

Agenda

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West Area Planning Committee

Date: **Tuesday 13 December 2016**

Time: **6.00 pm**

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

For any further information please contact the Committee Services Officer:

Catherine Phythian, Committee and Member Services Officer

Telephone: 01865 252402

Email: democraticservices@oxford.gov.uk

If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer before the start of the meeting.

West Area Planning Committee

Membership

Chair	Councillor Louise Upton	North;
Vice-Chair	Councillor Tom Landell Mills	St. Margaret's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Jean Fooks	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Jennifer Pegg	Northfield Brook;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;
	Councillor Steven Curran	Iffley Fields;

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

Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

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- viewed using the computers in the Customer Services, St Aldate's, or
- subscribed to electronically by registering online at mycouncil.oxford.gov.uk

AGENDA

Pages

- | | |
|--|----------------|
| <p>1 Apologies for absence and substitutions</p> <p>2 Declarations of interest</p> <p>3 16/02620/RES: Westgate Centre and Adjacent Land, Oxford, OX1 1NX</p> <p>Site address: Westgate Centre And Adjacent Land Encompassing The Existing Westgate Centre And Land Bounded By Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane And Old Greyfriars St</p> <p>Proposal: The outline planning application (13/02557/OUT) was an Environmental Impact Assessment application and an Environmental Statement was submitted. Approval of all reserved matters was granted (14/02402/RES) under condition 5 of the outline planning permission. This application seeks approval of amended reserved matters for the appearance of the east elevation of Building 2 and 3 in respect of a revised window arrangement.</p> <p>Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions</p> <p>Conditions</p> <ul style="list-style-type: none">1 Development begun within time limit2 Develop in accordance with approved plans | <p>17 - 24</p> |
| <p>4 16/01789/FUL: Demolition of Aristotle House, Aristotle Lane, Oxford, OX2 6TR</p> <p>Site address: Aristotle House Aristotle Lane</p> <p>Proposal: Demolition of Aristotle House. Erection of four storey building to provide office space (Use Class B1) at basement, ground and first floor levels and formation of 2 x 2-bed flats (Use</p> | <p>25 - 42</p> |

Class C3) above. Erection of 4 x 4-bed terraced dwellings (Use Class C3). Formation of access from Kingston Road. Provision of car parking and bin/cycle storage.

Officer recommendation: The West Area Planning Committee is recommended to approve the application for the reasons below and subject to and including conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples
- 4 Design - no additions to dwelling
- 5 Screening - terrace serving flat
- 6 Accessible homes
- 7 Boundary treatments
- 8 Parking permits
- 9 Construction Travel Plan
- 10 Visibility splays
- 11 Cycle storage
- 12 Bin storage
- 13 Tree Protection Plan
- 14 Landscape Plan Details
- 15 Landscape Management Plan
- 16 Arboricultural Method Statement
- 17 Biodiversity enhancement measures
- 18 Ecology enhancement measures - planting
- 19 Lighting plan - bats
- 20 Archaeology
- 21 Drainage infrastructure
- 22 Drainage details
- 23 SuDs maintenance plan
- 24 Renewable or low carbon details
- 25 Risk assessment - land quality
- 26 Validation report - land quality
- 27 Ecological management plan – canal protection

Legal Agreements:

S106 to secure affordable housing contribution

Community Infrastructure Levy (CIL):

The development is liable for CIL.

Site address: Land Adjacent Summertown Church Hall,
Portland Road

Proposal: Demolition of existing garages. Erection of a 3 storey building to provide 2 x 3-bed flats and 1 x 4-bed flat. Provision of car parking for 12No. vehicles with new vehicle access and bin store.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions and CIL contribution

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Samples
- 4 TRO
- 5 Parking Permits
- 6 SUDS Parking
- 7 Cycle Parking Provision
- 8 Landscaping
- 9 Boundary Treatments
- 10 Drainage
- 11 Drainage Infrastructure
- 12 Contaminants
- 13 Remedial Works
- 14 Obscure glazing

Legal Agreement and CIL

A CIL Contribution is required, no legal agreement is required.

6 16/01725/FUL: St Edward's School, Woodstock Road, OX2 7NN

55 - 66

Site address: St Edward's School Woodstock Road Oxford

Proposal: Application advice for the demolition of existing school hall. Construction of a new hall, library and teaching accommodation and associated landscape works and alterations to a listed building.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions and a CIL requirement

1. Development begun within time limit

2. Develop in accordance with approved plans
3. Materials
4. Construction Traffic Management Plan
5. Swept Path Analysis
6. Parking and Turning Space
7. Flooding and surface water drainage
8. SUDs Maintenance
9. Implementation of drainage
10. Archaeology
11. Bats
12. Biodiversity enhancements
13. Landscape plan required
14. Landscape carry out by completion
15. Landscape underground services - tree roots
16. Tree Protection Plan (TPP) 1
17. Arboricultural Method Statement (AMS) 1
18. Top soil
19. Unexpected Contamination
20. External lighting
21. Noise and Sound Amplification
22. Noise and Hours of Operation
23. Energy requirements

7 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN

67 - 72

Site address: St Edward's School Woodstock Road Oxford

Proposal: Demolition of existing school hall. Construction of a new hall, library and teaching accommodation and associated landscape works. Alterations to existing library comprising removal of balcony.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions

Conditions

1. Commencement of works
2. Works as approved only
3. Details of repairs to façades
4. Sample panels
5. Details of new internal staircase
6. Details of abutments
7. Details of internal alterations

8 16/02772/FUL: 77-83 Iffley Road, 85 And 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG

73 - 86

Site address: 77-83 Iffley Road 85 And 87 Iffley Road And Stockmore House Stockmore Street Oxford Oxfordshire OX4 1EG

Proposal: Alterations to existing buildings on Iffley Road frontage and improvements to provide main entrance to student accommodation, rear extensions and staircases. Alterations and extension to Stockmore House, Stockmore Street to provide additional study/bedrooms, alterations to existing access to Stockmore Street, parking space for disabled persons and servicing. Alterations to bin storage area and cycle parking.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions and CIL contribution

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials samples
- 4 Gate (Public Art)
- 5 CTMP
- 6 Student Accommodation - cars
- 7 Start and End of Term Car Movements
- 8 Visibility Splays
- 9 Landscape plan required
- 10 Landscape carry out by completion
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Tree Protection Plan (TPP) 2
- 14 Arboricultural Method Statement (AMS) 2
- 15 Surface water drainage
- 16 Energy
- 17 Details of external lighting
- 18 Cycle Parking

A CIL Contribution is required, no legal agreement is required.

9 16/02271/FUL 24 Rosamund Road

87 - 94

Site address: 24 Rosamund Road.

Proposal: Alterations to roof to form hip to gable,

formation of 1No. dormer window to rear roofslope and insertion of 1No. front rooflight and window to side elevation in association with loft conversion.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission subject to the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 Obscure glazing
- 5 Plans - specific exclusion

10 16/01413/FUL: Land Adjacent 279 Abingdon Road

95 - 114

Site address: Land Adjacent 279 Abingdon Road

Proposal: Erection of three storey building to provide 3 x 1-bed flats and 6 x 2-bed flats (Use Class C3). Provision of car parking, cycle parking and bin storage.(Additional Information) (Amended Plans).

Officer recommendation: West Area Planning Committee is recommended to refuse the application for the reasons stated in the report.

11 16/02405/FUL: 79 Harefields, OX2 8NR

115 - 122

Site address: 79 Harefields, OX2 8NR

Proposal: Change of use from dwellinghouse (Use Class C3) to Large House in Multiple Occupation (Sui Generis). Erection of a single storey rear extension. Conversion of garage and workshop to habitable space with replacement of doors to windows.

Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - matching
- 4 On street parking
- 5 Bike and bin storage

12	<p>16/02443/VAR: 118 Southfield Road - variation of condition 4 (traffic order) of planning permission 16/01026/FUL</p> <p>Site address: 118 Southfield Road</p> <p>Proposal: Variation of condition 4 (traffic order) of planning permission 16/01026/FUL (Change of use from dwellinghouse to House in Multiple Occupation) to remove the condition in relation to the exclusion of resident's parking.</p> <p>Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions</p> <ol style="list-style-type: none"> 1 Development begun within time limit 2 Develop in accordance with approved plans 3 Bin stores 4 Bicycle storage 	123 - 128
13	<p>16/02296/CT3: Car Park, Walton Well Road, Oxford</p> <p>Site address: Car Park Walton Well Road Oxford Oxfordshire</p> <p>Proposal: Resurfacing of carpark</p> <p>Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions</p> <p>Conditions</p> <ol style="list-style-type: none"> 1. Development begun within time limit 2. Develop in accordance with approved plans 3. Construction Traffic Management Plan 4. Materials as specified Bituchem Natratex, submitted Design Statement 30/08/216, 5. Arboricultural Method Statement (AMS) 1 	129 - 134
14	<p>16/01896/CT3: 21 to27 Chatham Road And 10 To 40 Fox Crescent</p> <p>Site address: Outside 21 23 25 And 27 Chatham Road And 10 To 40 Fox Crescent Oxford Oxfordshire</p> <p>Proposal: Formation of 22no. residents parking spaces.</p> <p>Officer recommendation: West Area Planning Committee is</p>	135 - 142

recommended to grant planning permission with the following conditions.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Drainage
- 4 Landscaping

15 16/01883/CT3: 17 Jericho Street, OX2 6BU

143 - 148

Site address: 17 Jericho Street Oxford OX2 6BU

Proposal: Replacement of front door

Officer recommendation: West Area Planning Committee is recommended to grant planning permission with the following conditions:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials and colour

16 Minutes

149 - 152

Minutes from the meeting of 8 November 2016.

Recommendation: That the minutes of the meeting held on 8 November 2016 are approved as a true and accurate record.

17 Forthcoming applications

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

Chiltern Line - East West Rail link - all applications	2 applications pending
16/02377/FUL: 134 Wytham Street, OX1 4TW	Major application
16/02676/FUL: 48 Ridgefield Rd, Oxford. OX4 3BX.	Called in: Cllr Curran, supported by Clarkson, Price, Humberstone and Tarver
16/01909/FUL: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ	Major application
16/02689/FUL: Unither House, 15 Paradise	Major application

Street, Oxford, OX1 1LD (was Cooper Callas)	
16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP	Major application (also called in by Cllr Pressel, Simm, Pegg and Sanders)
16/00882/FUL: 135 - 137 Botley Road, Oxford	called in: Cllr Cook, supported by Cllrs Brown, Clarkson and Sinclair.
16/01352/FUL: 164 Marlborough Road, Oxford, OX1 4LT	call-in: Cllr Tidball, supported by Cllrs Price, Fry and Turner
15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major application
16/02945/FUL: Oxford Business Centre Osney Lane Oxford Oxfordshire OX1 1TB	Major application
16/02745/CT3: Seacourt Park And Ride, Botley Road, Oxford	Major application - Council application
16/02152/CT3: 161 - 161B Iffley Road, Oxford	Council application
16/02619/FUL: Garages Rear Of 38 Hertford Street, Oxford	Call in: Cllr Tarver, supported by Cllrs Kennedy, Fry and Rowley.
16/01220/FUL & 16/01221/FUL: 16 Northmoor Road, Oxford, OX2 6UP	Call in Cllr Wade supported by Cllrs Goff, Landell Mills, and Fooks.
16/02687/FUL: 265 - 279 Iffley Road And Garages, Percy Street, Oxford, OX4 4AH	Major application
16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1J	Major application
15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD	Callin: Cllr Upton supported by Cllrs Fry, Rowley and Pressel.

18 Dates of future meetings

The Committee will meet at 6.00pm on the following dates:

24 Jan 2017
21 Feb 2017
14 Mar 2017
11 Apr 2017
9 May 2017

Councillors 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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.

Preparation of Planning Policy documents – Public Meetings

4. 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.

Public requests to speak

5. 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.

Written statements from the public

6. Members of the public and councillors can send the Democratic Services Officer written statements and other material to circulate to committee members, and the

planning officer prior to the meeting. Statements and other material are accepted and circulated by noon, two working days before the start of the meeting.

7. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give 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. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

8. 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 by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

9. 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 place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
10. 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.

Meeting Etiquette

11. 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.
12. 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.

Code updated to reflect changes in the Constitution agreed at Council on 25 July 2016.

West Area Planning Committee

13th December 2016

Application Number: 16/02620/RES

Decision Due by: 6th January 2017

Proposal: The outline planning application (13/02557/OUT) was an Environmental Impact Assessment application and an Environmental Statement was submitted. Approval of all reserved matters was granted (14/02402/RES) under condition 5 of the outline planning permission. This application seeks approval of amended reserved matters for the appearance of the east elevation of Building 2 and 3 in respect of a revised window arrangement.

Site Address: Westgate Centre And Adjacent Land Encompassing The Existing Westgate Centre And Land Bounded By Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane And Old Greyfriars St (**site plan: appendix 1**)

Ward: Carfax Ward

Agent: Mr Jon Bowen

Applicant: Westgate Oxford Alliance

Recommendation:

The West Area Planning Committee are recommended to grant planning permission for the following reasons

Reasons for Approval

- 1 The revised window arrangement for Building 2 and 3 would not materially alter the visual appearance of these buildings and would not create any adverse impact upon the adjoining properties in terms of loss of privacy. The proposal would therefore accord with the aims and objectives of the relevant policies of the Oxford Core Strategy, Oxford Local Plan and West End Area Action Plan. No third party representations have been received.
- 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 Develop in accordance with approved plans

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP19 - Nuisance

CP20 – Lighting

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

West End Area Action Plan

WE10 - Historic Environment

WE12 - Design & construction

WE1 - Public realm

Other Planning Documents

National Planning Policy Framework

Public Consultation

The consultation period for the application has not expired at the time of writing this report. Any further comments received up to the date of the committee will be reported verbally at the meeting.

Statutory Consultees

- Historic England Commission: The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice
- Environment Agency Thames Region: No comment
- Oxfordshire County Council Highways Authority: No comment

Third Parties

None

Officers Assessment:

Background to Proposals

1. The site relates to the Westgate Oxford development which measures approximately 5.9ha, and extends from Bonn Square in the north to Thames Street in the south and from Castle Mill Stream in the west to Old Greyfriars

Street and Pennyfarthing Place in the east (**appendix 1**).

2. In March 2014 outline planning permission with all matters reserved was granted by the West Area Planning Committee for a retail-led mixed use development of the former Westgate Shopping Centre, Multi-Storey and Surface Level Car Park and Abbey Place Car Park under reference 13/02557/OUT. The reserved matters for the layout, scale, appearance, and landscaping of the development was subsequently approved under reference number 14/02402/RES by the West Area Planning Committee meeting on the 25th November 2014. The outline permission and reserved matters are currently being implemented on site.
3. This application is an additional reserved matters application which is seeking permission for the alterations to the appearance of the east elevation of Building 2 and 3 in respect of a revised window arrangement.
4. The proposal would relate to Units U24, M24 and M20 which are located at upper ground and first floor levels of Building 2 and first floor level of Building 3 respectively. The approved reserved matters scheme currently has two windows serving U24 in the east elevation facing Old Greyfriars Street, and the south elevation facing the new lane leading to South Square. Units M24 and M20 have no external facing windows. The proposal is also seeking to provide 6 windows at first floor level in Building 3 facing onto Old Greyfriars Street. The windows would be set behind the metal slotted panels at this level of the building.
5. These three units are to be occupied by a single tenant, who wish to increase natural daylight to the retail units and are therefore seeking permission for the revised window arrangement.
6. The principle determining issues in this case would therefore relate solely to the impacts of the proposed canopy as follows
 - Site Layout and Built Form
 - Impact on adjoining properties
 - Conformity to the Environmental Statement and its addendum

Site Layout and Built Forms

7. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; attractive public realm; and high quality architecture.
8. The Oxford Local Plan 2001-2016 requires development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP8 states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area. While Policy HE7 requires proposals to preserve and enhance the special character and appearance of the conservation area.
9. The revised window arrangement would replace the existing 6 window opening at upper ground floor level of the eastern elevation of Building 2 with two narrower

window openings that would be formed from a 3.3m wide 3 window opening (W1) and 4.4m wide 4 window opening (W4). The height of the windows would remain unchanged and the overall extent of glazing would be increased from the 8.6m (6 window opening) to 9.7m (7 window opening). At first floor level two further window openings would be provided comprising a 4.4m wide 4 window opening (W2) and a 5.6m wide 5 window opening. These windows are slightly wider than the other two at ground floor level and are staggered relative to those windows in a manner consistent with the design of Building 2.

10. In Building 3, there would be 6 windows (0.7m (w) x 1.1m (h)) serving the retail unit M20 which would be set behind the metal slotted panels. These windows would be small openings but would not be readily visible given their position behind the panels.
11. In visual terms, the revised window arrangement would not materially alter the visual appearance of either Building 2 or 3 from that approved as part of the reserved matters application 14/02402/RES. The proposal would accord with the aims of the above-mentioned policies.

Impact upon Adjoining Properties

12. Policy CP10 of the Local Plan requires development proposals to be sited in a manner which meets functional need, but also in a manner that safeguards the amenities of other properties.
13. The Design and Access Statement has considered the impact of the revised window arrangement upon the Faulkner Street properties on the eastern side of Old Greyfriars Street. The study identifies 5 properties (nos.29-33) that could be affected by the proposed development. There are only two properties that have habitable room windows facing the Westgate, a first floor bedroom window in no.29 and either a first floor bathroom or bedroom window in no.31. These properties are set some 20m from the façade of Buildings 2 and 3 of the Westgate and at an oblique angle to Old Greyfriars Street, while the windows in Building 2 and 3 are set above the eaves level of these properties.
14. Having regards to the orientation of the properties and separation distance between buildings, and the limited angle of views afforded by the position of the proposed windows, officers consider that the revised window arrangement will not adversely impact upon the privacy of these adjoining properties in accordance with the above-mentioned policies.

Environmental Impact Assessment

15. The outline planning application for the Westgate development was accompanied by an Environmental Statement (September 2013) and Environmental Statement Addendum (January 2014). The reserved matters application was also accompanied by an Environmental Statement (August 2014) and Environmental Statement Addendum (September 2014).

16. This reserved matters application would constitute a 'subsequent application' under Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. As such the likely significant effects of the proposed development need to be considered.

17. The application has assessed the impact of the proposed canopy against the baseline data in the approved Environmental Statement and its Addendum and identified that the development does not give rise to any new or different significant effects to those identified and assessed previously.

