eleven parking spaces due to highway safety issues.

Proposal

10. It is proposed to provide 8 no. off road parking spaces for residents' vehicles, all of which are located on the north-west side of Carpenter Close, together with landscape enhancement to discourage informal parking on green spaces. One tree is proposed to be removed. There is potential for the re-location of the tree to adjacent its current position depending on its condition.

Visual impact and trees

11. This site has a number of trees that are important to the visual amenity of the area on the north-west side of the road. It is proposed to remove and potentially re-locate this tree depending on its condition. There will be excavation within the root protection area of a tree located adjacent to the two parking spaces proposed towards the north-east of the grass verge. This tree may also be lost in construction. The Tree Officer has raised no objection and has stated that the two trees in question are of poor quality and are low value specimens and the impact on them would not justify refusal on the grounds of loss of trees.
12. The proposal maintains the grassed area to the front of the houses and proposes shrub planting to soften the impact and prevent glare from headlights.
13. The bays are broken up into six spaces at the south-west corner of the grass verge and two spaces at the north-east end of the verge. With the groups of bays broken into two sections this prevents the area feeling too car dominated and a useable proportion of the green space is retained in the proposal for residents.
14. It is considered that the new parking and the potential loss of trees would not harm the visual amenity of the area. The proposal would reduce visual intrusion caused by indiscriminate parking by formalising it within a landscaped setting thereby enhancing the existing street scene.
15. The proposal accords with Policies CP1, CP6, CP 8, CP9, CP10 and NE15 of the Oxford Local Plan, policy CS18 of the Core Strategy and policy HP16 of the Sites and Housing Plan.

Highways

16. Highways have been consulted on the proposal and have raised no objections to the amended plans and state that they are acceptable and will not cause highway safety concerns.

Residential amenity

17. The cars to the eastern side would park facing the windows of the housing on that side of the road. There would therefore be potential for glare from headlights into these windows. However, this will satisfactorily be reduced or eliminated by the proposed shrub planting. The proposed bays will be overlooked by the surrounding properties which will create natural surveillance. No objections have been received from residents. Officers consider the proposal would not significantly harm residential amenities in this case. The proposal therefore accords with Policy CP10 of the Oxford Local Plan.

Conclusion:

18. The proposal is considered to be acceptable in terms of the relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2026 and therefore officer's recommendation to the Members of the East Area Planning Committee is to approve the 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 approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 15/02224/CT4

Contact Officer: Matthew Watson

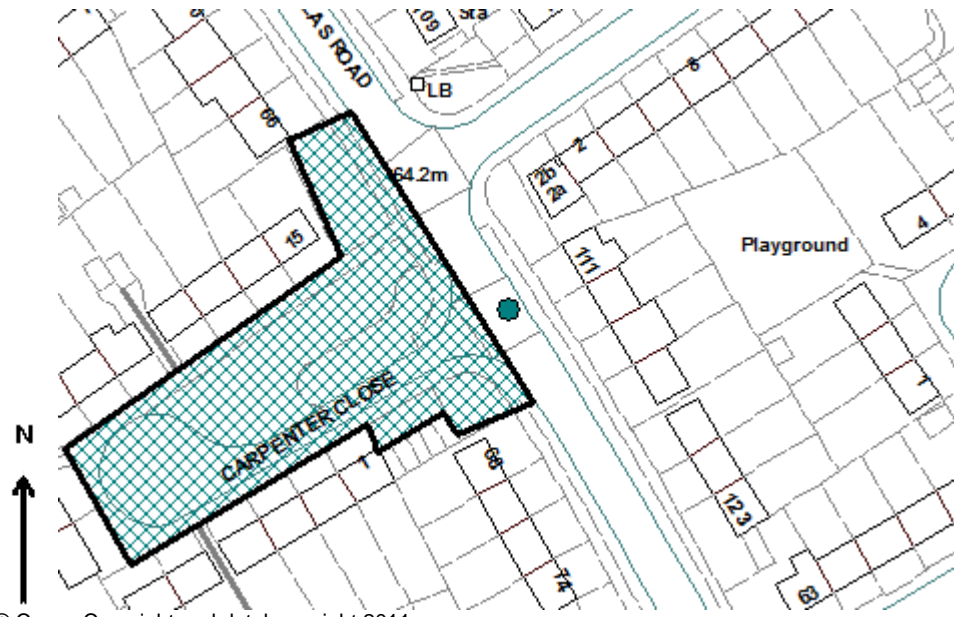
Extension: 2160

Date: 18th September 2015

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Appendix 1

15/02224/CT4 - Site Of Verges At 1 To 15 Carpenter Close



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Ordnance Survey 100019348

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East Area Planning Committee

7 October 2015

Application Number: 15/02061/FUL

Decision Due by: 9th September 2015

Proposal: Increase in ridge height of garage roof. (Retrospective).
Conversion of garage into 1 x 1-bed annexe (Use Class C3)

Site Address: 3 David Nicholls Close. Site plan at **Appendix 1**

Ward: Littlemore Ward

Agent: JPPC Chartered Town
Planners

Applicant: Mr David Henwood

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1 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.

2 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

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 Restricted use
- 5 Sustainability design/construction

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

Core Strategy

CS9_ - Energy and natural resources

CS10_ - Waste and recycling

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

MP1 - Model Policy

HP2_ - Accessible and Adaptable Homes

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 in or affecting the Littlemore Conservation Area.

Planning Practice Guidance

Relevant Site History:

Planning:

00/00724/NFH - Alterations to existing garage. Additional windows to front elevation, raising the roof to ridge height of 7.30m and the provision of a 1st floor for use as games room, sensory room and storage.. REF 11th July 2000.

02/00010/FUL - Alterations to existing garage including the introduction of additional windows to front elevation, raising the roof to a ridge height of 5.75 m and provision of a 1st floor. WDN 19th March 2002.

02/01542/FUL - Retention of existing garage, including first floor, with ridge height of 5.75 metres incorporating windows at first floor to front elevation, roof lights to rear elevation and false chimney as owl nesting box.. REF 14th October 2002.

90/00497/PN - Partial demolition of school as shown on drawings nos. L.12, L,14 and A02.. PER 13th February 1991.

90/00626/PN - Conversion of existing lodge to residential use and construction of 10 detached dwellings and garages. Construction of new type 4 access road off Sandford Road and closure of existing school access.. PER 28th June 1990.

90/00627/PN - Change of use of lodge from office use to residential use. Construction of new type 4 access road off Sandford Road and closure of existing school access.. PER 18th June 1991.

95/01437/NF - Land at Sandford Road - 11x2 storey dwellings, (5x4 bed with garages/parking spaces, 5x4 bed with detached double garages/parking space, 1x3 bed with detached double garage/parking spaces). Access road (closure of existing access) & footpath. PER 21st November 1995.

99/00126/NF - Extension at side and rear of existing garage.. PER 10th March 1999.

99/00928/NFH - Extension at side & rear of garage, raise walls of existing structure & provide new roof to provide storage in roof space & domestic workshop on ground floor. (Amendment to application 99/126/NF). PER 16th September 1999.

04/01550/FUL - Erection of canopy and insertion of windows at first floor level to front elevation. (Ammended Plan). REF 30th September 2004.

05/02177/FUL - Erection of canopy. Alterations to window. (Amended plans). REF 19th December 2005.

06/01569/VAR - Velux rooflight to rear elevation of garage (variation of condition 4 of planning permission 99/00126/NF). PER 22nd September 2006.

06/02014/VAR - Velux rooflights to rear elevation of garage (variation of condition 4 of planning permission 99/00126/NF) and erection of canopy to front.. PER 11th December 2006.

07/00561/VAR - Insertion of two rear first floor windows (variation of condition 4 of planning permission 99/00126/NF) (Amended plan). REF 4th May 2007.

08/00357/VAR - Four (in total) velux roof lights in rear elevation of garage (variation of condition 4 of planning permission 99/00126/NF). PER 7th May 2008.

08/00980/FUL - Retention of first floor window and screen to garage.. REF 10th July 2008.

08/01935/CEU - Application for a Lawful Development Certificate for the retention of 1st floor North facing window.. PER 27th October 2008.

08/02327/CEU - Application for a Lawful Development Certificate for the retention of a first floor north facing window.. PER 24th December 2008.

09/00019/CEU - Application for a lawful development certificate for the retention of a first floor north facing window.. PER 27th February 2009.

09/00729/FUL - Erection of canopy.. PER 3rd June 2009.

09/02797/FUL - Erection of car port.. REF 20th May 2010.