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 West End Area Action Plan and therefore officer's recommendation to the committee is to approve the development subject to the conditions listed 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

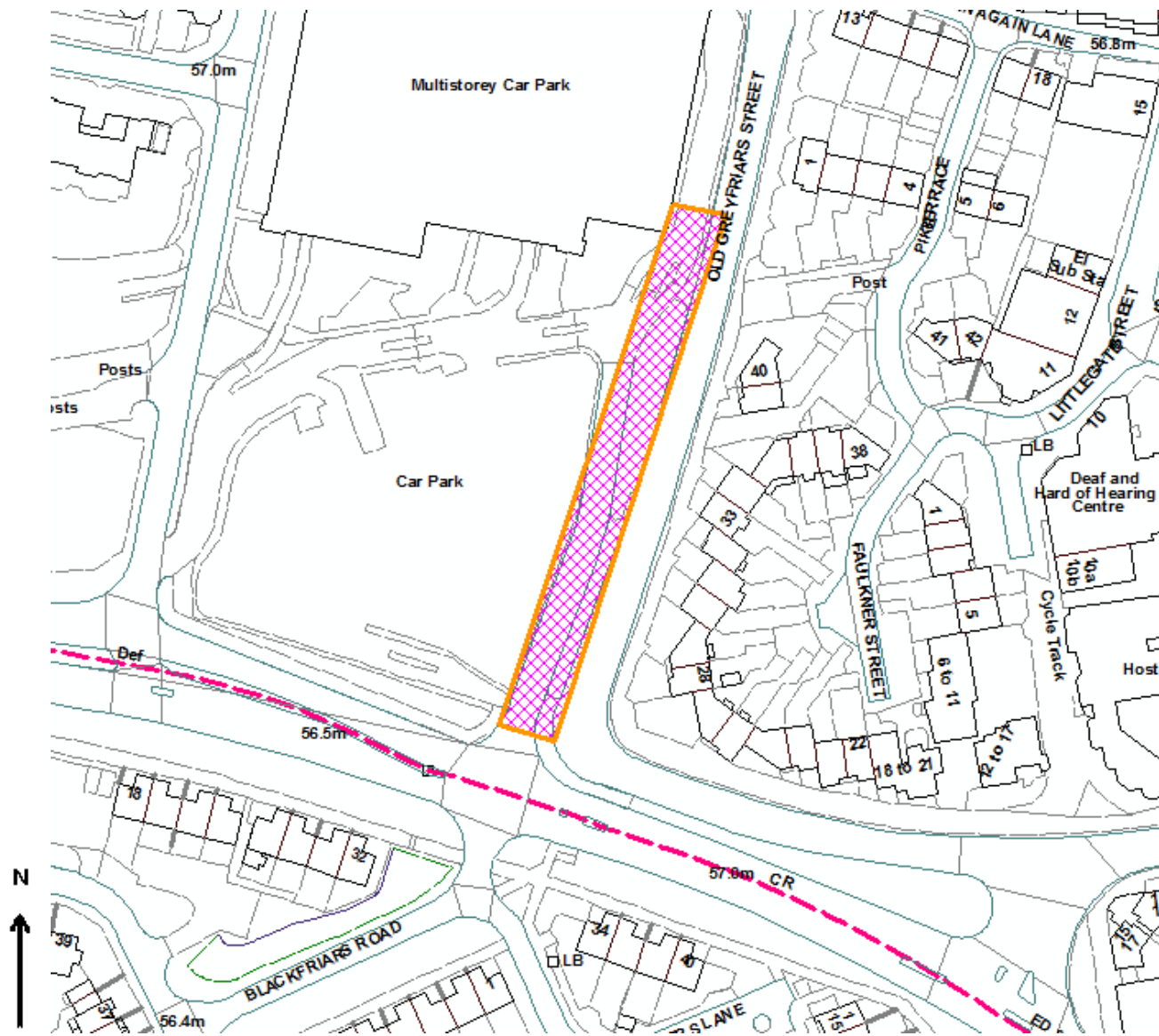
Extension: 2228

Date: 18th November 2016

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Appendix 1

16/02620/RES – Westgate



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Ordnance Survey 100019348

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West Area Planning Committee

13 December 2016

Application Number: 16/01789/FUL

Decision Due by: 1st September 2016

Proposal: Demolition of Aristotle House. Erection of four storey building to provide office space (Use Class B1) at basement, ground and first floor levels and formation of 2 x 2-bed flats (Use Class C3) above. Erection of 4 x 4-bed terraced dwellings (Use Class C3). Formation of access from Kingston Road. Provision of car parking and bin/cycle storage.

Site Address: Aristotle House Aristotle Lane – see site plan **Appendix 1**

Ward: St Margarets Ward

Agent: Mrs Lois Partridge

Applicant: Mr Ian Thompson

Recommendation:

The West Area Planning Committee is recommended to approve the application for the reasons below and subject to and including conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

For the following reasons:

- 1 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.
- 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 The Council considers that the proposal accords with the policies of the

development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples
- 4 Design - no additions to dwelling
- 5 Screening - terrace serving flat
- 6 Accessible homes
- 7 Boundary treatments
- 8 Parking permits
- 9 Construction Travel Plan
- 10 Visibility splays
- 11 Cycle storage
- 12 Bin storage
- 13 Tree Protection Plan
- 14 Landscape Plan Details
- 15 Landscape Management Plan
- 16 Arboricultural Method Statement
- 17 Biodiversity enhancement measures
- 18 Ecology enhancement measures - planting
- 19 Lighting plan - bats
- 20 Archaeology
- 21 Drainage infrastructure
- 22 Drainage details
- 23 SuDs maintenance plan
- 24 Renewable or low carbon details
- 25 Risk assessment - land quality
- 26 Validation report - land quality
- 27 Ecological management plan – canal protection

Legal Agreements:

S106 to secure affordable housing contribution

Community Infrastructure Levy (CIL):

The development is liable for CIL.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP5** - Mixed-Use Developments
- 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
CP13 - Accessibility
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
NE6 – Oxford's watercourses
NE15 - Loss of Trees and Hedgerows
HE2 - Archaeology
HE7 - Conservation Areas
EC1 - Sustainable Employment

Core Strategy

CS2_ - Previously developed and greenfield land
CS9_ - Energy and natural resources
CS10_ - Waste and recycling
CS12_ - Biodiversity
CS13_ - Supporting access to new development
CS17_ - Infrastructure and developer contributions
CS18_ - Urban design, town character, historic environment
CS22_ - Level of housing growth
CS23_ - Mix of housing
CS24_ - Affordable housing
CS27_ - Sustainable economy
CS28_ - Employment sites

Sites and Housing Plan

HP1_ - Change of use from existing homes
HP2_ - Accessible and Adaptable Homes
HP4_ - Affordable Homes from Small Housing Sites
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 North Oxford Victorian Suburb Conservation Area.

Planning Practice Guidance

Balance of Dwellings Supplementary Planning Document (SPD)

Technical Advice Note – Space Standards for Residential Development

Technical Advice Note – Waste and Bins Storage

Relevant Site History:

57/06102/A_H - Private petrol pump and tank (Formerly numbered 1 Hayfield Road). Approved 11th June 1957

64/15705/A_H - Demolition of existing office block and storage building and erection of a new 2 storey office building. Approved 10th November 1964

72/00019/EUC_H - Stores, builders' yard and car park (Formerly numbered 1 Hayfield Road). Permitted development 4th September 1972

72/26327/A_H - Outline application for erection of new auction sales room - car parking and new access. Approved 12th September 1972

73/00531/A_H - Alterations to existing building including erections of new external staircase and curtain walling (Formerly numbered 1 Hayfield Road). Approved 26th June 1973

73/00548/A_H - Erection of new 3 storey building to form extensions to existing offices including alterations to existing building - Phase 2. Refused 26th June 1973

75/00745/A_H - 2 storey extension to existing building to provide additional offices. Refused 17th September 1975

86/01260/LH - Listed building consent for demolition of enclosed staircase (part of unlisted building in a Conservation Area). Approved 10th February 1987

86/01261/NFH - Two storey extension to form reception area and two studios. Approved 10th February 1987

Representations Received:

80, 82, 83, 84, 85, 86, 93, 90, 94, 95, 96, 97 Kingston Road, 11 Cranham Terrace, 12 and 42 Plater Drive, Flat 1, 11, 12 and 25 Polstead Road, 55 Southmoor Road, 4 Staverton Grange, 1 Brindley Close, 3, 9, 12, 17, 20, 22, 23, 26, 32, 33, 38, 39, 40, 44, 46, 52, 58, 63, 65, 68, 69, and 71 Hayfield Road, The Hayfield Deli 4-6 Hayfield Road, No Address Provided (Kingston Road North Google Group), SS Philip & James' Church of England VA Primary School Navigation Way, Councillor Wade, Councillor Howson, 55 Chalfont Road, 11 and 51 Leckford Road, St Margaret's Area Society, 37 Burgess Mead, Hayfield Road Residents Association, objections:

- Access
- Highway Safety
 - danger for school children, elderly, pedestrians, and cyclists, Hayfield Road is too narrow
 - Concerns construction traffic would cause damage to homes on Hayfield Road due to their close proximity with the road
- Effect on traffic
 - Full traffic survey should be conducted during term time
- Better signage at Postead Road – no-entry
- In adequate delivery and refuse collection space/arrangements

- Icen report/traffic report is not an accurate representation of reality
- Inadequate traffic barrier
 - widening of pavement might provide room for cars to drive around the barrier
- Amount of development on site
- Effect on adjoining properties
- Effect on character and appearance of conservation area (views of canal)
- Effect on existing community facilities (jeopardises business trade)
- Height of proposal (cramped appearance and too high)
- Noise and disturbance
- On-street parking will be increased
- Insufficient cycle and car parking on development site
- Information missing from plans
 - Not enough info given on application
- Local plan policies (breach of Policy HP 4)
- Effect on privacy (fenestration)
- Public use of the site (benches may attract anti-social drinkers)
- Light - daylight/sunlight concerns
- Effect on pollution/light pollution
- Contaminated land issues
 - Contamination (potential presence of asbestos)
- Archaeology has not been adequately investigated
- Local ecology, biodiversity
- Inadequate landscaping/concerns about trees (replacement of cherry blossom trees)
- Not enough vegetation around the site
- No justification for reduced employment space
- Dislike the design of the proposal
 - Proposals do not respect the line of street frontage of Hayfield Road
 - Proposed materials (brickwork should be red to match houses)
- Public transport provision/accessibility
- Dislike the removal of the existing wall around the southern and eastern edge of site.

No objection/support –

90 Hayfield Road

- Dividing access between Hayfield Road and Kingston Road seems a fair and equitable solution.

Statutory Consultees:

Environment Agency Thames Region: We have reviewed the Flood Risk Assessment (FRA) produced by Wallingford HydroSolutions Limited, Dated August 2015. This has demonstrated that the site is located outside of Flood Zone 2 and 3. We therefore have no objections to this development.

Canal and River Trust: Conditions recommended and a legal agreement (financial

contribution towards upkeep of towpath) is requested to address the following issues:

- Impact on the structural integrity of the canal
- Impact on the structural integrity of the canal due to the drainage proposals
- Impact on the character and appearance of the waterway corridor
- Impact on the biodiversity of the waterway corridor

Highways Authority: No objection subject to conditions:

- The dimensions of the parking spaces for the office building are inadequate according to the plans submitted. An amended layout plan which sets out that all parking spaces within this area are of appropriate dimensions and are all easily accessible is required.
- The County Council welcomes the proposed improvements to the public realm. However, a plan which demonstrates how vehicles are to be prevented from bypassing the buildout and bollards on Hayfield Road is required.
- For maintenance purposes, it would be Oxfordshire County Council's preference for the new access leading into the office parking area to be of a carriageway construction leading to the driveway, rather than a vehicle crossover over York stone paving.
- A plan must be submitted which demonstrates that pedestrian visibility splays measuring 2m x 2m from the back of the footway at each access will be provided.
- The proposed new access will result in the loss of one on-street parking bay. An amendment to the Traffic Regulation Order governing the Controlled Parking Zone (CPZ) will be required for this action.
- The level of parking to be provided for the residential units is below the maximum standards set out in the Sites and Housing Plan. In order to ensure that the development does not lead to an increase in on-street parking demand within the city, to protect existing residents' access to on-street parking, and taking into account the opportunities for sustainable travel available in the local area and aspirations to promote the use of sustainable transport set out in the Travel Plan, the County Council requests that the new addresses associated with the development be excluded from eligibility for parking permits within the CPZ.
- A Construction Traffic Management Plan is required.

The developer is required to enter into a Section 278 Agreement with the County Council in order to carry out the proposed alterations to the highway.

Site description

1. The site is located on the corner of Aristotle Lane and Hayfield Road with its western edge bounded by the Oxford Canal. The Grade II listed Aristotle Bridge forms part of Aristotle Lane and lies just outside the application site, to the south-west. Immediately to the north are residential flats on Hayfield Road.
2. The site is currently occupied by a 1960s two-storey office building, Aristotle House, and surface car parking. The vehicle entrance to the site off Hayfield Road also serves as a turning head for Hayfield Road which is blocked by bollards at

the southern end at the junction with Kingston Road and Aristotle Lane.

Proposal

3. The existing office building is proposed to be demolished and replaced with a four-storey building which would have offices on the basement, ground and first floors (Use Class B1), and two flats in the roof space on the second floor. Eight car parking spaces are proposed in association with the office space with access through an under-croft entrance. To the north of this, four houses over four storeys, each with one car parking space, are proposed to be erected.
4. The proposed scheme splits the site into two parts, with the commercial development to the south of the site accessed from Kingston Road via a new access, and the residential element to the north of the site, accessed from Hayfield Road.
5. Officers consider the principal determining issues to be:
 - Principle of development
 - Design
 - Residential amenity
 - Highways/car parking
 - Cycle parking
 - Trees
 - Flooding and drainage
 - Ecology
 - Sustainability
 - Other matters

Officer assessment:

Principle of development

Employment use

6. The National Planning Policy Framework (NPPF) states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in policy CS2 of the Core Strategy which states development will be focused on previously developed land. For the purposes of NPPF the site would be considered previously developed land.
7. This site is a key protected employment site under Policy CS28 of the Core Strategy. This policy allows the redevelopment of the site if it secures or creates employment important to Oxford's economy, allows for higher-density development that makes the best and most efficient use of land and does not cause unacceptable environmental intrusion or nuisance.
8. The site will retain a B1 employment use through the provision of 480 square metres of serviced office space. The amount of floorspace in the present building

is 535 square metres, and so the development would result in a small loss of office space. However, overall there are some benefits in providing new office accommodation to a much higher standard comprising space in the basement, ground and first floors. Given the open plan nature of the new office space created it could in practice accommodate a higher employment density; in the region of about 48 people in total, whereas the internal arrangement of the existing building would have been likely to accommodate fewer people in practice.

9. Further, the proposal for the site to be developed as a mix of residential and B1 office use would make a more efficient use of the land. The proposals would therefore be supported in principle by Policy CP6 of the Oxford Local Plan 2001-2016.
10. On the basis of the above, Officers recommend that the development proposed would be acceptable in principle.

Mix of dwellings

11. Policy CS23 of the Core Strategy seeks to ensure that residential development delivers 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. The Balance of Dwellings SPD sets out the appropriate housing mix for each Neighbourhood Area within the City.
12. The proposal includes a residential element – two two-bedroom flats and four four-bedroom houses. The site is within a ‘red area’ as defined by the Balance of Dwellings SPD and the proposed housing mix does not strictly accord with the required mix for small sites (4-9 units), as demonstrated in the table below:

	BoDs % mix ‘red’	Units proposed	Proposed % mix
1-bed	0-30%	0	0%
2-bed	0-50%	2	33%
3-bed	45-100%	0	0%
4-bed	0-50%	4	67%

13. The objective for red areas, including St Margaret’s Neighbourhood Area, is to achieve a high proportion of new family dwellings for new developments. The lack of 3-bed units and over-provision of 4-bed units is, however, not inconsistent with this objective and therefore Officers consider that the deviation from the mix set out in the Balance of Dwellings SPD is not a reasonable reason for refusal. On this basis it is considered that the proposal complies with the objectives of CS23 of the Core Strategy.

Affordable housing

14. The proposal is for 6 new residential units and therefore Policy HP4 of the Sites and Housing Plan applies. This states that planning permission will only be granted for residential development on sites with capacity for 4 to 9 dwellings, if a

financial contribution is secured towards delivering affordable housing elsewhere in Oxford. The contribution required will be 15% of the total sale value of the development, and will be calculated using the formula set out in Appendix 2 of the Sites and Housing Plan. Such a financial contribution will be secured via a Section 106 agreement.

Design

15. A Heritage Statement and Design and Access Statement have been submitted with this application outlining the development of the scheme now under consideration.
16. An earlier iteration of the design was presented to the Oxford Design Review Panel (ODRP) at pre-application stage, and their comments can be found in **Appendix 2**. The ODRP supported the principle of a mixed use development on the site, the proposed layout of the residential and commercial buildings on site, and felt that the height of the buildings, at three storeys plus basement, was successful. However, it considered that the overall scale and quantum of development should be reduced. As a result, the scheme submitted with this application has been pulled away from the willow tree in the south-west of the site and the basement part of the building has been pulled back further from the canal, enabling more tree planting along the canal.
17. The ODRP also recommended a calmer elevation treatment to respond to the peaceful setting of the area; this has been addressed through the simplification of the fenestration and removal of details from the elevations. The large windows are considered appropriate in a contemporary development and are not considered to cause undue light pollution given their position on the other side of the road from other residential properties.
18. The design includes a widening of the pavement and the creation a new area of public space with proposed tree planting on the corner of Aristotle Lane and Hayfield Road which Officers consider would make a positive contribution to the immediate area and street scene. The ODRP sought a better integration of the car parking into the serene canal setting. By pulling the basement away from the canal in this revised design, tree planting and soft landscaping has been incorporated, providing screening of the car parking. Further landscaping details are recommended to be secured by condition.
19. Given the constraints of the site, including the existing turning head, officers consider that the proposed staggered building line of the development is acceptable in that it minimises the dominance of the new buildings while tying in with the existing building line.
20. The ODRP raised concerns about the quality of internal accommodation of the basement office space. The applicant has stated that the area can be successfully ventilated naturally and would meet Part L of Building Regulations and as such is considered acceptable by Officers.
21. A palette of traditional materials, with some copper detailing on the houses, is

proposed which is considered appropriate for the architecture and setting. It is recommended that a condition be placed on any permission for samples to be provided and approved prior to commencement of works.

22. Officers consider that, overall, the scheme would result in significant improvements to the public realm and that the buildings proposed appropriately reflect the industrial heritage of the site, being a former coal wharf, and would integrate successfully in the street scene in terms of scale, mass and elevational treatment. As such, the proposal would preserve the character and appearance of the Conservation Area, and would be respectful in the setting of the listed Aristotle Bridge.

Residential amenity

23. The two flats and four houses provide adequate internal living space in accordance with the Council's Technical Advice Note on Space Standards for Residential Development, and therefore comply with Policy HP12 of the Sites and Housing Plan.

24. A March 2015 Ministerial Statement required local authorities to interpret policies relating to access by reference to the nearest equivalent new national technical standard. Therefore, to comply with Policy HP2 (Accessible and adaptable homes), new developments must now comply with Part M4(2) and Part M4(3) of Building Regulations. A condition is recommended to secure this standard.

25. The gardens for the four houses are of an acceptable size and would be screened from overlooking from the proposed car park by fencing. The larger flat would have a large roof terrace and the smaller flat would have a balcony that complies with minimum dimensions. Adequate bin storage is provided for both the residential and the commercial uses in line with policy HP13 and with CS10 of the Core Strategy. As such the residential units provide sufficient outdoor amenity space for future occupiers, in line with policies HP12 and HP13 of the Sites and Housing Plan.

26. Local plan policies seek to safeguard residential amenity for existing properties. The most northerly house in the proposed terrace is set forward in order to prevent loss of light to the south-facing windows in the flats to the north of the site. There is therefore no loss of amenity for these properties.

27. The properties to the south of Aristotle Lane are proposed to be shielded from overlooking from the roof terrace for the larger flat by planting that would act as a screen. Officers consider this to be satisfactory and recommend it be secured by condition.

28. Overall, the scheme is considered to provide a good level of indoor and outdoor amenity space in relation to the new dwellings and would not compromise the amenity of existing or future residents.