10/01412/FUL - Two storey front extension (amended description and plans).. REF 17th December 2010.

11/00394/FUL - Increase in ridge height of roof of garage to 5.85m. (Retrospective). REF 21st April 2011.

12/01722/CEU - Certificate of lawfulness to certify that the ridge height at 5.9m is lawful. REF 28th August 2012.

12/02105/FUL - Change of use of garage to 1-bedroom dwelling (class C3). (Amended plans). REF 10th October 2012.

Appeals

00/00724/NFH 00/00022/REFUSE - Alterations to existing garage. Additional windows to front elevation, raising the roof to ridge height of 7.30m and the provision of a 1st floor for use as games room, sensory room and storage.. DISMISSED 1st January 2001.

02/01542/FUL 03/00013/REFUSE - Retention of existing garage, including first floor, with ridge height of 5.75 metres incorporating windows at first floor to front elevation, roof lights to rear elevation and false chimney as owl nesting box.. DISMISSED 26th June 2003.

04/01550/FUL 04/00101/REFUSE - Erection of canopy and insertion of windows at first floor level to front elevation. (Amended Plan). DISMISSED 27th June 2005.

058/02177/FUL 06/00019/REFUSE - Erection of canopy. Alterations to window. (Amended plans). ALC 19th June 2006.

07/00561/VAR 07/00044/REFUSE - Insertion of two rear first floor windows (variation of condition 4 of planning permission 99/00126/NF) (Amended plan). DISMISSED 11th December 2007.

08/00980/FUL 08/00081/REFUSE - Retention of first floor window and screen to garage.. AWD 10th November 2008.

09/02797/FUL 10/00051/REFUSE - Erection of car port.. DISMISSED 18th August 2010.

10/01412/FUL 11/00017/REFUSE - Two storey front extension (amended description and plans).. DISMISSED 7th July 2011.

12/02105/FUL 13/00005/REFUSE - Change of use of garage to 1-bedroom dwelling (class C3). (Amended plans). DISMISSED 1st July 2013.

Representations Received:

13 Boswell Road: Support this development; will enable a Disabled man to live a supported life and enhance his quality of life and enable him to become more independent; alteration will have no impact on the neighbours or surrounding area; increased ridge height has no impact on any of his neighbours visual amenity.

Statutory and Internal Consultees:

No comments received

Issues:

- Principle/Loss of Garage
- Design
- Residential Amenity
- Sustainability
- Ridge Height (Including Background)

Officers Assessment:

Site Description

1. The application site comprises a detached two storey red brick garage building within David Nicholls Close associated with number 3. The building has a double garage, front porch with an adjoining room and a further room upstairs within the roof space.
2. Late 20th/early 21st century development has taken place along Sandford Road within Littlemore in the form of David Nicholls Close and the Speedwell School site. David Nicholls Close provides driveway access to Lawn Upton School and has now been developed with detached houses. A semblance of open character has been retained despite the development due to the set back position of the houses and their open front gardens. The houses do not impact upon the appearance of the main road as they are mainly tucked away behind Lawn Upton Lodge and the curve of the road prevents clear views along the close from the main road.

Proposal

3. The application is seeking permission to convert the garage to an annex to provide ancillary living accommodate to the main dwelling. This will involve the loss of one of the garage parking bays which is to be replaced with a window. Planning permission is required for the conversion of the garage due to condition 11 of 95/01437/NF which requires the garages to

be reserved for the occupants of the house and shall not be used for any other purpose without the prior written consent of the Local Planning Authority. The application is also seeking to regularise the increase in height of the ridgeline.

Assessment

Principle/Loss of Garage

4. As a result of the proposal one car parking space within the garage will be lost. However there is ample off street car parking to the front of the garage therefore its loss is considered acceptable. It has been the Councils position all along, reiterated with the refusal of application ref.: 12/02105/FUL and subsequent dismissed appeal that the conversion of the garage to a separate unit of accommodation is not acceptable. However as ancillary accommodation to the main dwelling it is considered acceptable as it will have access to all the facilities contained within the main dwelling e.g. its amenity space. A condition is suggested to restrict the use to ancillary accommodation for family members only and once that use is no longer required the building reverts back to its original use as a garage/workshop and other incidental uses to the main dwelling.

Design

5. The application site lies within Littlemore Conservation area therefore policy HE7 of the Oxford Local Plan 2001-2016 applies. This states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation area or their setting.
6. As the proposal seeks a change of use with only very minor external alterations i.e. change of garage door to a window which matches the current windows, officers are satisfied that the alterations would preserve the interests of the conservation area.
7. The proposal is also therefore considered acceptable in terms of policy CS18 of the Core Strategy 2026, CP1, CP6 and CP10 of the Oxford Local Plan 2001-2016 and HP9 of the Sites and Housing Plan 2011-2026 in that it respects the character and appearance of the area and creates an appropriate visual relationship with the form, grain, scale, and details of the site and the surrounding area.

Residential Amenity

8. As a separate unit of accommodation the conversion of the garage was not considered acceptable due to internal living arrangements, lack of amenity space and the inability to provide adequate and sensibly located cycle parking.
9. As ancillary accommodation the conversion of the garage provides

acceptable accommodated as it will be restricted to family members who will have access to the main dwelling and its amenity space and cycle parking. Internally the current proposed plans show a sensory room in the car parking space, in the refused scheme it was a dining room. Sensory rooms are quite specialised with very different requirements to a dining room therefore the use of the space as a sensory room is considered acceptable.

Sustainability

10. Policy CS9 of the Core Strategy sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. There is now a wide acceptance that sustainability considerations need to be factored into the planning of new developments. New developments, including conversions and refurbishments, will be expected to achieve high environmental standards.
11. Policy HP11 of the Site and Housing Plan states all development proposals must submit an energy statement to show how energy efficiencies have been incorporated into the development. This has not been submitted with the application. However details can be sought via a condition.

Ridge Height (Including Background)

12. Following the granting of planning permission in 1995 for the development now known as David Nicholls Close the property, 3 David Nicholls Close, was constructed with a detached double garage measuring 5.39m x 5.39m in size and a height of 4.1m to the ridge.
13. The garage was extended to the rear and side following the granting of planning permission under ref.: 99/00126/NF. This increased its size to 7.0m x 8.7m although the roof did not go any higher; a new roof structure was introduced with a shallower pitch.
14. A second application to alter the garage was approved under ref.: 99/00928/NFH. The footprint remained the same but the roof was effectively raised both at the eaves and the ridge level. A dispute arose over the dimensions of the garage due to discrepancies between the drawings, the covering text and further information.
15. Whilst there has been some confusion in the past over the approved dimensions of the garage the Council gave planning permission under ref.: 99/00928/NFH to increase the height of the eaves of the garage (originally 2.26m) by 1.65m to 4.27m; and to increase the roof height to 5.75m at the ridge.
16. Application ref.: 00/00724/NFH sought planning permission to raise the roof height of the garage to 7.30m along with other alterations. This was refused

for the following reason:

The proposed increase in the height of the roof would result in a building which is too large, out of scale with the existing dwellings in David Nicholls Close and would therefore be detrimental to the visual amenity of the locality and would neither preserve nor enhance the appearance of this part of the Littlemore Conservation Area.

17. The reason for refusal was subject to an appeal which was subsequently dismissed. In his decision the Inspector said the garage as altered appears to be almost as large as the houses and is dominated on the ground floor by four door openings. As it stands, there is no doubt in my (Inspectors) mind that it does not relate sympathetically to the parent dwelling or to the rest of the small housing estate. He also considered it to have an unacceptable overbearing impact on No. 3 Lanham Way due to its mass and proximity.
18. As a result of the appeal being dismissed an enforcement notice was served on 22nd May 2001 (effective date 26th June 2001) which required the garage to be restored to the dimensions and height approved in planning permission reference 99/00928/NFH, namely 5.75m above existing ground level. The enforcement notice was complied with on 17th June 2002. This enforcement notice still stands in its entirety.
19. In 2002 another application was submitted, ref.: 02/01542/FUL, in relation to the building and its roof along with other alterations. Again this was refused for the following reason:

The design of the proposed development is considered to be out of keeping and detrimental to the visual amenities and character of the locality and would neither preserve nor enhance the Littlemore Conservation Area to which it relates.