Highways/car parking

29. The Council's maximum parking standards for the development are 2 spaces per dwelling for the houses and flats, and 14 spaces for the office accommodation. However, policy HP16 of the Sites and Housing Plan supports car-free or low-parking houses and flats in locations that have excellent access to public transport, are in a controlled parking zone (CPZ), and are within 800 metres of a local supermarket or equivalent facilities. The site, within 800 metres of shops in the Walton Street retail area, close to bus stops on Kingston Road and Woodstock Road, and within a CPZ, is considered such a location. The Oxford Local Plan states that high levels of non-essential car-parking provision are unacceptable, and that in mixed-use developments standards may be combined where peak levels of use do not coincide.
30. The application proposed one off-street parking space for each of the four houses, and eight parking spaces, accessed via an under-croft entrance, for the offices. There is no designated car parking for the two flats, but it is suggested that it would be practical for the office spaces to be used by the flats at weekends and in the evenings. The proposed levels of parking, below maximum standards, in view of the sustainable location, are considered appropriate and consistent with local plan policies.
31. To avoid on-street parking pressure, Officers support the Highway Authority's request that the development be excluded from eligibility for parking permits within the CPZ and a condition is recommended.
32. A transport assessment was carried out and submitted with this application. A traffic survey was not carried out due to the scale of the development being below the threshold required by the Highways Authority for such a survey. The Highways Authority is satisfied with the information submitted.
33. Due to the location of the site within the city, the proximity of the site to local schools and constraints of the local highway, a condition is recommended requiring a Construction Traffic Management Plan (CTMP) to be submitted and implemented.
34. A revised site layout plan was received during the course of the application proposing two bollards either side of the proposed tree be installed to prevent vehicles from bypassing the buildout and bollards on Hayfield Road. This plan also addressed the Highways Authority's concerns regarding the size of parking spaces.
35. An additional vehicular access is proposed to the south of the buildout / bollard on Hayfield Road which would enable access to the parking area for the office space from the southern end of Hayfield Road. While this is likely to lead to an increase in vehicle movements at this end of Hayfield Road, the fact that this access will lead only to the 8 office parking spaces means that the increase in vehicle movements in this area is likely to be very small.
36. Concerns have been raised that vehicles, including HGVs, seeking to travel

northwards along Hayfield Road are often apparently unaware of the traffic restrictions in place along that road and on Aristotle Lane and consequently are required to reverse back towards the mini-roundabout at St Margret's Road. It is not considered that the proposed development will have a significant impact upon this existing problem and, as outlined above, the additional turning space at the southern end of Hayfield Road will be of benefit. A separate request for improved traffic signage has been made to the Traffic and Road Safety Team at the County Council in respect of this issue.

37. The provision of an additional vehicle access in this area will result in the loss of one two-hour on-street parking space. A parking survey has been submitted with the application which indicates that there would be capacity within the existing parking bays in the locality to accommodate loss of one on-street parking space in this area.
38. A travel plan has been submitted with this application although the development is below the threshold for which local plan policy requires such a plan. No objection to the development has been raised by the Highways Authority and therefore Officers consider the application, subject to conditions including those discussed in this section, to be acceptable in terms of highway impacts and car parking.

Cycle parking

39. A cycle store for 12 cycles is provided for the four houses within the office building on the Hayfield Road frontage, where it adjoins the terrace. Officers agree with comments from the Highways Authority that, while ideally the cycle parking provision for the dwellings would be situated within the curtilage of each dwelling, it is accepted that the location of the cycle parking spaces would be easily accessible for residents.
40. Eighteen covered cycles spaces are provided for the offices and flats to the rear of the office building at the southern end of the site. Four are to be allocated to the two flats, with 14 for the offices. This level of provision meets or exceeds the Council's minimum standards.

Trees

41. A large mature weeping willow tree stands near the south west corner of the site; the tree is a very prominent and positive landscape feature in public views from the canal and towpath, Aristotle Lane (and Aristotle Bridge) and the intersection at Kingston Road and Aristotle Lane. The top of the tree's canopy is visible over the roof-line of the existing office block from Hayfield Road.
42. A linear group of alternating cherries and purple leaf plums line the eastern boundary of the site onto the road frontage; these provide an attractive landscape feature, principally in their functional benefit in providing screening to the existing building and its car parking; the trees are in advanced maturity and probably have a fairly limited future contribution to make in terms of years (perhaps 10-20 maximum). A cultivar, semi-mature, maple stands near the canal; this tree makes

a modest landscape contribution.

43. The scheme involves removal of all the site's trees apart from the large mature weeping willow tree standing near the south west corner of the site (Tree reference T12) adjacent to Aristotle Bridge.
44. The impact to public visual amenity and the character and appearance of the conservation area of the proposed tree removals is considered acceptable in the context of the mitigation proposed in the form of appropriate new landscaping; this includes replacement tree planting along the site's eastern frontage and western gardens facing the canal. The proposed design achieves an appropriate spatial relationship to the weeping willow and the proposed building.
45. A request for a landscape plan condition was received from the Canal and River Trust which is largely covered by the landscape condition suggested by Officers. However, it seeks to limit tree planting within 5 metres of the canal which for such a constrained site is likely to be impractical in achieving the overall aims of the landscape scheme. Officers have noted the comment and will be mindful of the impact of trees planted immediately adjacent to the canal on the structural integrity of the waterway when assessing the landscape plan.

Flooding and drainage

46. A Flood Risk Assessment has been carried out and the report submitted with this application. An updated version was supplied in response to Officers' concerns. The information within the report provided contains a sufficient amount of information to inform a feasible drainage strategy. Officers recommend that conditions relating to sustainable drainage methods are placed on any permission to avoid increasing surface water run-off and thereby attenuating flood risk, and to ensure compliance with policy CS11. These details have also been requested by the Canal & River Trust by condition.

Ecology

47. Officers have reviewed the Preliminary Ecological Appraisal (PEA) dated 2015 and suggest conditions in relation to external lighting, detail of bat or swift boxes and landscaping to provide night scented species and/or nectar sources.

Sustainability

48. An energy statement has been submitted with the planning application for the domestic and commercial elements of the scheme. This complies with the requirement of Policy HP11 of the Sites and Housing Plan to show how energy efficiencies have been incorporated into the development. This suggests that there is the opportunity for solar thermal tubes to the westerly roofs of the houses to provide hot water and it is proposed that an array of solar thermal tubes be installed, hidden within the main valley roof zone to provide solar hot water for the office building. As these are only suggestions within the energy statement, a condition is recommended to ensure compliance with policy HP11 for details of on-site renewable or low carbon technologies to be provided and approved.

Other matters

49. Archaeology: The site is of interest because it was formerly canal wharf and contained related street frontage buildings in the Victorian period. The archaeological desk based assessment for this site produced for this site by Thames Valley Archaeological Services (2015) also notes the general potential for prehistoric and Roman activity in this vicinity. In this case, bearing in mind the results of the archaeological desk based assessment, Officers would request that, in line with the advice in the National Planning Policy Framework, any consent granted should be subject to an archaeological condition.
50. Land quality: This site is prioritised as needing further review should the site be redeveloped, in accordance with Oxford City Council's Land Quality Strategy. Former land use on this site includes a builder's yard, works, and a wharf, all of which may have associated contamination. Therefore, Officers recommend conditions are placed on any planning permission.
51. Canal and River Trust: Officers note that a financial contribution was requested towards the upkeep of the towpath by the Canal and River Trust but due to the Council's adoption of CIL, such an agreement would not be reasonable.

Conclusion:

The development would make best use of previously developed land through a mix of residential and office accommodation. The key employment site would be protected and the design, form and massing of the proposal is considered appropriate in the sensitive context of the North Oxford Victorian Suburb Conservation Area and the setting of the Grade II listed Aristotle Bridge. Significant improvements to the public realm are proposed with replacement tree planting and landscaping contributing to the street scene and screening the development from sensitive canal views.

The West Area Planning Committee is therefore recommended to approve the application subject to the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

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: 16/01789/FUL

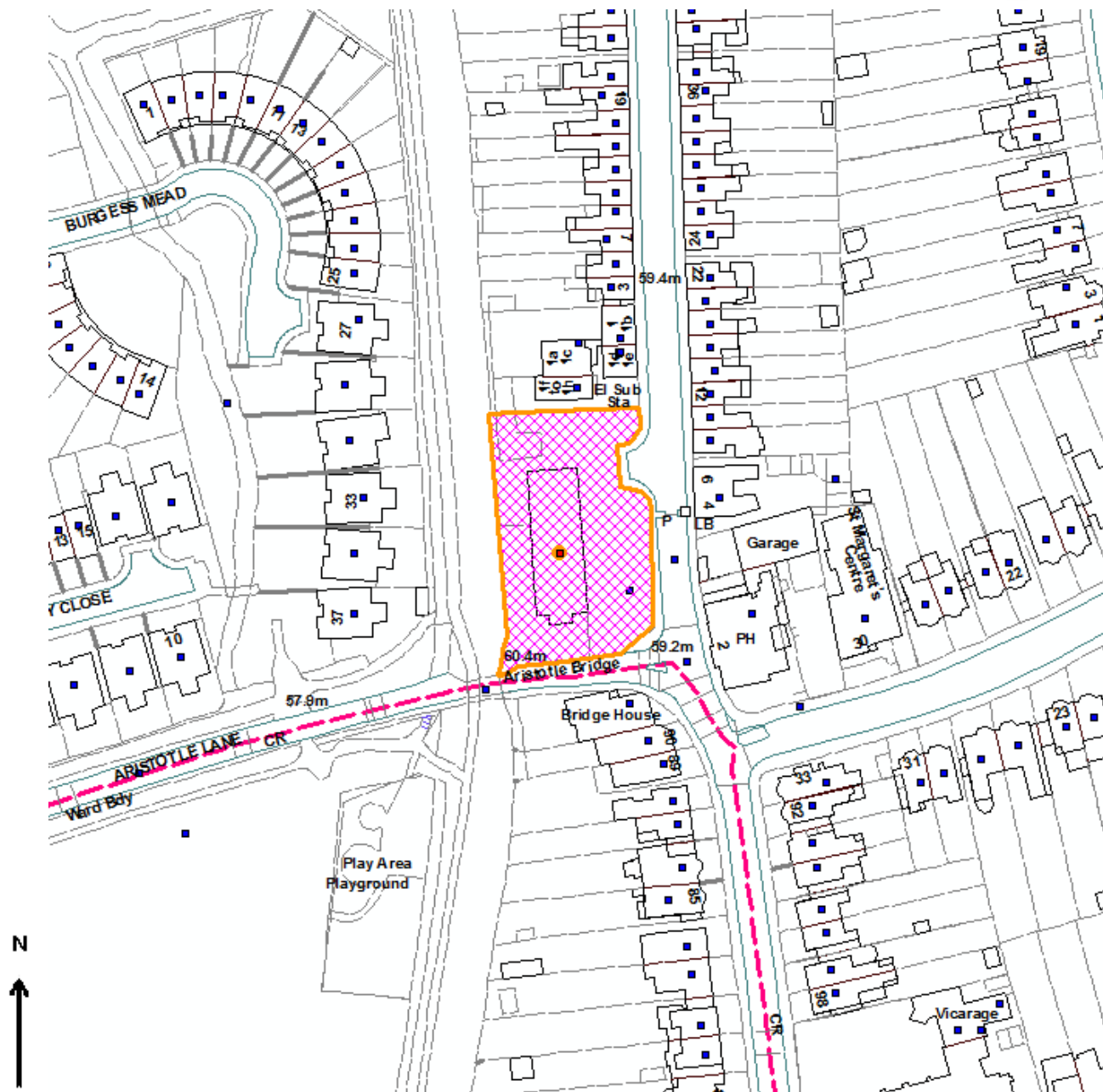
Contact Officer: Robert Fowler

Date: 2nd December 2016

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Appendix 1

16/01789/FUL – Aristotle House, Aristotle Lane



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Ordnance Survey 100019348

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West Area Planning Committee

13th December 2016

Application Number: 16/02177/FUL

Decision Due by: 17th October 2016

Proposal: Demolition of existing garages. Erection of a 3 storey building to provide 2 x 3-bed flats and 1 x 4-bed flat. Provision of car parking for 12No. vehicles with new vehicle access and bin store.

Site Address: Land Adjacent Summertown Church Hall Portland Road
Oxford Oxfordshire

Ward: Summertown Ward

Agent: Mr Adrian James

Applicant: Rev. Gavin Knight

Application Called in – by Councillors - Cllr Gant, supported by Cllrs Wilkinson, Wade and Landell Mills

Recommendation:

West Area Planning Committee is recommended to grant 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.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 TRO
- 5 Parking Permits
- 6 SUDS Parking
- 7 Cycle Parking Provision

- 8 Landscaping
- 9 Boundary Treatments
- 10 Drainage
- 11 Drainage Infrastructure
- 12 Contaminants
- 13 Remedial Works
- 14 Obscure glazing

Legal Agreement and CIL

A CIL Contribution is required, no legal agreement is required.

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
- CP13** - Accessibility
- CP19** - Nuisance
- CP20** - Lighting
- CP21** - Noise
- CP22** - Contaminated Land

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS12_** - Biodiversity
- CS17_** - Infrastructure and developer contributions
- CS23_** - Mix of housing
- CS24_** - Affordable housing

Sites and Housing Plan

- MP1** - Model Policy
- HP2_** - Accessible and Adaptable Homes
- HP4_** - Affordable Homes from Small Housing Sites
- HP9_** - Design, Character and Context
- HP10_** - Developing on residential gardens
- 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

Relevant Site History:

None

Statutory Consultees:

Oxfordshire County Council Highways

No objection – subject to conditions

Representations Received:

2a, 35 Blenheim Drive, 36 and 38 Harpes Road, 369 Woodstock Rd, 1, 21, 22, 25, 26, 38 and 40 Portland Road, 60 Flatford Place, 39 Howard Street, 179 Godstowe Road, 4, 13, 26, 45, 66, 70, 80, 86 and 94 Hamilton Road, 5 Kings Cross Road, 34, 43, 58, 78 and 85 Lonsdale Road, 327 Banbury Road, 32 Leys Road, 7 Manor Court 8 Minchery Road, 57 Princes Street, 57 Hurst Rise Rd, 30 New High Street, 11 Summerhill Road, 59 Maidcroft Road, 14 Northmoor Rd, 18 Sunderland Ave, 17 Woodman Court, 37 Hurst Rise Road, 24b St Johns Road (Wallingford), 46 Coleridge Drive (Abingdon), 73 Wykeham Way (Haddenham), South Side (Steeple Aston), 33 Norwood Avenue (Southmoor), 17 Templar Road, Frog Lane (Cuddington), 12 Paddox Close, No address provided, 83 Wycombe Road (Marlow) and Geneva Ballet School (Aylesbury), objections:

- Access
- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- Effect on traffic
- Height of proposal
- Light - daylight/sunlight
- Noise and disturbance
- On-street parking
- Parking Provision
- Open space provision

Site Location and Description

1. The application site encompasses garages and the parking area of the St Michael and All Angels Church Hall on Portland Road, the proposal will involve the demolition of the garages located to the north of the parking area. The War Memorial at the front of the church is Listed (Grade II).
2. The site covers an area of approximately 684m² and is on the northern side of Portland Road. The area around the application site contains predominantly 1930s semi-detached and detached dwellings. Despite some properties being extended there is a very strong established character to the area; suburban housing with front gardens and a variety of materials including plain white render and red and brown tiled roofs. Small trees, shrubs and low boundary walls in front gardens contribute positively to the verdant, suburban character of the area.

3. The topography of the site and the immediate area around it is level.

Proposed Development

4. It is proposed to erect a three storey building on the site to provide three flats; 2 x 3 bedroom flats and 1 x 4 bedroom flat. The development proposes car parking and cycle storage at the rear of the building (the northern edge of the site) and refuse and recycling storage internally on the western side of building. Access is proposed to the building from an improved access point onto Portland Road.
5. The proposed building would have a contemporary design and the proposed residential units would sit within one block. The massing, width, depth and height of the block has been designed to transition with those of neighbouring properties situated to the east along Portland Road. The applicant sought pre-application advice with Officers prior to submission and the design was altered to reflect the immediate street scene through the use of materials which reflect a transition between the Church Hall and 1 Portland Place.
6. The proposed building would have a flat roof with balconies and terrace areas at first and second floors. An area of garden is proposed to serve the flats (with the largest area of private garden being proposed to the south and south-east of the building).
7. The main pedestrian access to the site would be from Portland Road; with access to all flats from an entrance hall and stairs on the western side of the building.
8. The ridge height of the building would sit lower than that of the Summertown Church Hall (11m West) and identical to that of 1 Portland Road (East, 8.5m)
9. The materials proposed for the building would be rough textured facing brick and contrasting smooth stonework which will tie in with the residential aspects of the street architecturally while also addressing the adjacent Church Hall building.
10. The principal determining issues of the application are:
 - Principle of development
 - Design
 - Impact on Amenity
 - Car Parking and Access
 - Flooding and Surface Water Drainage

Officers Assessment:

Principle of Development

11. The application site would be considered to be previously developed land. The National Planning Policy Framework (NPPF) together with the Council's adopted Policy CS2 of the Core Strategy (2011) require that the majority of new development should be sited on previously developed land. As a result of this, the development can be considered to be

acceptable in terms of the principle of development.

12. The development proposed would seek to make a more intensive use of the site and would arguably increase the efficient use of land. On this basis, the proposed development would be broadly supported by Policy CP6 of the Oxford Local Plan 2001-2016.
13. The proposed development would involve the creation of three residential units which falls below the threshold where a mix of dwelling sizes is required by Policy CS23 of the Core Strategy.
14. No affordable housing contribution would be required because the proposed development falls below the threshold identified in Policy HP4 of the Sites and Housing Plan (2013).

Design

Visual Appearance and Impact on Streetscene

15. The proposal attempts to transition with the design style and materials of the Church Hall and No. 1 Portland Road. The proposed colour of the materials using pale colour facing brickwork with Cast Portland Stone bands/ details are influenced by the stonework of the Church Hall and provide brickwork visually similar in style to that of 1 Portland Road. Portland Road is characterised by some variation in the palette of materials used in the construction of properties which adds to the visual interest of the streetscene; Officers recommend that these proposals will also contribute positively to mix of materials and styles used.
16. The residential dwellinghouses along Portland Road have front gardens and there is a strong building line that the proposed development maintains by also providing a front garden. The height of the development would match the ridge height of 1 Portland Road and is subservient to that of the Church Hall. Its built form which includes a flat roof varies from the more traditional character of 1930s properties in the area but provides a visually acceptable contrast that bridges between the Church Hall and No. 1 Portland Road.
17. Officers recommend that the proposed building would as a result of its considered design and appearance combined with its scale and siting form an acceptable addition to the street scene. Therefore, it is considered that the proposed development would be in keeping with Policy CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011) and Policy HP9 of the Sites and Housing Plan (2013).

Materials

18. The proposed materials would be rough textured facing brick and contrasting smooth stonework which will tie in with the residential aspects of the street architecturally while also addressing the adjacent Church Hall

building. The proposals have included some contrasting use of these materials to attempt to break up the appearance of elevations and add visual interest.

Living Conditions (Indoor) and Accessibility

19. The proposed development includes flats of varying numbers of rooms, and layout; these properties would benefit from different amounts of indoor space. Officers have considered the proposals in relation to Policy HP12 of the Sites and Housing Plan (2013) and the national space standards and it is considered that the proposals would provide an acceptable quality and quantity of indoor space.

20. The development would also provide an acceptable internal layout and circulation space for disabled occupiers (though upper floor flats may be unsuitable for persons with limited mobility). The development would therefore comply with Policy CP13 of the Oxford Local Plan 2001-2016.

Outdoor Amenity Spaces

21. All of the proposed flats would provide some private outdoor amenity space. Flat 1 (a three bedroom unit on the ground floor) would have access to two small private garden areas at ground floor at the southern and northern edge of the site. Flat 2 (a four bedroom unit first floor) and Flat 3 (a three bedroom unit second floor) would have access to external terraces. All of the proposed outdoor amenity spaces would be south facing and acceptable for the size of the dwellings proposed. In reaching this view, Officers have been mindful that the site lies within a ten minute walk of Sunnymeade Park which provides a larger area of public outdoor amenity space which would enable the proposals to be more acceptable in the context that some of the units may be occupied by families.

Refuse and Recycling Storage

22. A refuse and recycling store is proposed within the building at the ground floor level. This would be conveniently accessible for all occupiers of the dwellings proposed. The development would therefore comply with the requirements of Policy HP13 of the Sites and Housing Plan (2013).

Impact on Amenity

Privacy

23. The proposed first floor and second floor windows, balconies and terraces face predominantly towards Portland Road and over the proposed car parking area to the rear. The result is that the views from the dwellings would be over existing road areas and the proposed car park which would provide sufficient separation to ensure the privacy of surrounding residential properties would be maintained. Windows on the side elevation facing towards 1 Portland Road would be obscure glazed and Officers

have recommended a condition be included to ensure that obscure glazing is used.

Impact on Sunlight and Daylight

24. The proposed development maintains building lines on the north side of Portland Road and would be separated from the Church Hall by the car parking area. As a result of the separation distance and the orientation of the proposed development relative to surrounding properties it would not give rise to an adverse impact on light for occupiers. In reaching this view, Officers have been mindful of the 45/25 degree code set out in Policy HP14 of the Sites and Housing Plan (2013).