20. Again the reason for refusal was subject to an appeal which was subsequently dismissed. The appeal was dismissed on two grounds. The first was procedural matters and the second concerned the effect of the development. In relation specifically to the roof the Inspector measured the ridge height from established ground level adjacent to the building, which he considered to be the appropriate base level, and was agreed with by the appellant and the council. The height agreed was 5.90m. Therefore the Inspector concluded that the description of the development "retention of existing garage....with ridge height of 5.75m" was contradictory when the existing building had a greater ridge height. Along with other matters the Inspector concluded that the application subject to the appeal was not capable of proper determination. An application not capable of proper determination is not legally valid.
21. However he acknowledged that the Council made a decision based on the description therefore he considered the effects of the development. The Inspector decided the building looked out of scale, over-large and dominant and its design did not reflect the form of the nearby houses and garages. Para 11 of the decision notice states:

“Two elements in the visual impact of the building are its eaves height and its shallow roof pitch, which make the building look out of proportion and not in keeping with the adjacent house, or with other nearby buildings. Despite a requirement in an enforcement notice issued by the City Council in May 2001 to restore the garage.....to the dimensions approved in a 1999 planning permission (99/00928/NFH), the eaves height is about 4.7m, well over even a generous interpretation of the 1999 permission. The roof pitch appears to be significantly less than the 35 degrees specified in a detailed cross section drawing which was part of the 1999 permission”.

22. The Inspector concluded that the general aims of the policies are that development should be of a scale and type appropriate to its surroundings (especially in a conservation area) and should not have an unacceptable environmental impact. He considered the development conflicted with these aims.
23. A further application was submitted, ref.: 11/00394/FUL, seeking to retain the ridge height at 5.85m. A site inspection took place on 20.04.2011 where Officers measured the height of the ridge from ground level. The height was 6.02m. This is 0.17m higher than the “retained” ridge height and 0.27m higher than the approved ridge height of 5.75m under 00928/NFH.
24. The applicant disputed the position of ground level and said it should be taken from a ground level which was half a brick width below the DCP. This is alleged to be the ground level agreed in 2002 in respect of the enforcement notice. Taking a measurement from this alternative ground level the height to the ridge was agreed to be 5.92m. This is 0.07m higher than the “retained” ridge height and 0.17m higher than the approved ridge height of 5.75 under 00928/NFH.
25. In the context of The Town and Country Planning (General Permitted Development) England Order 2015 Article 2(2) the height of a building or of plant or machinery shall be construed as a reference to its height when measured from ground level; and for the purposes of this paragraph “ground level” means the level of the surface of the ground immediately adjacent to the building or plant or machinery in question or, where the level of the surface of the ground on which it is situated or is to be situated is not uniform, the level of the highest part of the surface of the ground adjacent to it.
26. As a result of the measurements taken the applicant removed the ridge tile along the entire length of the roof to bring the ridge line down to meet the “retained” height of 5.85m as depicted in the submitted drawings. Despite a request for amended plans showing the roof including the ridge tiles the applicant said he would at a later date, once this application had been determined, submit a further application to reinstate the ridge tiles thus raising the roof by a further 0.07m or 0.17m depending where you measure ground level. This would then bring the ridgeline back to the height measured by Officers be it 6.02m or 5.92m depending on ground level.

27. It was concluded, on the 2011 application, that where ever the height of the roof is measured from it was not disputed that the ridge had been raised. From its humble beginnings as a modest detached double garage (figure 1) the building has been altered beyond recognition (figure 2). It has been increased in height, width and depth. It is now a large building that is considered to be out of scale with the existing dwellings in David Nicholls Close. It is acknowledged that the increase in height of the ridge is small however the building has been altered to such an extent that any more alterations would render it wholly unacceptable in scale, mass and bulk to the detriment of the visual amenity of the locality and would therefore neither preserve or enhance the appearance of this part of the Littlemore Conservation Area.



Figure 1: original garage



Figure 2: existing garage

28. In 2012, ref.: 12/01722/CEU, a certificate of lawfulness to certify that the ridge height at 5.9m is lawful was submitted and subsequently refused for the following reason:

The raising of the ridge of the garage building to a height of 5.90m contravenes the requirements of an Enforcement Notice ref: 01/00922/E, issued on 22nd May 2001. This notice requires the height of the ridge of the garage building to be restored to the dimensions and height approved in planning permission ref: 99/00928/NFH namely 5.75m above existing ground level.

29. An appeal was submitted however the Planning Inspectorate (PINS) would not determine the appeal for the following reason:

It appears that there is an effective enforcement notice in place which, under sections 191(2) and 285(1) of the Town and Country Planning Act 1990, prevents a lawful development certificate from being granted. For this reason, we (PINS) will take no further action on your appeal.

30. In May 2012, reiterated in November 2012, the Council informed the applicant that whilst the Council does not condone the raising of the roof, it will take no further action provided that no additional alterations are made to the roof because it does not consider it expedient or in the public interest to do so.

31. Given it is not considered expedient to enforce against the unauthorised raising of the roof officers consider that there is no good reason to refuse to regularise the situation and approve the current height of 8.85m as shown on the drawing entitled "Proposed Views" (side elevations) submitted as part of this application.

Conclusion:

32. Members are recommended to approve the application subject to the conditions suggested.

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:

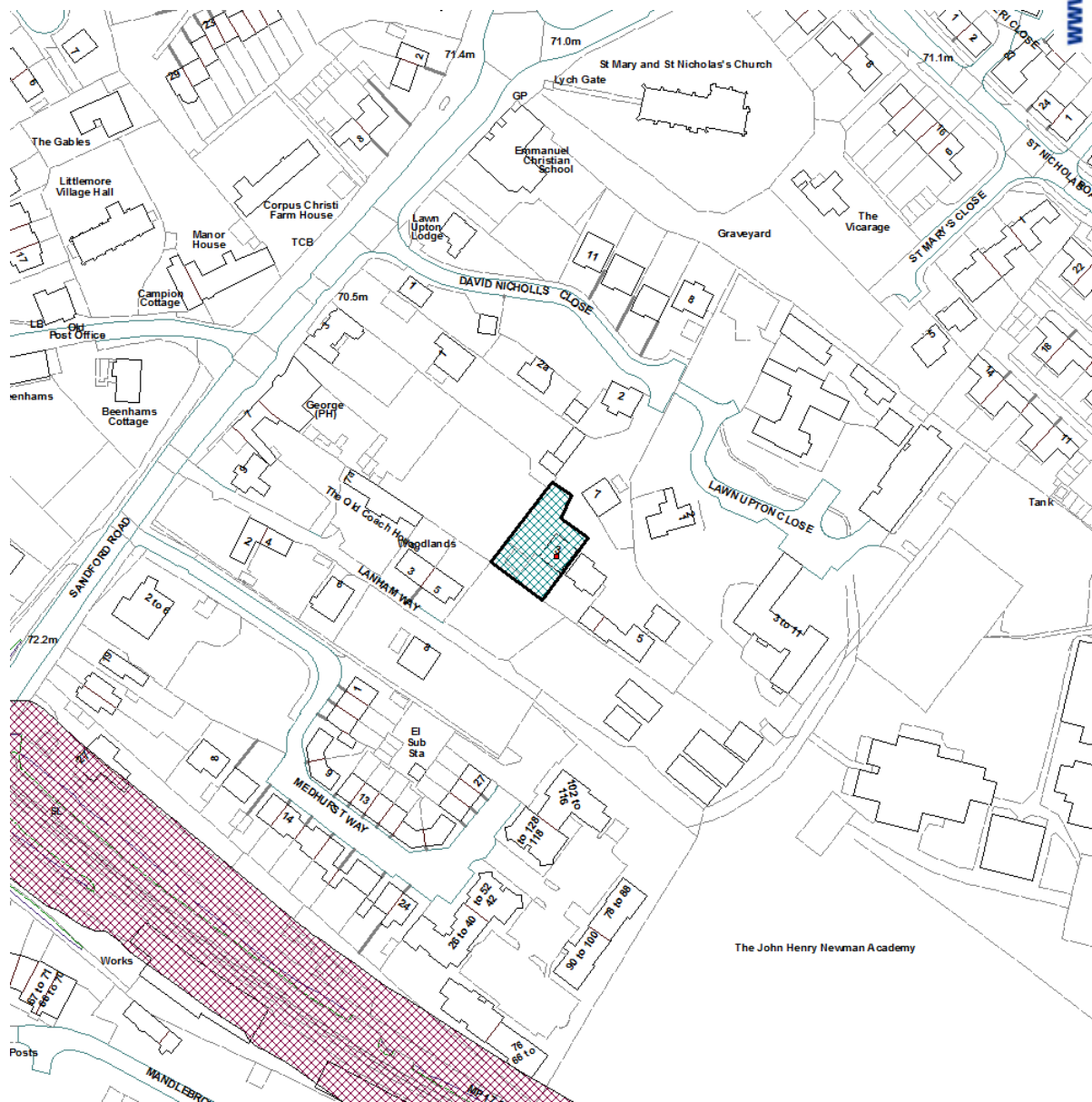
Contact Officer: Lisa Green

Extension: 2614

Date: 24th September 2015

Appendix 1

15/02061/FUL - 3 David Nicholls Close



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Ordnance Survey 100019348

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Monthly Planning Appeals Performance Update – August 2015