Access and Car Parking

Access and layout

25. It is proposed to provide access onto the site from Portland Road into the proposed car parking area. There is an existing vehicular access in this location. The highway authority have commented that the development would be acceptable in terms of the access proposed but have recommended a condition be included if approval is granted to require visibility splays to meet specific standards.
26. The proposed vehicle access, including shared space area, is acceptable and there are no highways objections relating to the access arrangements proposed on the site.

Car parking

27. The proposal will result in an overall reduction in the number of parking spaces provided on site, from 17 to 12 spaces. 9 spaces are proposed to be for the Church Hall and 3 for the proposed flats. As spaces were previously rented out to nearby commuters it is likely that the traffic impact of this development will reduce, or at least be neutral.
28. One car parking space is allocated to each of the 3 dwellings. This represents a fairly low provision of car parking but is considered acceptable given the development is located within a highly sustainable location close to the Summertown District Centre and within close proximity to bus stops.
29. Amendments to the existing Traffic Regulation Order relating to car parking will need to be dealt with by condition to ensure that the proposed development does not give rise to an adverse impact on on-street parking to the detriment of highway safety. The size of the dwellings proposed could generate higher parking demand if not controlled.
30. The new access also requires some modifications to existing on-street parking bays. The arrangements relating to this would have to be dealt with by the

applicant in consultation and with the permission of the County Council as the Local Highway Authority.

Cycle parking

31. 16 covered cycle parking spaces are proposed. Officers recommend that this would comply with the requirements of Policy HP15 of the Sites and Housing Plan; though the arrangements that have currently been proposed would not likely be considered adequately secure for the purposes of the Council's policies. As a result a condition is recommended that would require the submission of a revised layout of parking to ensure that covered, secure parking is provided for both the Church Hall's use and the use by the occupiers of the proposed flats.

Flooding and Surface Water Drainage

32. The application site does not lie in an area of defined high flood risk.
33. A compliant Sustainable Drainage Strategy has been submitted as part of the application and Officers consider that this would be acceptable. As a result of these measures it is considered that the development would meet the requirements of Policy CS11 of the Core Strategy (2011). A condition is recommended that would require that the development is constructed in accordance with the proposed drainage strategy.

Biodiversity

34. The existing site is vacant and within an urban setting. As a result, Officers recommend that the proposed development would not have an adverse impact on protected species or their habitat. A condition has been recommended that would require the submission of biodiversity enhancement measures prior to commencement.

Conclusion

36. On the basis of the above and for the reasons outlined in this report, Officers recommend that the West Area Planning Committee grant planning permission for the proposed development subject to the conditions 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/02177/FUL

Contact Officer: Graeme Felstead

Extension: 2160

Date: 1st December 2016

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Appendix 1

16/02177/FUL – Land Adjacent Summertown Church Hall, Portland Road



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Ordnance Survey 100019348

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West Area Planning Committee

13th December 2016

Application Number: 16/01725/FUL

Decision Due by: 20th December 2016

Proposal: Application advice for the demolition of existing school hall. Construction of a new hall, library and teaching accommodation and associated landscape works and alterations to a listed building.

Site Address: St Edward's School Woodstock Road Oxford

Ward:

Agent: TSH Architects

Applicant: The Governors of St Edwards School

Recommendation:

West Area Planning Committee is recommended to grant 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. In reaching a decision to grant planning permission, the Council has carefully considered all objections raised and the impact of the proposed development on listed buildings and their setting. 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. Construction Traffic Management Plan
5. Swept Path Analysis
6. Parking and Turning Space
7. Flooding and surface water drainage
8. SUDs Maintenance
9. Implementation of drainage
10. Archaeology
11. Bats

12. Biodiversity enhancements
13. Landscape plan required
14. Landscape carry out by completion
15. Landscape underground services - tree roots
16. Tree Protection Plan (TPP) 1
17. Arboricultural Method Statement (AMS) 1
18. Top soil
19. Unexpected Contamination
20. External lighting
21. Noise and Sound Amplification
22. Noise and Hours of Operation
23. Energy requirements

Legal Agreement and CIL

No legal agreement would be required but a CIL contribution would be required if planning permission is granted.

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
- CP13** - Accessibility
- CP19** - Nuisance
- CP20** - Lighting
- CP21** - Noise
- HE3** – Listed Buildings and their Setting
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS12_** - Biodiversity
- CS17_** - Infrastructure and developer contributions
- CS18_** - Urban design, town character, historic environment
- CS19_** - Community safety

Sites and Housing Plan

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

Other Planning Documents

National Planning Policy Framework

Relevant Site History

None

Statutory and Internal Consultees

Oxfordshire County Council Highways

No objections subject to conditions relating to the submission of a construction traffic management plan, swept path analysis, parking and turning space and drainage details.

Thames Water

No objections subject to a condition requiring the submission of a satisfactory drainage scheme to be approved prior to commencement.

Representations Received

29, 30, 31, 35, 38, 39, 44 Stratfield Road, Stanville Road (Cumnor) objections

- Impact on surrounding properties
- Light and disturbance
- Noise impact
- Lack of public consultation
- Overbearing impact (concerns about height of buildings proposed)
- Proximity of plant to neighbouring properties
- Unsuitable use of materials
- Impact on character of the area
- Overdevelopment of site
- Impact on trees and ecology
- Size and scale of development is unsuitable
- Lack of a drainage strategy
- Not sufficient information to assess proposals
- Development would alter appearance of quad
- Contamination (potential presence of asbestos)
- Impact on air quality
- Poor design
- Impact on infrastructure

NB. The comments listed above relate to both the public consultation on the originally submitted plans and the revised plans.

Site Description

1. The application site relates to the main St Edwards School site on the east side of Woodstock Road in North Oxford. The application site encompasses the existing library, 1970s hall building and an area of open space in front of other buildings on the school site (including Cowell's House, which is one of the main boarding houses for the school). St Edwards School is an independent boarding school with a current roll of around 670 pupils.
2. The St Edwards School site is centred around a central quad which is fronted by Victorian neo-gothic buildings. The buildings around the quad include the

main school building (Apsley House), a stone chapel, the library (the building is called 'Big School') and boarding houses ('Tilly's' and 'Macnamara's'). The south-east corner of the central quad is more open and leads into an area of open space which contains a number of mature trees. It is around this smaller area of open space that the application site is centred. Fronting this space is the main school hall, Cowell's House, a temporary teaching block and a work block which is also used for teaching.

3. The main school buildings that are centred around the quad date from 1873 to 1886 and some of these buildings are listed (Grade II), including the library ('Big School'). These buildings are all constructed from red brick and are typical of the neo-gothic style. The chapel is also Grade II Listed and is constructed from coarse ragstone (the large tower of the chapel is visible from nearby roads). The application site is not in a conservation area and many of the school buildings are not visible from nearby roads because of high walls surrounding the site (though some buildings are visible from nearby gardens).
4. At the rear of Big School is the school's main hall which dates from the 1970s. This building has a darker brick and has a flat roof.

Proposed Development

5. It is proposed to demolish the existing 1970s hall at the rear of Big School and erect a new multi-purpose auditorium and hall. This would have an oval form and would be sited away from the walls of Big School. The proposed hall would have a basement, ground floor seating and two additional tiers of seating with a control level above. Plant would be contained within the roof level of the building and changing rooms and additional circulation space would be provided at the basement level. Sections of the proposed hall show that it would have an overall height that would be similar to the adjacent Big School building.
6. The proposed hall would be constructed from Ashlar stone, pre-cast concrete, bronze aluminium cladding, zinc sheet roofing and aluminium windows and doors.
7. Adjacent to the proposed new hall and in the existing open space in front of Cowell's House it is proposed to erect an 'L-shaped' three storey building that would link into Big School (and form a continuation of the cloisters fronting the central quad). The western façade of this proposed building would face onto the quad and fill what is currently a gap that opens out into the area of open space fronting Cowell's House. This building would have a multi-purpose ground floor area (proposed to be a break out space from the hall, an area where refreshments could be served, a meeting room, exhibition and lecture space). The first floor would provide additional teaching and exam space and the second floor is proposed to be a new library.
8. The proposed new library would have an overall height to the ridge that would be similar to the existing Big School building (and higher than the adjacent proposed hall).

9. The proposed new library and teaching block would be constructed from red facing bricks to match Big School with pre-cast concrete elements, zinc sheet roofing and aluminium windows and doors. The plans for the new library and classroom building would have a façade finished in ashlar; the proportions and detailing of this façade which have been designed to complement existing gables in the main school quad.
10. It should be noted that in addition to creating new buildings within the application site the proposals would also provide new spaces around the buildings and circulation spaces in this part of the school site. Because the proposed new hall would be sited away from Big School it would create new circulation space behind Big School and out to the proposed new entrance at the south side of Big School. A new quad would be created out of the residual area of open space outside of the new library and teaching block. A courtyard area is proposed in front of Cowell's House and a new connection between the hall and the space in front of the school chapel would be created (into the memorial garden). The proposed new spaces and routes through the site are proposed to represent a significant improvement to the functioning of the school site.
11. It is proposed to remove the fire escape area at the rear of Big School and remove the mezzanine level from within the library at the upper floor of Big School (the internal changes do not require planning permission but do require listed building consent).
12. The proposals would involve the loss of existing trees on the site of the proposed new library and teaching block. Landscaping is proposed throughout the scheme; notably within the proposed new spaces between buildings to define these open areas and provide replacement planting for the trees that would be lost.
13. The principal determining issues of the application are:
 - Principle of development
 - Design and impact on Listed Buildings and their setting
 - Impact on Amenity
 - Car Parking and Access
 - Flooding and Surface Water Drainage
14. A separate application has been submitted that relates to Listed Building Consent of the proposed development (16/01727/LBC).

Officer Assessment

Principle of Development

15. The majority of land where development is proposed would be considered to be previously developed land. Policy CS2 of the Core Strategy (2011) together with the National Planning Policy Framework (NPPF) requires

that previously developed land should be the focus of new development. The proposed development would also make more efficient use of existing land by providing more modern facilities on the school site and a higher density of development. By providing a more efficient use of land the development is supported in principle by Policy CP6 of the Oxford Local Plan 2001-2016. On this basis, Officers would suggest that in terms of the principle of development the proposals would be acceptable.

Design

Siting, External Appearance and Impact on Listed Buildings

16. The proposals have included significant justifications that relate to the siting of the buildings proposed, the form of the buildings, their height and external appearance. More specifically, the proposals seek to work from the original masterplan of the school and to enclose the corner of the central quad. The proposed library and classroom buildings would be sited in the existing open area in front of Cowell's House but would retain a courtyard in front of Cowells House and a smaller quad would be created in front of the new classroom block. Arguably the most striking feature of the proposed development would be the proposed façade of the library which would be sited prominently within the main quad. The proposed library emulates the form and proportions of other gables within the quad and the rhythm of detailing emulates the design features of neighbouring fenestration and detailing on the older school buildings. The proposed materials for the classroom and library building would incorporate some materials that match neighbouring buildings whilst also incorporating complementary materials (with the use of high quality materials such as ashlar for the façade of the library). Officers recommend that the proposed building would be acceptable in design terms as it considers both the context of neighbouring buildings and incorporates high quality contemporary design. Officers would also suggest that the proposed building would not detrimentally impact on the setting of adjacent listed buildings and would comply with the requirements of Policy HE3 of the Oxford Local Plan 2001-2016.
17. The replacement hall would represent a significant improvement having had regard to the existing building; which is both dated and does not meet the school's requirements. The proposed replacement building would be a flexible space that would enable different school functions to take place (as well as be large enough to accommodate the whole school). The building would be visible within the central quad but as a result of the high quality materials proposed for its external finish it would not be obtrusive or detract from the appearance of adjacent listed buildings (notably Big School). The replacement hall would be acceptable in design terms and represents high quality design.
18. The bulk of the proposed development would not be visible in the public realm (apart from glimpsed views from neighbouring roads, including Stratfield Road) and from some private rear gardens and dwellinghouses.

Officers therefore recommend that the proposed development would not have an impact on the streetscene.

Boundary Treatments

19. The application site is currently bordered by high walls which would reduce the visibility of the proposed development.

Landscaping and Trees

20. The proposed development would involve the loss of a substantial number of trees, particularly in the area where the proposed library and teaching block would be located. These trees are not protected nor are they visible in the public realm but they do contribute positively to the overall appearance of the site and to some extent they form part of the setting of adjacent listed buildings. A more formal and planned landscaping scheme is proposed with the application that would both define the new areas of open spaces created (notably outside of Cowell's House and the New Quad area in front of the classroom block). Officers recommend that in principle the proposed landscaping changes would be acceptable and would preserve the overall appearance of the site, complement the proposed new development and not detrimentally alter the setting of listed buildings.
21. Officers have recommended conditions relating to a landscape plan, the implementation of that plan, design of hard surfaces, underground services plan, tree protection plan and the submission of an arboricultural statement; these would all be required prior to commencement of work.

Energy and Plant

22. The application includes information relating to energy efficiency measures which include specific circulation of air within the proposed hall building. Plant areas would be concealed within the roof of that building and the proposed library and teaching block. It is proposed to install photovoltaic panels on the roof of Cowell's House to provide additional electricity for the new buildings and provide on-site generation. Officers recommend a condition is required to ensure that these energy efficiency measures and on-site generation are provided as specified.

Impact on Amenity

23. The application site is contained by surrounding buildings on the school site (notably the art and design block, Cowell's House, the language block and the work block). This, combined with the distance to the boundary would ensure that the buildings would not have an overbearing impact or an impact in terms of loss of privacy for surrounding residential occupiers. Following concerns raised by local residents, Officers have received an additional elevation plan which shows the proposed development as viewed from the rear of Stratfield Road; the proposed development would

be visible but would not have a harmful impact because of the distance between the proposed buildings and the neighbouring rear gardens. The proposed buildings would not be visible from Woodstock Road.

24. There is substantial distance between the proposed development and the nearest dwellinghouses in Stratfield and Oakthorpe Roads and South Parade which would ensure that the development would not give rise to a loss of light for neighbouring occupiers.
25. The proposed development would not have an increased impact in terms of noise and disturbance. The proposed hall would be contained (and therefore heated and air conditioned mechanically) in order to ensure that there would be no noise impact. Officers recommend that if planning permission is granted then a condition should be included to require details of external lighting prior to commencement. A condition is also recommended that would require no additional mechanical plant or noise amplification equipment could be installed on any part of the development without the prior written consent of the Council.
26. Concerns have been raised by neighbouring residents relating to increased noise and disturbance; principally in relation to the replacement hall. Officers recommend that a condition is included that relates to noise from the site; which would limit the noise between the hours of 11pm and 8am. The condition that is recommended would bring the noise restrictions from this part of the site in line with the North Wall Theatre on South Parade.

Access and Car Parking

27. There is currently access to the application site from the main vehicular access to the school on Woodstock Road. A one-way system is currently in place that takes vehicles to the back of the quad, this would be retained as part of the proposals with sufficient space and turning areas to enable vehicles to manoeuvre around the proposed buildings. The majority of vehicle movements on the site are to the car existing car park which is close to the entrance; there are presumably vehicle movements associated with the collection of pupils from boarding houses at the beginning and end of term but this is managed within the school site.
28. The highway authority has not raised objections subject to conditions if planning permission is approved; these have been included in the Officer recommendation.

Car Parking

29. Limited car parking is retained in front of Cowell's House (six spaces) and in front of Big School. The application states that it would result in the loss of five car parking spaces but there is ample parking on the other side of Woodstock Road on land owned by the school (and connected to the main school site by a private underpass).

Flooding and Surface Water Drainage

30. The application site does not lie in an area of high flood risk. There are limited details relating to surface water drainage provided with the application; though given the ample amount of space on the site it is considered that this could be dealt with by condition by requiring the submission of an acceptable scheme prior to commencement.
31. Thames Water have provided comments that recommend that if planning permission is granted then a condition should be included relating to the submission of a drainage strategy prior to the commencement of work.
32. On the basis of the above, Officers recommend that the development would comply with the requirements of Policy CS11 of the Core Strategy (2011) subject to a condition being included as recommended.

Archaeology

33. The application site is of interest in terms of archaeology; specifically in relation to both Roman and prehistoric remains. Officers recommend a condition is included that relates to the recording of any archaeology on the site and appropriate mitigation if any remains are found.

Contaminated Land

34. There are no objections in terms of the land quality impacts of the proposed development. However, if planning permission was granted it would be necessary to include conditions relating to the submission of details for topsoil and details if any unexpected contamination is found.

Biodiversity

35. It is not considered that there would be an impact on protected species as a result of the proposed development. If planning permission was granted then mitigation measures and a condition relating to protected species would be required.

Natural Resources Impact Assessment (NRIA)

36. The application would involve the net addition of over 2000 square metres of non-residential floorspace; it is necessary for the development to be considered in the context of a Natural Resources Impact Assessment (NRIA) and the requirements of Policy CS9 of the Core Strategy. Officers have reviewed the submission provided with the application which includes the appropriate checklist and recommend that this is acceptable for the purposes of NRIA.

Conclusion:

37. On the basis of the above and for the reasons outlined in this report, Officers recommend that the West Area Planning Committee grant planning permission subject to the conditions included.

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:

16/01725/FUL

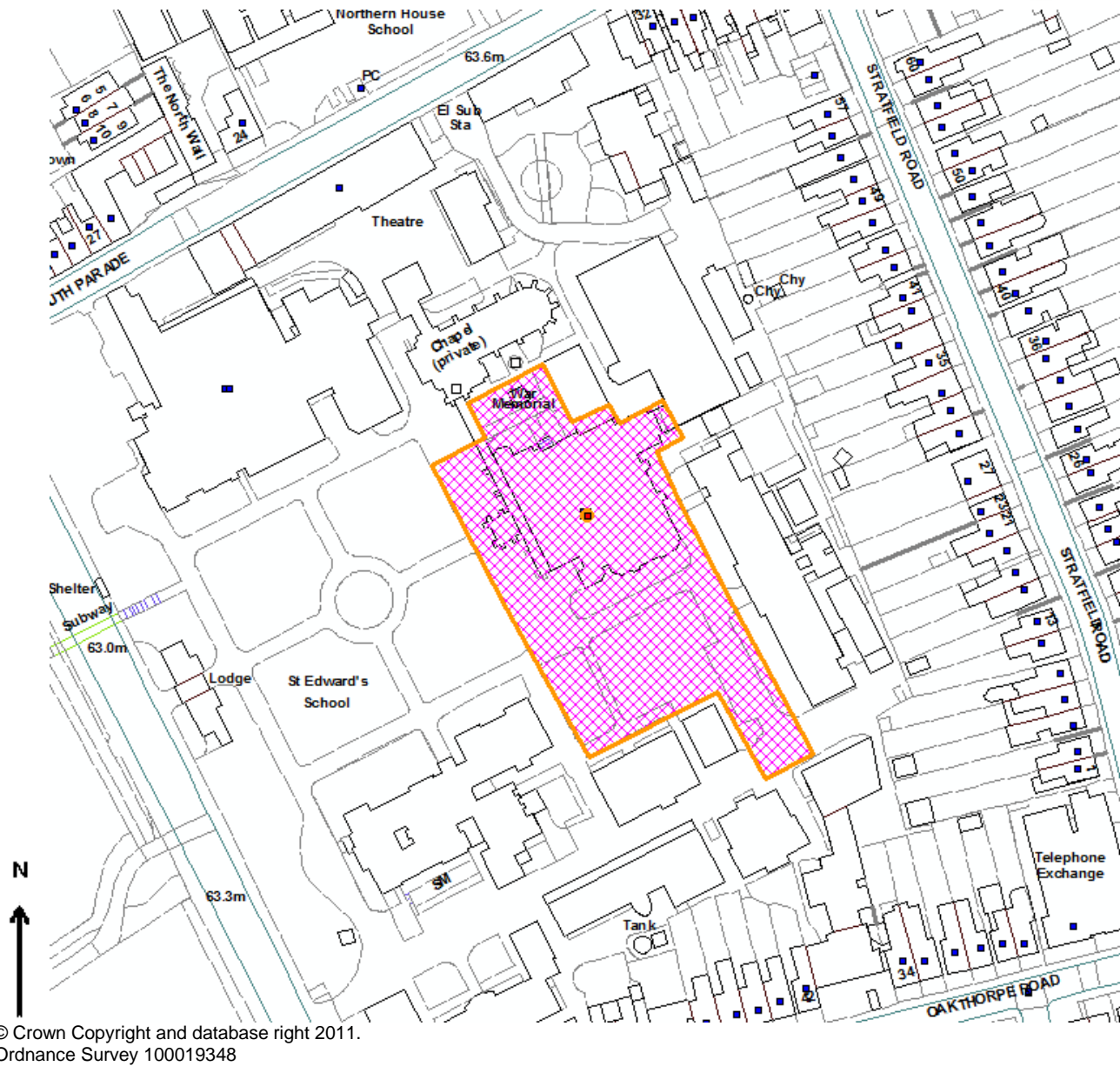
Contact Officer: Robert Fowler

Extension: 2104

Date: 30th November 2016

Appendix 1

16/01725/FUL – St Edwards School, Woodstock Road



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West Area Planning Committee

13th December 2016

Application Number: 16/01727/LBC

Decision Due by: 13th September 2016

Proposal: Demolition of existing school hall. Construction of a new hall, library and teaching accommodation and associated landscape works. Alterations to existing library comprising removal of balcony.