Contact: Head of Planning and Regulatory: Cathy Gallagher

Tel 01865 252360

1. The purpose of this report is two-fold:
 - i. To provide an update on the Council's planning appeal performance; and
 - ii. To list those appeal cases that were decided and also those received during the specified month.

Best Value Performance Indicator BV204

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 31 August 2015, while Table B does the same for the current business plan year, ie. 1 April 2015 to 31 August 2015.

Table A	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	9	29%	3	6
Dismissed	22	71%	2	20
Total BV204 appeals	31			

**Table A. BV204 Rolling annual performance
(1 September 2014 to 31 August 2015)**

Table B	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	4	67%	2	2
Dismissed	2	34%	1	1
Total BV204 appeals	6			

**Table B. BV204: Current business plan year performance
(1 April 2015 to 31 August 2015)**

All Appeal Types

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	Appeals	Performance
Allowed	19	38%
Dismissed	31	62%
All appeals decided	50	
Withdrawn	5	

**Table C. All planning appeals (not just BV204 appeals)
Rolling year 1 September 2014 to 31 August 2015**

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to the committee chairs and ward councillors. If the case is significant, the case officer also subsequently circulates committee members with a commentary on the appeal decision. Table D, appended below, shows a breakdown of appeal decisions received during August 2015.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. The relevant ward members also receive a copy of this notification letter. Table E, appended below, is a breakdown of all appeals started during August 2015. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.
6. All councillors receive a weekly list of planning appeals (via email) informing them of appeals that have started and been decided, as well as notifying them of any forthcoming hearings and inquiries.

Table D

Appeals Decided Between 1/08/15 And 31/08/15

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

DC CASE	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
14/03029/FUL	15/00013/COND	DEL	PER	AWD	13/08/2015	STCLEM	168 Divinity Road Oxford OX4 1LR	Demolition of external stores and canopy. Erection of single storey rear extension and formation of courtyard area. Change of use from 2 x flats to House in Multiple Occupation (Use Class C4) (amended plans)
14/03485/FUL	15/00016/REFUSE	DEL	REF	ALC	26/08/2015	COWLYM	128 & 130 Oxford Road Cowley Oxford OX4 2DU	Change of use of the first floor from Use Class A2 (Financial and Professional Services) to Use Class C1 (Guesthouse) to provide 6no. guest bedrooms. Change of Use of ground floor of 130 Oxford Road to Use Class A1 (Retail). Installation of new shop front and front door to first floor accommodation.

Total Decided: 2

Enforcement Appeals Decided Between **1/08/2015 And 31/08/2015**

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS – Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
13//0062/5/ENF	15/00003/ENFORC	ALLOW	03/08/2015	9 Cumberland Road Oxford Oxfordshire OX4 2BZ	COWLYM	Alleged unauthorised outbuilding
14//0032/3/ENF	15/00006/ENFORC	DISMIS	11/08/2015	221 Cowley Road Oxford Oxfordshire OX4 1XG	STCLEM	Appeal against alleged unauthorised rear dormer
14//0050/0/ENF	15/00012/ENFORC	DISMIS	12/08/2015	Land To The Rear Of 9A And 11 Chester Street Oxford Oxfordshire	IFFLDS	Appeal against the construction of a single storey garage without planning permission.
14//0036/2/ENF	15/00023/ENFORC	ALLOW	21/08/2015	169 Windmill Road Oxford Oxfordshire OX3 7DW	HEAD	Appeal against Unauthorised creation of s/c flat in loft
14//0055/8/ENF	15/00019/ENFORC	ALLOW	24/08/2015	82 Cricket Road Oxford Oxfordshire OX4 3DH	COWLYM	Appeal against the construction of a single storey outbuilding without planning permission.
14//0054/2/ENF	15/00020/ENFORC	DISMIS	25/08/2015	1 Frederick Road Oxford Oxfordshire OX4 3HL	COWLEY	Appeal against possible unauthorised outbuilding