Site Address: St Edward's School Woodstock Road Oxford Oxfordshire

Ward: Summertown Ward

Agent: TSH Architects

Applicant: The Governors Of St Edward's School

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

Reasons for Approval

On balance, it is considered that the proposed alterations to "Big School" will not harm the special architectural significance that statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 seeks to preserve. Any harm that would result from the proposed alterations to the listed building is considered to be "less than substantial" as defined by the National Planning Policy framework and would, in line with the purpose set out in the policies contained within that document and with identified Local Plan policies, be mitigated by the careful removal of previously harmful alterations and additions to the building.

Conditions

1. Commencement of works
2. Works as approved only
3. Details of repairs to façades
4. Sample panels
5. Details of new internal staircase
6. Details of abutments
7. Details of internal alterations

Main Local Plan Policies

Oxford Local Plan 2001-2016

HE3 – Listed Buildings and their Settings

Core Strategy

CS18 – Urban design, townscape character and the historic environment

Other Planning Documents

National Planning Policy Framework

- Paragraphs 131; 132 and 134.

Relevant Site History

None

Statutory and Internal Consultees

Historic England Commission

“This application should be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice.”

Representations Received

Please see report for 16/1725/FUL

Officers Assessment:

St Edward’s School comprises a collection of buildings originating from the end of the C19, designed by William Wilkinson an eminent, Oxford architect (Randolph Hotel) and like many school sites has accumulated a variety of buildings throughout the C20 and early C21 in response to the demands of the institution. The principal, front part of the school which is the earliest building group comprises ranges of buildings set around a spacious, green space or quad which is used by the school for special and ceremonial occasions but provides the foreground to two, long ranges (north and south) of late Victorian neo-gothic, three-storey, red brick buildings that present a strong series of gables of varying size to the open space. Across the eastern end of the quad, opposite the Victorian lodge entrance on Woodstock Road, sits “Big School”, the two-storey, neo-gothic “hall” building that is the subject of this application. Built as a series of five bays separated by buttresses, “Big School”, in red brick with stone tracery and detailing to decorative, gothic windows in each bay at first floor over an open, arched-opening cloister repeating the bays at ground floor, currently provides an ante-space to the large, amorphous theatre building that crashes awkwardly into the rear of the listed building and that is proposed to be removed and replaced as part of the planning application currently running parallel to this LBC application. The upper floor of “Big School”, originally the school’s principal gathering space and dining hall, currently houses the school library and what was originally a single-volume space has been altered in the C20 by the insertion of a series of upper balconies and mezzanine spaces to accommodate both books and workspaces. The ground floor cloistered space is continued beyond “Big School” northward to adjoin the school Chapel a modest building in contrasting, grey stone which closes the north east corner of the square but does not dominate the space or the high, Victorian gothic architecture of the secular, school buildings. The C20 alterations to “Big School” have been unfortunate. The removal of the ancillary spaces to the rear, east façade of the building at ground floor and the removal or blocking up of ground floor windows that were the principal providers

of light into what was originally a library or staff room space has had a harmful impact on the architectural significance of this building and the re-ordering of the interior now being proposed balances or mitigates against any harm that will result from the light-touch connection between the outer, foyer spaces to the new theatre. The existing theatre building is an extremely poor neighbour to “Big School” and its careful removal will provide further benefit to weigh against any harm.

Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990 - section 16(2) – “duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

National Planning Policy Framework – paragraphs 128,129, 132 and 134 -

- “In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected..”
- “Local planning authorities should identify and assess the significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”
- “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation... Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm to or loss of a grade II listed building...should be exceptional..”
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”

Conclusion:

This application proposes alterations, both internal and external to a grade II listed building which lies in the setting of a number of listed buildings originating from the same period at the end of the C19. Many of the alterations remove harmful alterations and interventions that have taken place throughout the C20 and although there are proposed to be new alterations and interventions, an internal staircase and the blocking up of doorways and windows, on balance it is considered that the benefits of the removal of harmful elements in particular to the contribution that the resultant architectural appearance that the building will make to the overall group of heritage assets as seen in views from Woodstock Road will outweigh any further harm that may result from the new work. It is therefore considered that the proposals would meet the statutory duty set out in the P(LBCA)Act1990 and the principles of relevant national and local planning policies identified in this report. It is therefore recommended that listed building consent be granted subject to the conditions identified in this report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant Listed Building Consent officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/01727/LBC

17/01725/FUL

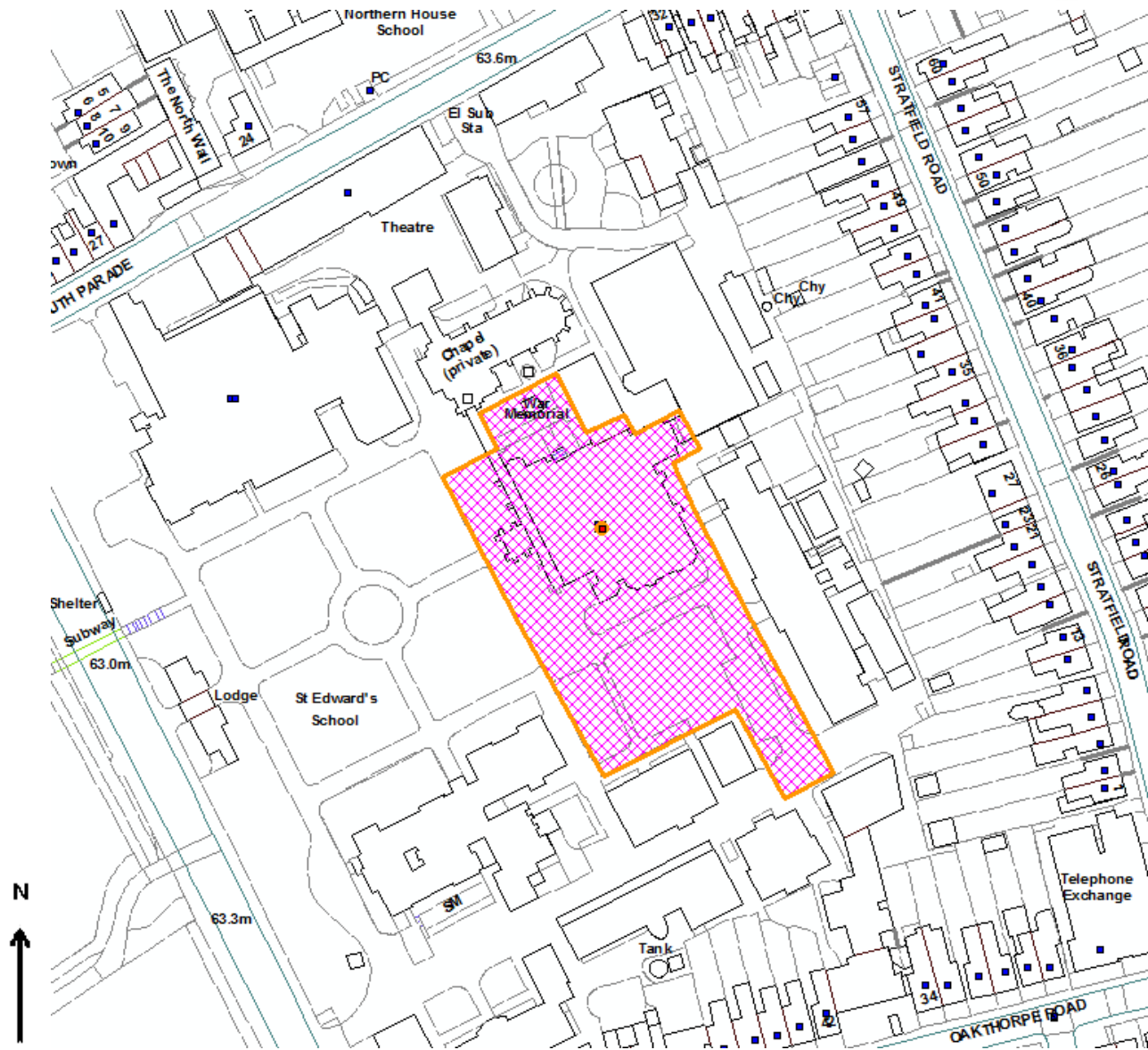
Contact Officer: Gill Butter

Extension:

Date: 1st December 2016

Appendix 1

16/01725/FUL – St Edwards School, Woodstock Road



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Ordnance Survey 100019348

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West Area Planning Committee

13th December 2016

Application Number: 16/02772/FUL

Decision Due by: 20th December 2016

Proposal: Alterations to existing buildings on Iffley Road frontage and improvements to provide main entrance to student accommodation, rear extensions and staircases. Alterations and extension to Stockmore House, Stockmore Street to provide additional study/bedrooms, alterations to existing access to Stockmore Street, parking space for disabled persons and servicing. Alterations to bin storage area and cycle parking.

Site Address: 77-83 Iffley Road 85 And 87 Iffley Road And Stockmore House Stockmore Street Oxford Oxfordshire OX4 1EG

Ward: St Marys Ward

Agent: Mr Nik Lyzba

Applicant: St Hilda's College, Oxford

Recommendation:

West Area Planning Committee is recommended to grant 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 samples
- 4 Gate (Public Art)
- 5 CTMP
- 6 Student Accommodation - cars
- 7 Start and End of Term Car Movements
- 8 Visibility Splays
- 9 Landscape plan required

- 10 Landscape carry out by completion
- 11 Landscape hard surface design - tree roots
- 12 Landscape underground services - tree roots
- 13 Tree Protection Plan (TPP) 2
- 14 Arboricultural Method Statement (AMS) 2
- 15 Surface water drainage
- 16 Energy
- 17 Details of external lighting
- 18 Cycle Parking

Legal Agreement and CIL

A CIL Contribution is required, no legal agreement is required.

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
- CP13** - Accessibility
- CP19** - Nuisance
- CP20** - Lighting
- CP21** - Noise
- HE7** - Conservation Areas
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS12_** - Biodiversity
- CS17_** - Infrastructure and developer contributions
- CS18_** - Urban design, town character, historic environment
- CS19_** - Community safety
- CS25_** - Student accommodation
- CS29_** - The universities

Sites and Housing Plan

- HP5_** - Location of Student Accommodation
- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight

Other Planning Documents

National Planning Policy Framework

Relevant Site History

16/01468/FUL - Alterations to existing buildings on Iffley Road frontage and improvements to provide main entrance to student accommodation, rear extensions and staircases. Alterations and extension to Stockmore House, Stockmore Street to provide additional study/bedrooms, alterations to existing access to Stockmore Street, parking space for disabled persons and servicing. Alterations to bin storage area and cycle parking. - REF

Statutory Consultees

Land Quality Officer

No objections subject to an informative relating to unexpected contamination.

Highways

No objections subject to conditions requiring a construction traffic management plan, measures to ensure no cars are brought to Oxford by students and a management plan dealing with arrival and departure for students at the beginning and end of terms. A condition would also be required to deal with visibility splays for the proposed vehicle access onto Stockmore Street.

Representations Received

None

Site Description

1. The application site includes existing properties at 77-83 Iffley Road, 85-87 Iffley Road and Stockmore House. The site is on the corner of Iffley Road and Stockmore Street in East Oxford; it functions as a single site that is owned by St Hilda's college and is used for student accommodation occupied by up to 54 graduate students.
2. The accommodation is accessed from Iffley Road, with the buildings on the frontage being 77-83 (known as Fulford House) and 85 to 87 Iffley Road. The Iffley Road properties form a four storey terrace; the buildings are Victorian and constructed from brick. Stockmore House lies to the rear of 77-83 Iffley Road and has an access off of Stockmore Street (with a small adjacent parking area). Stockmore House is a three storey 1970s building; it is purpose-built student accommodation. There is an area of open area of garden at the rear of 85-87 Iffley Road which serves as the shared amenity space for residents of the site.
3. There is a change of ground levels across the site, with entrances to the Iffley Road buildings being at the ground floor level which is raised from the street (lower ground levels benefit from lightwells across the front of the terrace).
4. There are number of trees in the rear garden area of the site; including Chestnut, Holly, Magnolia and fruit trees. The magnolia tree is visible in the public realm and occupies an existing gap between Stockmore House and the rear elevation of 77-83 Iffley Road.

5. There is an existing low brick boundary wall on the Iffley Road elevation (with brick detailing matching the terrace behind). There is a higher boundary wall of approximately 1.5m along the Stockmore Street elevation and a modern metal gate in front of the parking area between Stockmore House and the adjacent dwellinghouse (No. 44 Stockmore Street).
6. None of the properties on the site are listed. The entire application site lies within the St Clement's and Iffley Road Conservation Area.

Proposed Development

77-83 Iffley Road and 85-87 Iffley Road

7. It is proposed to extend the rear of 77-83 Iffley Road and 85-87 Iffley Road to provide new student rooms and a new full height stairwell at the rear of each terrace; providing additional circulation space. The proposals would also involve substantial internal changes to the existing accommodation which would modernise the accommodation available and provide a more uniform arrangement within the cluster flats. The development proposed would result in a total of 33 rooms being provided in 77-83 Iffley Road and 12 rooms for 85-87 Iffley Road; a net gain of 2 rooms. It is proposed to retain the self-contained two bedroom fellows set own the lower and upper ground floors; with a retained access onto Iffley Road.
8. The proposed extension would be a three storey development with a pitched roof. Accommodation would be provided across four floors (there is a lower ground floor which would extend into existing lower ground floor accommodation of the building). The proposed roof would be lower at both the eaves and ridge when compared with the existing terrace. A chimney is proposed on the gable end of the proposed extension facing towards Stockmore Street.
9. The proposed extension would extend across most of the width of 77-83 Iffley Road; with the extension set in slightly from Stockmore Street above ground floor level (by a distance of approximately 2.8m compared to the existing terrace). A plant room is proposed at ground floor level with a flat roof; this aspect of the development would not be particularly visible in Stockmore Street (because of the existing boundary wall). The proposed extension would extend into the rear garden so that it would be in line with the adjacent terrace 85-87 Iffley Road.
10. The proposed development would result in the loss of the existing magnolia tree. The scheme does propose new tree and shrub planting to the east of the proposed pedestrian access, a climbing frame with plant to grow up the existing blank part of the brick façade to Stockmore House and two new trees and shrub planting in front of Stockmore House.
11. The stair block is proposed at the rear of 85-87 Iffley Road; this would have an overall depth of approximately 5.5 and a width of approximately 3.3m. The materials proposed for the extension include red brick for the walls (to

complement the existing predominantly red brick used in the external construction of the existing terrace). Subtle brick detailing is proposed; in the form of horizontal banding is proposed. Large bay windows are proposed for the rear of the extension, the windows would have timber cladding with powder coated grey frames.

12. Changes to fenestration and doors at the front of the terrace are also proposed.
13. A new pedestrian and cycle entrance to the rear of the terrace at 77-83 Iffley Road would be created onto Stockmore Street which would serve as the main entrance for the site. The gate for the entrance is proposed to incorporate a stylised map of East Oxford.

Stockmore House

14. A three storey extension is proposed to Stockmore House, on the site of the existing car parking area (between Stockmore House and No. 44 Stockmore Street). The new block would function as a standalone accommodation block but physically adjoin the existing Stockmore House. The proposed extension would provide a total of 11 rooms, with minor changes proposed to the stairwell and entrance area at the existing Stockmore House.
15. The proposed extension of Stockmore House would have materials to complement the existing building and would incorporate a standing seam roof to match the existing Stockmore House.

Summary

16. The total net gain would be 13 additional student rooms; arising from the extension and refurbishments to the Iffley Road terraces and the extension to Stockmore House.

The principal determining issues of the application are:

- Principle of development
- Design
- Impact on Amenity
- Car Parking and Access
- Flooding and Surface Water Drainage

Officers Assessment:

Principle of Development

17. The majority of new development would take place on what would have originally have been garden land at the rear of the terrace and an existing car parking area. Much of this land would not be considered to be previously developed land for the purposes of planning. Policy CS2 of the Core Strategy (2011) together with the National Planning Policy

Framework (NPPF) requires that previously developed land should be the focus of new development. However, in the wider context of the Council's planning policy there is scope to accept development on existing sites where design and other constraints can be addressed. There is an emphasis in particular on promoting a greater efficiency of land as set out in Policy CP6 of the Oxford Local Plan 2001-2016.

18. The proposed development would facilitate substantial improvements to the internal layout of the Iffley Road properties and provide more purpose built student accommodation that is built to modern standards. Information provided with the application and raised with Officers by the applicant has suggested that there is currently a lower demand on the student accommodation within the Iffley Road properties on the site because of the lower quality of accommodation there. The proposals therefore provide a greater opportunity to provide overall improvements to the accommodation that may increase the occupancy of the site whilst providing a modest increase in the number of students on the site. Officers would recommend that this would not only bring about a greater efficiency of the use of the existing site and raise the standard of accommodation provided by the college but also reduce demand from the college's student on open market accommodation; an approach promoted by Policy CS25 of the Core Strategy.
19. Officers advise that the development is on a main thoroughfare (Iffley Road) and therefore acceptable in the context of Policy HP5 as a location for student accommodation. Developments for new student accommodation must include a management regime and appropriate controls to ensure that the development is car free.
20. On the basis of the above, Officers regard that the principle of the development proposed would be considered acceptable.

Design

Siting, External Appearance and Impact on Conservation Area

21. The proposed rear extension to the Iffley Road terrace (77-83 and 85-87 Iffley Road) would be set back from the Stockmore Street which would reduce its visibility and prominence. Officers recommend that the use of the pitched roof and subservient form of the development (resulting from its lower height) would ensure that it would form both a natural extension to the existing terrace. Whilst some of the fenestration at the rear of the extension to the terrace would have a more contemporary appearance and not match well with the existing building this would not be particularly visible in the public realm and would therefore not detract from the character and appearance of the existing buildings.
22. In reaching the above view, Officers have been mindful of the contribution that the site makes in the St Clements and Iffley Road Conservation Area. It is considered that despite the use of some detailing with the scheme the

form, height and siting of the extension would ensure that it would not detract from the special significance of the Conservation Area and would preserve its appearance.

23. The appearance of the extension would be softened by the use of appropriate landscaping; which would mitigate for the loss of the magnolia. The proposed planting would contribute positively to the site as a whole by creating a more verdant appearance that would complement the character of the Conservation Area. Officers have recommended that conditions are included relating to landscaping to ensure that appropriate planting is provided.
24. The proposed stairblock at the rear of 85-87 Iffley Road would have a contemporary appearance and would be at odds with the overall appearance of the rear of terrace. However, its discrete siting would make this feature acceptable in design terms. Other modifications proposed to Iffley Road terrace would be acceptable in design terms and would facilitate the significant improvements to the accommodation that are proposed.
25. The proposed alterations at the front of the Iffley Road terrace would not materially alter the character and appearance of the building.
26. The proposed extension to Stockmore House would have a contemporary appearance and would emulate some of the appearance of the existing Stockmore House. The proposed development would be acceptable in design terms, having a similar pallet of materials to surrounding properties and an overall height and siting that would be sympathetic. The overall scale of development would enable this aspect of the development to form a visually acceptable relationship in the streetscene and it would not harm the character, appearance and special significance of the Conservation Area.
27. Officers consider that the development is acceptable in design terms and represents high quality design that respects the context of existing buildings and the Conservation Area as required by Policies CP1 and HE7 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Core Strategy.

Materials

28. Officers recommend that the materials proposed would likely be acceptable as they would provide some visual interest to the development whilst also respecting the existing pallet of materials on the site. The bulk of the proposed development would match with existing bricks used on the site; the sensitive use of timber cladding would decrease the visual bulk of the proposed development and introduce a more contemporary appearance. Officers have recommended that a condition that would require the submission of material samples prior to the commencement of the development.

Boundary Treatments

29. The proposed boundary treatments would be acceptable, with walls along the Stockmore Street elevation providing a similar level of enclosure to the existing walls in this location. The use of matching materials would ensure that this aspect of the development would be visually satisfactory.

Public Art

30. It is proposed to provide a new piece of public art on the gate for the new pedestrian access. The gate would incorporate a stylised map of East Oxford and would contribute positively to the public realm. Officers have recommended a condition that requires the details of the public art to be submitted prior to commencement and the gate to be installed within six months of occupation.

Communal Areas

31. Policy HP5 of the Sites and Housing Plan requires that for sites of more than 20 student bedrooms there would need to be communal spaces provided (indoor and outdoor). The proposals would bring about a layout where there would be a central shared courtyard which would provide a pleasant area of outdoor amenity for shared use. The internal changes to the buildings on the site (as well as the proposed new build areas) would bring about a higher standard of accommodation where there would be shared indoor areas, namely kitchen areas in the flats.

Refuse and Recycling Storage

32. A refuse and recycling store is proposed at the front of the existing Stockmore House. This area is already screened by a high brick wall; gates are proposed to provide access to this area.

Energy

33. The application provides an energy statement proposing to provide 20% of energy on-site from renewable and low carbon technologies. This would enable the development to meet the requirements of Policy HP11 of the Sites and Housing Plan (2013). Officers recommend including a condition that relates to incorporating energy efficiency measures and on-site generation in accordance with the submitted energy report.

Impact on Amenity

- 32 There is sufficient distance between the proposed extensions to the Iffley Road terrace and neighbouring residential properties to ensure that this aspect of the development would not have an adverse impact on the light or privacy for occupiers.
- 33 The proposed extension to Stockmore House has been aligned so that it

would not adversely impact on light conditions or privacy for No. 44 Stockmore Street.

- 34 There are no proposals for additional external lighting. A condition has been recommended that would require details of external lighting to be provided prior to the commencement of the development to ensure lighting does not have an adverse impact on the amenity of surrounding occupiers.
- 35 Officers recommend that the proposed development would represent a modernisation of the site and could potentially lead to a greater level of containment of the site through the use of the new pedestrian entrance. The proposed development complies with the Council's adopted policies in relation to its impact on residential amenity, including Policy HP14 of the Sites and Housing Plan (2013).

Access and Car Parking

Car Parking

36. The proposals would be for car free development (with the exception of disabled occupiers). Students at the college are not entitled to bring a car to Oxford; conditions can be applied to ensure that the normal regime of ensuring that this is enforced by the college are implemented. This forms part of the Officer recommendation and is also an approach that has been suggested by the Highway Authority. The proposals would remove an existing area of car parking (the site of the proposed extension to Stockmore House) which would reduce car movements along this narrow residential road.
37. There is provision for a disabled car parking space for a student on the site. This aspect of the development is required in order that the development complies with the requirements of Policy CP13 of the Oxford Local Plan 2001-2016. Officers have concerns about visibility from this proposed car parking space and it is recommended that details relating to the design of adjacent boundary treatments to this space be dealt with by condition.

Pedestrian Access

38. A new pedestrian access is proposed onto Stockmore Street; this would form a new access for the entire site and would enhance the security for students on the site. The entrance is also positioned so that it would give rise to less disturbance for neighbouring residential occupiers, being further from neighbouring dwellings than the existing entrance adjacent to Stockmore House and would mean much reduced use of the Iffley Road entrances (that would only serve the two bedroom fellows sets at the lower ground level).

Cycle Parking

39. It is proposed to provide cycle parking within the courtyard area at the rear

of 85-87 Iffley Road. Details of the cycle parking could be required by condition if planning permission was granted.

Construction Traffic Management Plan

40. The application site lies in a residential area and it is recommended that a condition is included that requires the submission of a Construction Traffic Management Plan prior to the commencement of the development.

Flooding and Surface Water Drainage

41. The application site does not lie in a high flood risk area. The proposed development would take place partially on land that is already surfaced in impermeable materials (the existing car park). The overall amount of land that would be covered as a result of the proposed development would not lead to adverse impacts on surface water drainage and the increase in impermeable surfaces can be adequately dealt with through the use of a suitable drainage scheme. Officers have recommend a condition that relates to requirement to provide a surface water drainage scheme prior to the commencement of work and to incorporate SUDs methods where appropriate in accordance with Policy CS11 of the Core Strategy (2011).

Biodiversity

42. The proposals would involve modifications within existing buildings and extensions. The development proposed would not involve significant alterations within roofspaces or on areas of the site where there are likely to be protected species, notably bats. As a result, the development is acceptable in the context of Policy CS12 of the Core Strategy (2011).

Conclusion:

43. On the basis of the above and for the reasons outlined in this report, Officers recommend that the West Area Planning Committee grant planning permission for the proposed development subject to the conditions 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.

Background Papers:

16/02772/FUL

Contact Officer: Robert Fowler

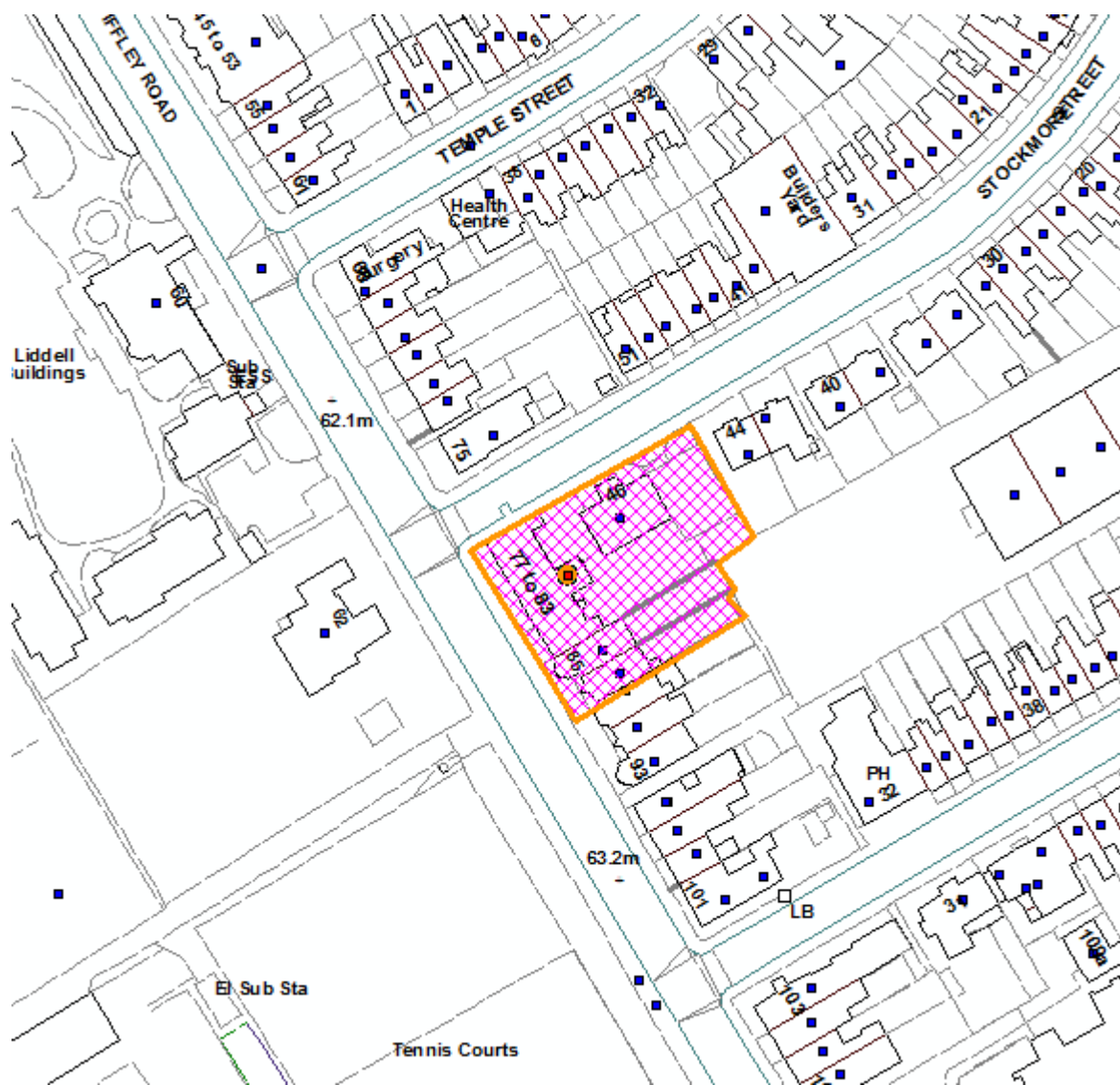
Extension: 2104

Date: 1st December 2016

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Appendix 1

16/01468/FUL – 77-83 and 85-87 Iffley Road and Stockmore House



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Ordnance Survey 100019348



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West Area Planning Committee

13th December 2016

Application Number: 16/02271/FUL

Decision Due by: 21st October 2016

Proposal: Alterations to roof to form hip to gable, formation of 1No. dormer window to rear roofslope and insertion of 1No. front rooflight and window to side elevation in association with loft conversion.

Site Address: 24 Rosamund Road. **Appendix 1**

Ward: Wolvercote Ward

Agent: N/A

Applicant: Tania Brown

Application Called in – by Councillor Goddard supported by Councillors Fooks, Wilkinson and Wade.
for the following reasons - potentially overlooks a neighbouring property and is out of keeping with other comparable developments nearby.

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

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.

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 Obscure glazing
- 5 Plans - specific exclusion

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

CS12_ - Biodiversity

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

HP14_ - Privacy and Daylight

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

78/01181/A_H - Single storey rear extension. PDV 11th January 1979.

82/00501/NF - First floor extension to form bedroom. PER 8th September 1982.

14/02539/FUL - Erection of single storey rear extension. Enlargement of window on first-floor north side elevation and insertion of new window on ground-floor north side elevation (Amended plans).. PER 4th November 2014.

14/02539/NMA - Non-material amendment to planning application 14/02539/FUL to allow alterations to windows at first-floor level north elevation. Enlargement of 1 x rear window and 1 x side window to the proposed rear extension. PER 11th December 2014.

15/00854/FUL - Erection of single storey side and single storey rear extensions. Formation of 1 No rear dormer in association with loft conversion.. WDN 2nd April 2015.

15/01302/PDC - PERMITTED DEVELOPMENT CHECK - Rear Dormer. PNR 28th April 2015.

15/01326/FUL - Erection of single storey rear extension. PER 25th June 2015.

16/00391/FUL - Erection of rear conservatory and garden outbuilding. Alterations to windows (Amended Plans). PER 24th October 2016.

Statutory and Non-Statutory Consultees:

Oxfordshire County Council Highways: No comment.

Representations Received:

1no. third party objection comment received – comment relates to the accuracy of the plans, dominance of the dormer on the roofslope and concern that it is not in keeping with the rest of the area.

Site Description and Proposal

1. 24 Rosamund Road is a two storey semi-detached property set in the Wolvercote area of North Oxford. The property is typical of those found in the area and benefits from extensions to the rear and permission for a further extension. This application relates to alterations to the roof including a hip to gable enlargement and a rear box dormer.
2. Officers recommend that the main considerations for the determination of this application are:
 - Design
 - Residential Amenity
 - Permitted Development

Officers Assessment:

Design

3. There are concerns with the design of the proposal since the proposed hip to gable enlargement has the ability to unbalance the appearance of the pair of properties in the streetscene and the rear dormer appears as a large bulky addition which dominates the rear roofslope and unbalances the appearance of the rear of the property.
4. Despite this, it is acknowledged that these works could be carried out under permitted development and do not require a full planning application. Under permitted development, on a semi-detached property roof extensions can be carried out up to 50 cubic metres providing they are carried out with materials to match the existing dwellinghouse. The proposed alterations do not extend beyond the plane of the existing roof slope of the principal elevation that fronts the highway, they are no higher than the existing ridge height, they do not include verandas, balconies or raised platforms, side-facing windows are to be obscure-glazed and any opening is to be 1.7m above the floor and the roof extensions, apart from hip to gable ones, is be set back, more than 20cm from the original eaves.
5. It is therefore considered that if permission is not granted that there is a very strong likelihood that the works will be carried out under permitted

development and it would therefore be unreasonable to refuse planning permission.

Biodiversity:

6. Section 99 of ODPM Circular 06/2005 states;
'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations, before permission is granted.'
7. In this instance it is considered that there is not sufficient reasonable likelihood of bats roosting under roof slates and tiles of this property to trigger a survey. However their presence cannot be discounted entirely and a small risk remains. In order to account for this it is recommended that the following informative is applied to the decision so that the applicant can take appropriate measures should they or evidence of their presence be discovered during removal of roof tiles.

Other matters:

8. An objection comment raised concerns that the extension on the ground floor does not match that which has been approved. A condition is recommended to exclude all other alterations to the dwelling other than those described in the description to address this issue.

Conclusion:

Officers recommend that West Area Planning Committee grant planning permission for the proposed development.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing

conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/02271/FUL

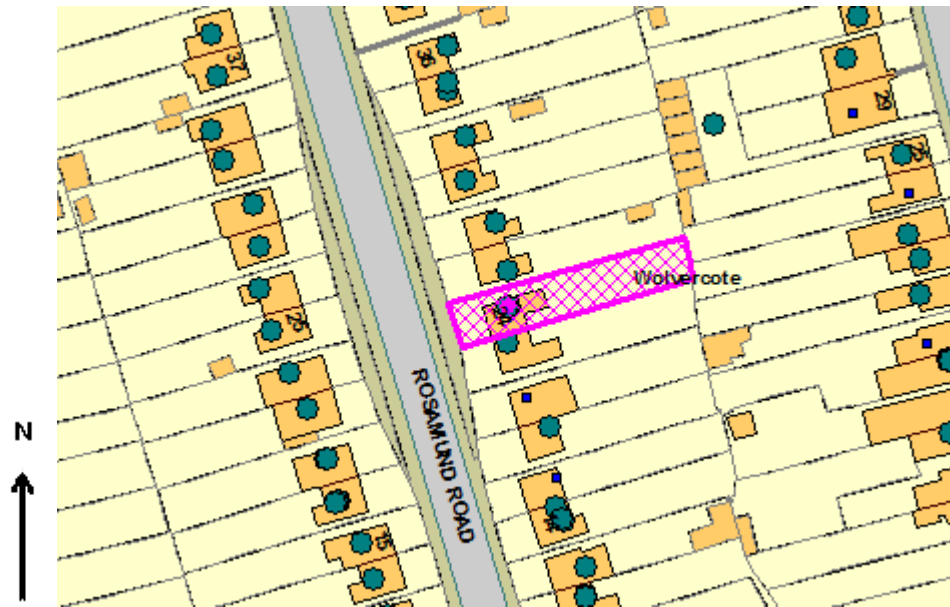
Contact Officer: Sarah Orchard

Date: 23rd November 2016

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Appendix 1

16/02271/FUL - 24 Rosamund Road



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Ordnance Survey 100019348

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West Area Planning Committee

13th December 2016

Application Number: 16/01413/FUL

Decision Due by: 27th July 2016

Proposal: Erection of three storey building to provide 3 x 1-bed flats and 6 x 2-bed flats (Use Class C3). Provision of car parking, cycle parking and bin storage.(Additional Information) (Amended Plans).

Site Address: Land Adjacent 279 Abingdon Road, Site Plan **Appendix 1**

Ward: Hinksey Park

Agent: Mr Huw Mellor

Applicant: VO Properties

Recommendation:

West Area Planning Committee is recommended to refuse the application for the following reasons:

1. The proposal fails to provide an appropriate mix of housing in an area identified in considerable need of family housing and is therefore contrary to Policy CS23 of the Core Strategy and the Balance of Dwellings Supplementary Planning Document.
2. The proposal fails to secure a financial contribution towards delivering affordable housing in the City and in the absence of any justification to demonstrate non-viability the proposal is contrary to Policy CS24 of the Core Strategy and Policy HP4 of the Sites and Housing Plan 2013.
3. The proposed development by reason of its appearance, height and massing on a rear backland plot would appear unduly prominent and out of keeping with the character and appearance of the surrounding area contrary to policies CP1, CP8, CP9, CP10 of the Oxford Local Plan 2001-2016, MP1 and HP9 of the Sites and Housing Plan 2013 and CS18 of the Core Strategy.
4. The proposed development fails to provide adequate quantity or quality of outdoor amenity space either as private balconies or shared space to the detriment of future occupiers' residential amenity and as such is contrary to Policy HP13 of the Sites and Housing Plan 2013.
5. The proposed development of this rear backland plot by reason of its appearance, internal layout, height, massing and proximity to the western boundary would unacceptably prejudice the re-development of the former petrol station site to the west adjoining fronting the Abingdon Road to the

detriment of effective, efficient and acceptable form of development on an allocated site contrary to CP1, CP6, CP8, CP9, CP10 and SP18.

6. The proposed development by reason of its overall height and massing and number of large east facing windows, together with balconies and private terraces would result in an unacceptable level of overlooking into the adjoining properties gardens and houses to the east on Peel Place and a significant sense of being overlooked by the occupiers of those properties to the detriment of existing and future occupiers' residential amenity contrary to Policies CP1, CP8, CP9, CP10 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan 2013.
7. The proposed development by reason of the height, massing and proximity to the eastern boundary with adjoining properties to the east on Peel Place and proximity to adjoining property to the south would appear overbearing and visually dominant to these properties and their gardens contrary to Policies CP1, CP8, CP9, CP10 of the Oxford Local Plan 2001-2016 and Policy HP14 of the Sites and Housing Plan 2013.
8. The proposed development, by reason of the building footprint, massing, height and number of units together with the poor quantity and quality of outdoor amenity space and amount of car parking & turning space within the size of the whole plot would result in an inappropriate density of development that is not compatible with the site itself or to the surrounding area contrary to Policies CP1, CP6, CP8, CP9 and CP10 of the Oxford Local Plan 2001-2016 and Policy HP9 of the Sites and Housing Plan 2013.
9. The updated FRA fails to provide sufficient robust evidence to satisfactorily demonstrate that the development will be safe for its lifetime and or provide a suitable basis for assessment to be made of the flood risks arising from the proposed development contrary to Policies SP18 of the SHP, CP22 of the OLP and CS11 of the CS and paragraphs 102 and 103 of the NPPF.
10. In the absence of sufficient information to adequately demonstrate that the proposed development will be capable of meeting the 20% onsite renewable energy provision the proposal is contrary to Policies HP11 of the Sites and Housing Plan 2013 and CS9 of the Core Strategy.