Total Decided: 6

Table E

Appeals Received Between 1/08/15 and 31/08/15

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	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION	
15/00597/OUT	15/00033/REFUSE	04/08/2015	I	Trevor Saunders	Land Adj Canterbury House 393 Cowley Road Reliance Way Oxford Oxfordshire OX4 2FQ		Outline application (seeking approval of access, layout and scale) for the erection of four storey building consisting of 4 x 1 bedroom and 4 x 3 bedroom flats (Use Class C3). Provision of private amenity space, car parking, cycle and waste storage.	Nik Lyzba
14/03204/OUT	15/00034/REFUSE	04/08/2015	I	Trevor Saunders	Rivera House And Adams House Reliance Way Oxford OX4 2FQ		Demolition of existing office accommodation at Rivera House and Adams House. Construction of up to 98 student study rooms with provision for disabled car parking spaces and cycle parking. (Outline application with all matters reserved)	Nik Lyzba
15/00360/B56	15/00035/PRIOR	04/08/2015	I	Trevor Saunders	Canterbury House 393 Cowley Road Oxford Oxfordshire OX4 2BS		Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 3 x 1-bed and 1 x 2-bed flats. This application is for determination as to whether prior approval of the Council is required and, if required, whether it should be granted. This application is assessed solely in respect of transport and highway impacts and contamination and flooding risks.	Nik Lyzba
15/01059/FUL	15/00036/REFUSE	06/08/2015	W	Ed Pigott	12 Benson Road Oxford Oxfordshire OX3 7EH		Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Erection of single storey rear extension.	Mr Eric Bolton

15/00370/FUL	15/00037/COND	06/08/2015	W	Robert Fowler	Store Adjacent 79 St Leonard's Road Oxford Oxfordshire	Demolition of existing store. Erection of 1 x 2-bed dwelling (Use Class C3).	
15/00932/CPU	15/00038/REFUSE	14/08/2015	W	Nadina Ranson	16 Argyle Street Oxford Oxfordshire OX4 1SS	Application to certify that the formation of rear dormer roof extensions and insertion of 2 no. front rooflights in association with loft conversion is lawful development.	Mr Mark Shrive
15/00670/ADV	15/00039/REFUSE	27/08/2015	H	Sarah Orchard	72 London Road Headington Oxford Oxfordshire OX3 7PD	Display of 1No internally illuminated totem sign.	Ian Lesseter

Total Received: 7

MINUTES OF THE EAST AREA PLANNING COMMITTEE

Wednesday 2 September 2015



COUNCILLORS PRESENT: Councillors Darke (Chair), Anwar, Clarkson, Henwood and Taylor.

OFFICERS PRESENT: Fiona Bartholomew (Planning and Regulatory), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

35. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillors Brandt, Coulter and Wilkinson submitted apologies.

36. DECLARATIONS OF INTEREST

Councillor Henwood declared that he had a disclosable pecuniary interest in the application at Minute 41 (3 David Nicholls Close) as this was for development on land he owned. The Chair reminded him that under the Code of Conduct he would have to leave the room and take no part in the proceedings when the item was considered.

37. 75 CRANMER ROAD OX4 2QB: 15/02146/CPU

The Committee considered a report detailing an application to certify that the proposed conversion of garage to habitable space ancillary to the main house is lawful at 75 Cranmer Road, OX4 2QB.

The Committee resolved that the proposed development is lawful and that the certificate be granted.

38. MINUTES

The Committee resolved to approve the minutes of the meeting held on 5 August 2015 as a true and accurate record.

39. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications, the addition of recently called-in items, and the withdrawal of application 15/01221/FUL.

40. DATES OF FUTURE MEETINGS

The Committee noted the next meeting would be on 7 October 2015.

41. 3 DAVID NICHOLLS CLOSE:15/02061/FUL

The Chair varied the order of business to consider this last.

The Committee were unable to consider this application as Councillor Henwood had a pecuniary interest and was not permitted to stay in the room, and the committee was not then quorate.

Therefore the meeting concluded at this point.

The meeting started at 6.00 pm and ended at 6.15 pm