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

CP13 - Accessibility

CP17 - Recycled Materials
CP19 - Nuisance
CP22 - Contaminated Land
TR1 - Transport Assessment
TR13 - Controlled Parking Zones
NE12 - Groundwater Flow
NE13 - Water Quality
NE14 - Water and Sewerage Infrastructure
NE15 - Loss of Trees and Hedgerows
NE23 - Habitat Creation in New Developments

Core Strategy

CS9_ - Energy and natural resources
CS10_ - Waste and recycling
CS11_ - Flooding
CS12_ - Biodiversity
CS13_ - Supporting access to new development
CS18_ - Urban design, town character and historic environment
CS19_ - Community safety
CS22_ - Level of housing growth
CS23_ - Mix of housing
CS24_ - Affordable housing

Sites and Housing Plan

MP1 - Model Policy
SP18_ - Fox & Hounds & former petrol station Abingdon Rd
HP2_ - Accessible and Adaptable Homes
HP4_ - Affordable Homes from Small Housing Sites
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 Planning Documents

Supplementary Planning Documents:

- National Planning Policy Framework
- Affordable Housing and Planning Obligations Supplementary Planning Document
- Natural Resource Impact Analysis
- Parking Standards, Transport Assessment and Travel Plans

S106 & CIL:

The proposal is liable for CIL: £105,956.22

A contribution towards affordable housing is required

Relevant Site History:

10/01499/FUL - Demolition of existing public house. Erection of 2 storey building as retail store, together with plant enclosure and landscaping. Provision of service area and 16 car parking spaces accessed off Abingdon Road. (Additional info). REFUSED 11th August 2010.

10/01555/FUL - Demolition of existing public house. Erection of building on 3 levels consisting of retail store at ground level and 1x1 bed, 2x2 bed and 1x3 bed flats on floors above, together with plant enclosure and landscaping. Provision of service area, 16 car parking spaces to serve retail store and 7 to serve the residential accommodation accessed off Abingdon Road. (Additional info) (Amended Plans). REFUSED 11th August 2010.

10/02882/FUL - Demolition of existing public house. Erection of building on 3 levels consisting of retail store at ground floor level, 1x3 bedroom, 1x1 bedroom, 2x2 bedroom flats and ancillary retail floor space on upper floors with plant enclosure and landscaping. Provision of service area, 16 parking spaces to serve the retail store and 5 to serve the flats, all accessed off the Abingdon Road. Provision of communal amenity space. REFUSED 8th December 2010 and DISMISSED at appeal 12th July 2011

11/02594/FUL - Demolition of existing public house. Erection of 3 storey building to provide retail store on ground floor and 1 x 3-bedroom, 1 x 1-bedroom and 2 x 2-bedroom flats on upper floors. Provision of plant enclosure, service yard, 9 x retail car parking spaces, 7 x residential car parking spaces, cycle parking, bin storage, landscaping and communal open space.. APPROVED 26th April 2012 and implemented.

Representations Received:

Letters received from Oxford Civic Society, Peel Place and Rosamund Road residents, and two petitions can be summarised as follows:

Original plans:

- The piecemeal development of the Fox and House SP18 site allocation results in a number of negative consequences. These would be avoided if the landowners of the former filling station and the former pub car park presented integrated proposals. The public interest would therefore be best served by the refusal of the present planning application and a comprehensive redevelopment coming forward;
- The development is too high, too large and does not fit the character of the neighbourhood.
- Overdevelopment of site; development is just too big for the space available; too close to the existing properties; not enough green space is provided;
- It is set tightly within the boundaries of the plot making it impossible to build anything in the other plot, closer to the Abingdon road, currently occupied by the car wash;
- It would dominate these existing back gardens, whilst rendering the now unsightly former garage site difficult to develop and therefore un-saleable in

- the future;
- Overlooking to petrol station site, not adequately mitigated by angled windows;
 - Overlooking and loss of privacy to properties adjoining on Peel Place
 - Loss of sun to garden adjoining on Peel Place
 - A very small amount of amenity and green space proposed- this falls far short of the 10% minimum cited in the Council's planning policy. The suggestion that this will be made up by balconies and green roofs will only exacerbate the overlooking of neighbouring properties, the occupants of which will lose their privacy.
 - Access through Tesco's is dangerous and inconvenient for both retail customers and residents;
 - Danger of retail customers parking in the residents spaces unless its gated
 - Increase air pollution from increase in traffic movements;
 - Peel Place residents experience more noise and emissions from the Tesco Car Park and deliveries. This will be further exacerbated by the extra closer cars and services associated with the proposed building.
 - Doubts about the level of contamination and adequacy of remedial measures;
 - Increased risk of flooding on site and surrounding properties: Tesco's raised the level of this land with hard core from the redevelopment of the pub and now gardens in Peel Place flood because the land slopes towards them.
 - Risk of sewage flooding also
 - This area of the former public house was an orchard, green space and car park for the pub and always open;
- Flats decent size
 - Large cycle storage provision;

Amended plans:

- No substantive changes made to height, proximity to neighbouring gardens, flooding;
- Intrusive, invasive and not in keeping with character of the area:
- Piecemeal development prejudices harmonious plan for the whole area [site]

Statutory Consultees:

Environment Agency Thames Region: Objection:

The submitted updated FRA does not demonstrate that the development will be safe for its lifetime and does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. Therefore, the submitted application is contrary to paragraphs 102 and 103 of the NPPF.

In particular, the submitted FRA fails to:

- Assess the impact of climate change using appropriate climate change allowances.
- Demonstrate how a the 1% Annual Exceedance Probability (AEP) (1 in 100 year event) plus 35% allowance for climate change level has been derived.
- Demonstrate that the loss of flood plain storage within the 1% Annual Exceedance Probability (AEP) (1 in 100 year event) with an appropriate allowance for climate change flood extent caused by the proposed

development can be mitigated for.

- Demonstrate the proposed development has finished floor levels 300 millimetres (mm) above the 1% AEP with an appropriate allowance for climate change flood level.

Thames Water: No comments received

Highways Authority: Objection:

Although the County Council does not object to the principle of residential development at this site, the County Council would recommend refusal of the planning application for the following reasons: 1) Inadequate access for residents and visitors not travelling to the site by car. 2) The applicant needs to demonstrate that access to the development, for vehicles, pedestrians and cyclists, via the Tesco car park can be maintained. 3) Current proposed waste collection arrangements are inadequate. The HA commented further on the amended plans; object and would recommend refusal on ground of inadequate access for residents and visitors not travelling to the site by car.

Officers Assessment:

Site Description:

1. The site is a vacant piece of land that formed the car park to the former Fox and Hounds Pub, since demolished and replaced by a Tesco's convenience store with flats above. It sits to the rear of the former petrol station which fronts Abingdon Road itself and which is owned by a different landowner. Adjacent to the south is a house that has been converted to flats. Further north along Abingdon Road are more commercial properties. The site is accessed via the existing Tesco's car park access directly onto Abingdon Road.
2. The site is surrounded by residential properties and is characterised by a smaller grain, rear back gardens, mostly off-street parking to the front and typically traditional architectural form with pitched roofs. The new Tesco's building lies adjacent to the north of the site on the corner of Abingdon Road and Weirs Lane. It is a prominent corner building, as was the former pub, and is chief in the hierarchy of buildings in that part of the Road.
3. The site lies within Flood Zone 3a and close to the Iffley Meadows SSSI. The site also is known to be contaminated (ground water) caused by leakage from the former underground petrol tanks, which have been removed and the land remediated up to a point.

Proposed Development:

4. It is proposed to erect a building on two and three storeys in a contemporary architectural style and form in white render and timber cladding, measuring approximately 9m high and a maximum 27m wide, to provide 9 flats (3x1bed & 6x2bed). It provides external balconies and a small shared space. There are 12 car parking spaces; 4 undercroft and 8

external with a turning area. It is accessed via the Tesco's customer parking access; the right of access over was secured under a legal agreement when the re-development of the Fox and Hounds Pub was approved. The amended plans also show a new pedestrian footpath exiting close to the entrance of Tesco's car park. Cycle and Bin storage is also provided, together with indicative landscaping.

Issues:

Officers consider the main issues in determining this application are:

- Principle of redevelopment;
- Mix of Housing;
- Affordable Housing Contribution;
- Design;
- Internal and External space;
- Impact on adjoining land;
- Impact on Neighbouring Residential Amenities;
- Parking & Highways Issues;
- Landscaping;
- Overdevelopment
- Flooding;
- Contamination;
- Biodiversity;

Principle of redevelopment:

5. The site forms part of an allocated site under SP18 of the Sites and Housing Plan (2013) for a mixed-use retail and residential development or an entirely residential development at the Fox and Hounds public house and former petrol station site. The supporting text sets out the Council's position that it would be most appropriate to develop the allocated site as a whole to ensure comprehensive redevelopment of the site. This would ensure that no part of the site is left derelict and would make the most efficient use of land. However, the Fox and Hounds itself has been redeveloped to provide a Tesco's local shop and flats above, leaving the former pub car park and petrol station left to develop.
6. The principle of residential accommodation is accepted under this site allocation subject to issues regarding flood risk and the exceptions test are satisfied see further below in the report.

Mix of Housing:

7. Policy CS23 of the Core Strategy (2011) expects new housing developments to provide different types and sizes of home, to provide for a range of households, such as families with children, single people, older people and people with specialist housing needs. An appropriate mix of homes for different areas of Oxford is set out in the Balance of Dwellings SPD (BODs SPD), which specifies the range of house sizes (by bedrooms) expected. The

site lies within an amber area identified within the BODs SPD wherein there is a considerable need for family housing and a reasonable proportion of new family dwellings should be provided as part of the mix for new developments. Family housing for the purposes of CS23 & BODs SPD is defined as dwellings with three or more bedrooms and access to a private garden area.

- According to the SPD the mix for 4-9 units should be:
- 0-30% 1 beds
- 0-50% 2 beds
- 30-100% 3beds

8. This current proposal provides 3 1xbed and 6 2xbeds but does not provide any 3 or 4 bed units. A development of 9 units has the potential to provide 3 of each type of unit type. No justification has been submitted to demonstrate why the SPD cannot be met in this case. It therefore considered contrary to the CS23 and the SPD.

Affordable Housing Contribution:

9. Policy HP4 of the Sites and Housing Plan (2013) sets out the requirement to either provide or contribute towards affordable housing on small residential developments of 4-9 units, unless it can be demonstrate that it would make the development unviable. Following the Court of Appeal decision in May 2016, the City Council reviewed the legal position and concluded that it was appropriate to continue applying HP3 and HP4 to seek affordable housing contributions because of the exceptional affordability issues in Oxford. The proposal provides 9 units and therefore a contribution will be required towards affordable housing. The Applicant has not confirmed agreement to the contribution or submitted information to demonstrate non-viability. Therefore the proposal is contrary to Policy HP4 and the Affordable Housing and Planning Obligations SPD.

Design:

10. As outlined above the surrounding residential area is characterised by a smaller grain, with two storey houses of a traditional architectural form set back from the street with rear back gardens and mostly off-street parking to the front. There is a strong building line on both sides of the Abingdon Road.
11. The new Tesco's building adjacent on the corner of Weirs Lane should be the dominant building in the hierarchy of buildings along this stretch of the street scene and the proposed building should therefore defer to it.
12. The proposed building is predominantly 3 storeys high in a contemporary architectural style using flat roofs, white render, timber cladding and metal frame windows. It is 2 storeys adjacent to the 295 Abingdon Road to the south in an attempt to mitigate its impact on that flatted property and its garden(s). The front elevation facing west onto the Abingdon Road uses angled oriel windows in an attempt to mitigate overlooking onto the former petrol station. Revised plans show the other bedroom windows in this façade

reduced marginally in size. All windows are to habitable rooms. On the rear elevations there are large windows to habitable dining/ livingrooms and some smaller ones to kitchens. There are two glazed staircores to access the flats. Private balconies with 1.2m high obscure balustrading are provided for each ground and first floor flats and the third floor flats have private terraces again with 1.2m high obscure balustrading. The building has been raised to allow for flood water storage compensation within the voids below. Overall the building would be approximately 8.9m high, reduced by 20cm as originally submitted. The building width has been marginally reduced to allow for a new pedestrian access down the side in response to Highway Authority comments.

13. It is considered that the building as proposed in this backland location would appear too high and large in massing when viewed in the context of surrounding two storey developments and does not respond to the hierarchy of buildings within the streetscene. The emphasis of the glazed stair cores to the rear only serves to increase the scale and massing of the building and its visual dominance when viewed from adjoining properties. There does not appear to be any clear reference to architectural style or the rhythm and proportion of other surrounding buildings, particularly to the front. This elevation appears top heavy and inactive emphasised by the choice and application of materials. To the rear this elevation is slightly improved on the revised plans but only in the way the windows and glazed stair core are treated. The elements of the building appear heavy and lacking in elegance, e.g. the balcony floors, eaves lines, surrounds to the stair cores.
14. In summary therefore the proposed development by reason of its appearance, height and massing would appear unduly prominent and out of keeping with the character and appearance of the surrounding area contrary to policies CP1, CP8, CP9, CP10 of the OLP, MP1 and HP9 of the SHP 2013 and CS18 of the Core Strategy (2011).

Internal and External Quality:

15. The flats meet the internal standards of HP12 of the Sites and Housing Plan (2013) and National Space Standards. However the plans fail to show how the development would be accessible and inclusive, the external ramps having been removed from the revised plans and the first floor level is raised for flood mitigation. Internally there are small flights of stairs up to the entrance to the first floor flats. It is therefore contrary to Policy HP2 of the Sites and Housing Plan (2013).
16. Externally private balconies do not exactly meet the required size of 1.5m x 3m and are 1.3 by 3.5m, this would be considered acceptable where a suitable shared garden is provided to ensure adequate drying areas etc can be afforded. Elsewhere the terraces are sufficient in size. However the shared garden space is small and would be of poor quality overshadowed by the existing trees which would remain (albeit cut back). The other garden/ grassed areas around the building to the south and west boundaries are narrow and long and would not serve any useful purpose. It serves to demonstrate together with the car parking, turning area and building that the

proposal would amount to overdevelopment of the site. It is therefore considered contrary to HP13 of the SHP.

17. Adequate bin storage within the building is provided and accords with Policy HP13 in this respect.

Impact on Adjoining site:

18. The supporting text to site allocation SP18 indicates the Councils desire to see a comprehensive redevelopment of the whole allocated site, including the former Fox and Hounds. The Committee may recall that the application in 2010 (10/02882/FUL refers) was in fact refused for this reason (amongst others). However, this reason for refusal was withdrawn at appeal following legal advice. There is no requirement for comprehensive development of the whole allocated site within the Policy wording. There is no breach of SP18 on this basis. Ensuring that no part of the allocated site is left derelict and that the best use is made of available land is a legitimate planning objective as set out in OLP Policy CP6. To sustain an objection on this the Council would have to demonstrate that the rest of the site could not be developed independently should this development be allowed. Under the subsequent approval(s) for the Tesco's on the Fox and Hounds the right of access over the Tesco's car park to the vacant land at the rear was secured via a legal agreement in order to ensure development of this land was not prejudiced.
19. The earlier permission and construction of Tesco's therefore sets a precedent for developing the allocated site independently, all things being equal, and comprehensive development could not reasonably be pursued as a reason for refusal in this case. However, the proposal can still be assessed in terms of unacceptably frustrating or prejudicing re-development of the former petrol station site adjoining to the extent that it could not be developed in a way that would not be acceptable to the Council or result in it not coming forward at all. The Owner of the former petrol station has submitted an objection on these grounds.
20. It is considered that due to the height, proximity to the adjoining western boundary and windows to habitable rooms in the west facing front façade any building on the former petrol station site would be limited to a single storey development of some sort. The implications of this would be two fold; firstly, a single storey development would be out of keeping with the adjacent buildings and harmful to the character and appearance of the street scene, and secondly fail to efficiently and effectively redevelop the allocated site to meet the aspirations of the Council to improve provide much needed residential accommodation and improve this gateway location into the City.
21. The Owner of the petrol station site has further written to say that a single storey residential development on this site would render the site unviable to re-develop due to contamination remediation costs, building costs, flood mitigation costs (amongst other things). Officers are not relying on this submission as a material consideration in determining this case as they do not have an adequate basis for verifying what is said. The former petrol station

not coming forward for redevelopment would still result in an unacceptable building in appearance, height, and massing, albeit set back, fronting the Abingdon Road to the detriment of the character and appearance of the street scene and its surroundings and would not achieve the best and most efficient use of land. Officers are of the view that if this scheme was to be permitted, no scheme for the remaining part of the allocation could be brought forward that would be acceptable in planning terms.

22. In conclusion therefore, whilst the principle of residential development on this site is acceptable, independent re-development of this site as proposed would unacceptably frustrate the redevelopment of the former petrol station adjoining with unacceptable consequences contrary to Policies CP1, CP6, CP8, CP9, CP10 of the OLP, HP9, SP18 of the SHP and CS18 of the CS.

Impact on Neighbouring Residential Amenity:

23. From a site visit to the properties to the rear, the development at 3 storeys would appear visually dominant due to its design, massing and height and distance between properties, despite the poor leylandii screening along the eastern boundary which is now proposed to be removed and replaced. In any event tree screening should not be relied on as mitigation given they could be removed/ or die at any time. The flood mitigation measure of raising the ground floor has not helped in this respect, neither have the stair core towers (see above). Although the top apartments are set back to allow for private roof top terraces the two stair cores are prominent to the edge of the building and thus it would still appear unacceptably visually dominant when viewed from the rear gardens of Peel Place.
24. The rear elevation also has a high proportion of habitable room windows (some large) and private balconies and terraces facing these rear properties. The balustrading only measures 1.2m in height and whilst obscure glazed would still allow an adult to stand look over them, illustrated in the submitted plans. The two roof top terraces come right to the edge of the building and thus it would still allow overlooking. Given the overall number of windows and balconies proposed it is considered that the residents to the rear would experience of overlooking to their properties and an overwhelming sense of being overlooked and thus a significant loss of privacy would occur. Again the existing or proposed trees on the eastern boundary would not in any way mitigate the impact of the new building and the significant increase in overlooking and loss of privacy that would result.
25. To the southern side elevation it is considered that the distance of 1.4m to the southern boundary is not sufficient to mitigate against a 2 storey building in this and as such it would appear overbearing to the properties and gardens.
26. In summary therefore at the proposal would result in an unacceptable level of overlooking and loss of privacy and appear visually dominant and overbearing to the properties to the rear contrary to Policies CP1, CP8, CP9, CP10 OLP and Policy HP14 of the SHP13.

Parking & Highways Issues:

27. HP16 of the SHP sets out the requirements for larger housing developments outside the Transport Area where a new parking court is created. The site is not within a controlled parking zone. A maximum of 15 allocated spaces with 4 unallocated spaces would be required in with HP16 (Appendix 8); total of 19 spaces. In this outer suburban location Officers are of the view that car free would not be acceptable and at least one space per flat is necessary, despite the good public transport links into the City Centre. This would equate to a minimum of 9 allocated car parking spaces with 7 unallocated spaces, a total of 16 spaces under HP16.
28. The development proposes 12 spaces and includes one disabled space, which amounts to one allocated space per flat and 3 visitor spaces. The spaces are approximately 2.4m x 4.8m.
29. The HA has commented but not raised any issues regarding the number of spaces proposed and impact on the highway or parking pressure in the area, but notes that the size of spaces is now below their recommended standards of 2.5 x 5m. However, in relation to pedestrian and cycle access to the site the Tesco access road has been designed as a car park and delivery service area and not with access to a residential development in mind. They note that the updated Site Plan and Design and Access Statement confirms that a new path is proposed to avoid pedestrians crossing the back of the Tesco car park. This is welcomed however there is no commitment to deliver this as the proposal still has to "*be confirmed by Tesco*". In addition, the width of some sections of the proposed path appears to be just 1m, which is considered to the absolute minimum. A width of at least 1.5m is recommended.
30. Where the new footpath joins the Tesco access means future residents would still have to cross the Tesco car park road and make use of an existing footway in the car park before joining the public footway on Abingdon Road. The HA would require dropped kerbs to assist pedestrians crossing and some delineation of the 'crossover' is strongly recommended so drivers are aware there is a crossing at this point. On-site observations also confirm that cars park half on the existing footway in the car park. This should be stopped otherwise the proposals could be redundant and pedestrian access compromised. Bollards placed along the edge of the footway would stop this 'illegal' parking. Whilst vehicle speeds are unlikely to be an issue the HA is concerned that there is not a clear and continuous path to the development from Abingdon Road. NPPF states that developments should be planned with priority given to pedestrians and cyclists, and which reduce conflicts with vehicles. In their view the proposal does not currently do this.
31. It should be noted that whilst these are reasonable requests and observations the car park is owned by Tesco and both outside the applicant's control and red line of the application. They cannot reasonably be pursued by condition or obligation as part of this application or refused on these grounds therefore.

32. It is considered that whilst 12 car parking spaces do not meet the required amount of spaces in accordance with HP16, Officers are mindful of the good public transport connections and consider that this would mitigate the shortfall of unallocated/visitor spaces. Furthermore, the HA has not highlighted any issues with parking and impact on the highway. The proposal accords with Policy HP16 therefore.
33. A total of 24 cycle parking spaces are proposed with meet the requirements of Policy HP15 of the SHP.

Overdevelopment:

34. The NPPF and the local development Framework seek to make best use of land and Policy CP6 states that development proposals should make the best use of site capacity but in a manner that would be compatible with both the site itself and the surrounding area.
35. It is considered that a building of this proposed height, massing, internal layout & windows within this plot and together with the quantity and quality of the shared external garden space, car parking and turning area and proximity to boundaries would have a poor relationship to the existing buildings adjacent and result in inadequate and insufficient quality environment for existing and future occupiers of the development. As such it is considered to be overdevelopment of this site which fails to provide good quality living accommodation and does not make best and most efficient use of land that is appropriate to its context contrary to Policies CP1, CP6 and CP10 of the OLP.

Flooding:

36. Residential use of the site in Flood Zone 3a has been justified through the sequential test. The site satisfied all but one part of the Exception Test (relating to whether the development is safe) and a site specific flood risk assessment is required which robustly demonstrates how the residential development will be safe and incorporate any necessary mitigation measures. Failure to do so, according to SHP SP18, means that planning permission will not be granted.
37. A Flood Risk Assessment (FRA) was submitted with this application. However it did not demonstrate that the development will be safe for its lifetime and did not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. It also does not comply with the requirements set out in paragraphs 102 and 103 of the NPPF, CS22 of SHPSP18. Specifically it failed to provide:
- full details of flood depths across the site based on up to date topo survey using the most up to date modelled flood level for all events up to and including the 1 in 100 year + climate change event
 - Details of loss of flood storage and impedance of flood flows
 - Details of flood resilience measures

- Details of safe access route marked out on a plan to a safe haven including a flood management plan for residents (this needs to be approved by Emergency Planning at County Council- LPA to consult them)
- Full details of the proposed drainage scheme, including ground conditions, run-off rates and volumes, SuDS measures and consideration of contaminated land

38. The EA also objected on this basis.

39. The FRA has been revised following these comments. However, Officers and the EA maintain their objection because it still fails to:

- Assess the impact of climate change using appropriate climate change allowances.
- Demonstrate how a the 1% Annual Exceedance Probability (AEP) (1 in 100 year event) plus 35% allowance for climate change level has been derived.
- Demonstrate that the loss of flood plain storage within the 1% Annual Exceedance Probability (AEP) (1 in 100 year event) with an appropriate allowance for climate change flood extent caused by the proposed development can be mitigated for.
- Demonstrate the proposed development has finished floor levels 300 millimetres(mm) above the 1% AEP with an appropriate allowance for climate change flood level.

40. It is also noted that the FRA states the following in regards to infiltration on the site;

- i. *“The use of infiltration on the site is considered feasible due to the permeable nature of the ground.”*

41. However, the Geo-Environmental Site Investigation contamination report states the following in regards to infiltration and soakaways.

- i. *“Soakaways will not be an option on the site as the groundwater is too shallow and has been shown to be contaminated.”*

42. This demonstrates a poor holistic assessment of this site and its particular constraints.

43. In conclusion therefore insufficient robust evidence has been submitted to satisfactorily demonstrate that the development will be safe for its lifetime and or provide a suitable basis for assessment to be made of the flood risks arising from the proposed development contrary to Policies SP18 of the SHP, CP22 of the OLP and CS11 of the CS and paragraphs 102 and 103 of the NPPF. The application should be refused on this basis.

Contamination:

44. A Phase 1 Geo-Environmental Desk Study has been carried out in accordance with the Environment Agency Guidance CLR11. The report summarizes the findings of the previous site investigations on the site and the adjacent petrol station, and identifies a moderate contamination risk to future residents, groundwater and building materials/services primarily from contamination associated with the former petrol station. A Phase 2 intrusive site investigation was recommended and carried out. Following comments from the Land Quality Officer the latter was further updated to address the risks from groundwater flooding to future residential occupants, based on the groundwater quality and the risks of groundwater flooding.
45. In simple terms there is some ground water contamination leakage from the Petrol Station site adjoining, however the potential risk from ground water contamination is assessed to be either negligible or low. An assessment for risks from groundwater flooding was also provided which concluded that it is unlikely that contaminated groundwater has been reaching the shallow soils or surface in the past, and that it is unlikely to be an unacceptable risk to future residents. The phase 2 report also recommends the use of gas/vapour protection measures, additional groundwater sampling in wetter months, and barrier water pipes to be used. These details are recommended to be provided in a remediation strategy (Phase 3).
46. Officers agree with the findings and if the application were to be approved then it should be subject to conditions requiring: 1) a remediation strategy, validation plan, and/or monitoring plan be submitted to and approved by the LPA to ensure the site will be suitable for its proposed use; 2) A watching brief for the identification of unexpected contamination is undertaken throughout the course of the development by a suitably competent person. This is to ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.

Sustainability:

47. Policy CS9 of the Core Strategy requires all developments to minimise their carbon emissions and are expected to demonstrate how sustainable design and construction methods would be incorporated. Policy HP11 of the SHP is specified to residential development and requires developments of this size to generate at least 20% of its total energy use through on-site renewable energy generation unless not feasible or financially viable.
48. The information submitted in the D& A (point 5) and the energy statement fail to adequately demonstrate that the development will actually meet the requirements of Policies CS9 and HP11 in relation to its on-site renewable energy generation and is therefore contrary to those Policies.

Biodiversity:

49. In accordance with Core Policy CS12: Biodiversity of the Core Strategy for Oxford City: "Opportunities will be taken (including through planning conditions or obligations) to: ensure the inclusion of features beneficial to biodiversity (or geological conservation) within new developments throughout Oxford." In addition to local policy, the NPPF sets out that "The planning system should contribute to and enhance the natural and local environment by: minimising impacts on biodiversity and providing net gains in biodiversity where possible" and "opportunities to incorporate biodiversity in and around developments should be encouraged." In this instance it is appropriate for provisions for wildlife to be built into the development. The size, aspects and location of the development to productive habitat makes it suitable for enhancements. Certain bird species are urban biodiversity priority species almost entirely dependent on exploiting human habitation for roosting. An appropriate provision for this development would be; 6 integrated swift roosting boxes and 3 bat tubes/boxes

Trees/Landscaping:

50. Within the site along the eastern boundary there is a line of cypress trees, which have been topped and are of low in both individual and collective quality. Following initial comments from Officers these trees are now proposed to be removed and replaced on the revised plans. Thus providing a landscape softening, enclosure and separation function between the site and properties to the east. This could be a matter considered further and the design improved under a landscape plan condition put on any consent that might be granted.

51. Beyond the southern boundary is an existing line of taller untrimmed Leyland cypress trees and a further linked group of smaller cypresses in the southwestern corner; collectively these will provide screening and privacy to the property to the south from the influence of the development. It is likely that the trees would need to be cut back severely in order to implement the scheme, but public visual amenity would not be adversely impacted as a consequence - the trees are not of significant arboricultural merit such that it would not be appropriate as a reason for refusing the application under NE15 of the OLP.

Conclusion:

52. For the reasons set out in the above report the proposed development would result in an unacceptable form of development which fails to relate to its context in terms of density and design and fails to provide a suitable mix of units or affordable housing contribution or renewable energy provision. Furthermore it fails to demonstrate that it would be safe for its lifetime and or provide a suitable basis for assessment to be made of the flood risks arising. West Area Planning Committee is therefore recommended to refuse the application.

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

Background Papers: 16/01413/FUL

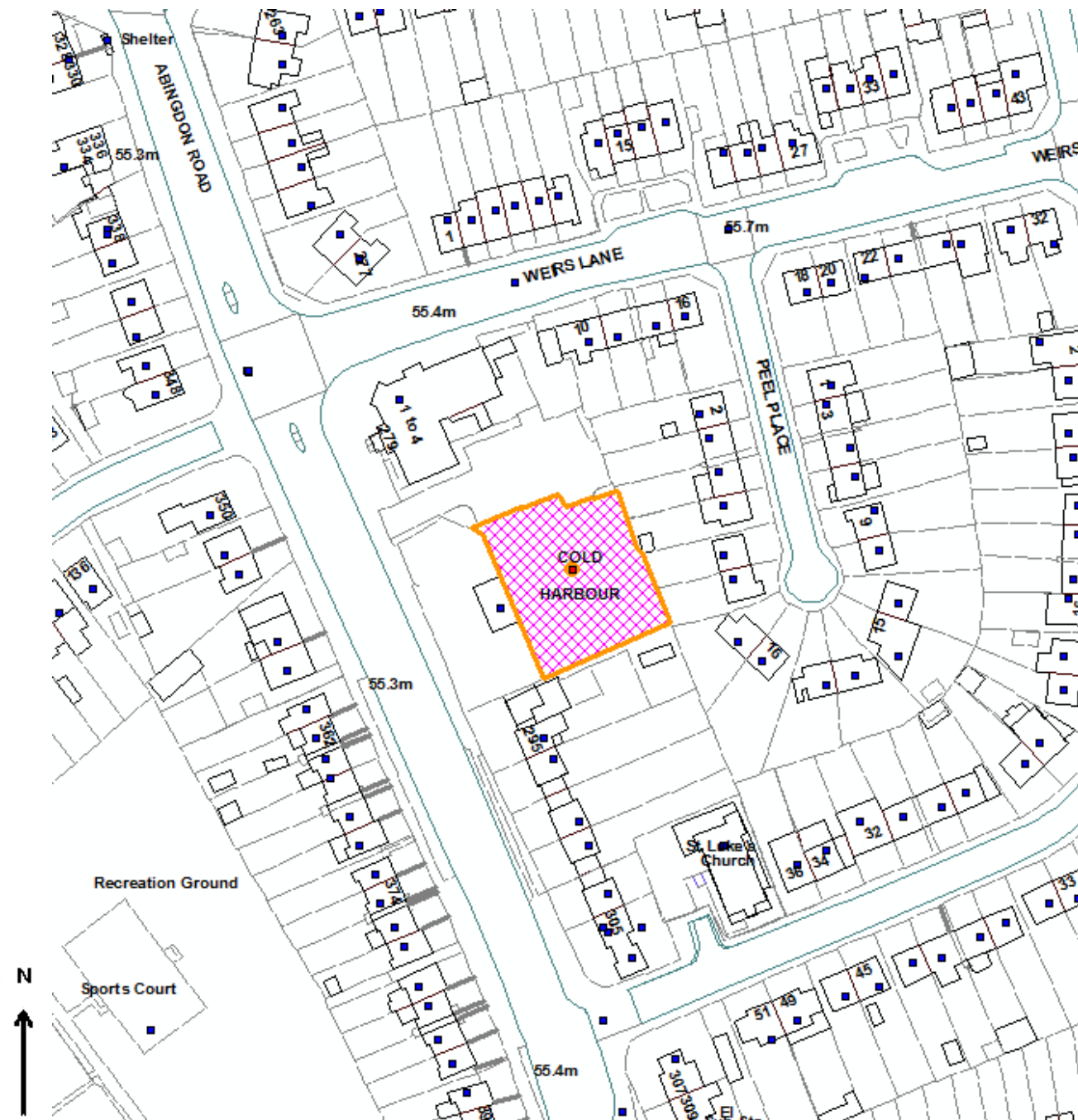
Contact Officer: Felicity Byrne

Date: 1st December 2016

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Appendix 1

16/01413/FUL – Land Adjacent to 279 Abingdon Road



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West Area Planning Committee

13th December 2016

Application Number: 16/02405/FUL

Decision Due by: 10th November 2016

Proposal: Change of use from dwellinghouse (Use Class C3) to Large House in Multiple Occupation (Sui Generis). Erection of a single storey rear extension. Conversion of garage and workshop to habitable space with replacement of doors to windows.

Site Address: 79 Harefields. **Appendix 1**

Ward: Wolvercote Ward

Agent: Mr Diego Vargas

Applicant: Ms A Marsh

Application Called in – by Councillor Goddard, supported by Councillors Fooks, Wade and Wilkinson.
for the following reasons - concerns over the density of development in an already over-crowded area, and about the shortage of parking in the immediate area for a development of such density.

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

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.

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 On street parking
- 5 Bike and bin storage

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 Developmnt to Meet Functional Needs
- TR13** - Controlled Parking Zones

Core Strategy

- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan

- HP7_** - Houses in Multiple Occupation
- HP13_** - Outdoor Space
- HP15_** - Residential cycle parking
- HP16_** - Residential car parking
- MP1** - Model Policy

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

69/21759/A_H - Erection of 6 no maisonettes and 92 no. town houses (1-159 (odd) and 4-38 (even) Harefields).. PER 22nd July 1967.

91/00701/NF - Two storey side extension. PER 29th July 1991.

91/01104/NF - Three storey side extension (amendment to approval NF/701/90 - two storey side extension). PER 23rd December 1991.

98/01504/P - Balustrade around the perimeter of the flat roof of garage.. PRQ 10th March 1999.

Statutory and Non-Statutory Consultees:

Oxfordshire County Council Highways: No objection subject to a condition restricting on street parking to 3no. spaces.

Oxford Civic Society Substandard accommodation, lack of parking and visibility of bins and bicycles to the front of the property.

Wolvercote Neighbourhood Forum: Overdevelopment, lack of facilities for occupiers, lack of bin storage, lack of secure bike storage and lack of parking.

Representations Received:

23, 32, 36, 37, 39, 41, 43, 59 and 77 Harefields, 14, 23 Marriott Close and 38 Templar Road:

- Amount of development on site
- Effect on adjoining properties
- Effect on character of the area
- Effect on privacy
- Noise and disturbance
- On-street parking
- Open space provision
- Parking provision
- Impact on pollution
- Impact on local facilities

1 Edinburgh Grove (Leeds), 31 Woodins Way, East Oxford Lettings, 50 Firs Meadow, Glendale Road, No address provided, Comments in support of application:

- Provides housing
- Proposals are acceptable
- Positive comments relating to management of properties

Site Description and Proposal

1. 79 Harefields is a substantial three storey end of terrace property in the Cutteslowe area of North Oxford. The property currently benefits from a driveway and garage. This application relates to the change of use of the property from a dwellinghouse (Use Class C3) to an HMO (Sui Generis) including a single storey rear extension and conversion of the integral garage to a habitable room
2. Officers recommend that the main considerations for the determination of the application are:
 - Proportion of HMOs
 - Design/Residential Amenity
 - Highway Impact
 - Bike and Bin Storage

Officers Assessment**Proportion of HMOs**

3. Policy HP7 of the Sites and Housing Plan stipulates that changes of use to an HMO will only be granted where the proportion of buildings used in full or part as an HMO within 100m of street length either side of the application site does not exceed 20%.
4. Within 100m either side of 79 Harefields there is a total of 57 properties of which this proposal would result in 7 of these being classed as an HMO resulting in a total of 12.3%, within the allowed 20%.

5. The Sites and Housing Plan highlights that the HMOs in Oxford 'play an important role in meeting people's housing needs, by providing shared accommodation that is affordable to young workers, postgraduate students, some undergraduate students, and others. Without HMOs, many young professionals and students would not be able to afford to live in Oxford.'

Design/Residential Amenity

6. Policy HP7 also states that the applicant needs to demonstrate they have complied with the Council's good practice guidance on HMO amenities and facilities. The proposal contains 10 ensuite bedrooms, two of which are on the ground floor, four on the first and four on the second. All bedrooms meet the minimum room size for study bedrooms of 8.5m². In addition a separate living room of 10.37m² which is above requirements. The ground floor kitchen/diner also exceeds the minimum space standard of 16m². The proposal is therefore not considered to have a detrimental impact on the amenities of the occupiers.
7. The proposed extension to enlarge a ground floor rear bedroom would have a depth of 1 metre and is proposed to have a window overlooking the garden only. The proposed extension would be constructed of matching brick. Due to the location away from neighbouring occupiers and its small scale nature the proposal is not considered to have a detrimental impact on the amenity of the neighbouring occupiers in terms of loss of light, overbearing impact or loss of privacy. The proposals would not significantly alter the character and appearance of the host property.
8. The proposal is therefore considered to comply with policies CP1, CP6, CP8 and CP10 of the Local Plan and HP7 and HP14 of the Sites and Housing Plan.

Highway Impact/Bike and Bin Storage

9. The Design and Access Statement confirms the HMO will comprise ten ensuite bedrooms with provision of two on-site car parking spaces and cycle spaces. Notwithstanding the submitted plans, further details of the location and appearance if the cycle parking is recommended to be required by condition.
10. It is noted that the DAS identifies that the site is within a Controlled Parking Zone. In accordance with the adopted Oxford Transport Strategy "The County Council will seek to restrict access to parking on the public highway for new developments and change of use developments, such as Houses in Multiple Occupation (HMOs), to protect existing residents' access to parking and reduce parking demand in Oxford".
11. The County Council considers that the change of use from a 4-bed dwelling to a 10-bed HMO is likely to lead to an increase in on-street parking demand,

particularly when considering that the parking restrictions are only in place for part of the day and that the site is not within a particularly accessible location. The County Council also considers that on street parking should not be relied upon to accommodate increases in parking demand from new developments or changes of use.

12. The parking standards for HMOs (Sui Generis) as set out in the Sites and Housing DPD is 1 space per 2 habitable rooms. The proposal is for the creation of a 10 bed HMO yet only includes 2 off-street parking spaces meaning a deficiency of 3 parking spaces to meet this policy. However, the applicant has provided a parking survey which has demonstrated that there is sufficient capacity for on-street parking in the vicinity of the site and the surrounding area.
13. In light of the above, the County Council recommends that 79 Harefields is limited to 3 resident's parking permits. In addition to the 2 off road parking spaces this meets the requirements of 1 space per 2 habitable rooms.
14. The proposal is therefore considered to comply with Policies CP1 of the Local Plan and HP7, HP13, HP15 and HP16 of the Sites and Housing Plan.

Other matters:

15. Comments have been received in relation to sewage. The scale of the scheme is not considered appropriate to request a fowl sewage assessment and there is no indication the proposal would have an adverse impact on the sewage network.
16. Fire safety is not considered at planning application stage and is addressed during the licensing stage along with quality of accommodation being provided.

Conclusion:

Officers recommend that West Area Planning Committee approve the application subject to the conditions 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 approval, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/02405/FUL

Contact Officer: Sarah Orchard

Date: 2nd December 2016

Appendix 1

16/02405/FUL - 79 Harefields



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West Area Planning Committee

13th December 2016

Application Number: 16/02443/VAR

Decision Due by: 14th November 2016

Proposal: Variation of condition 4 (traffic order) of planning permission 16/01026/FUL (Change of use from dwellinghouse to House in Multiple Occupation) to remove the condition in relation to the exclusion of resident's parking.

Site Address: 118 Southfield Road. **Appendix 1.**

Ward: St Clement's Ward

Agent: Mr J Webb

Applicant: Mrs J Strawson

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

For the following reasons:

- 1 The application is not in an area subject to an overconcentration of Houses in Multiple Occupation and subject to the conditions proposed would provide an acceptable level and standard of amenities and facilities, capable of accommodating the likely number of occupants within the house. The application therefore complies with Policies CP1 and CP10 of the adopted Oxford Local Plan 2001 - 2016, CS11 of the Core Strategy and Policies HP7, HP12, HP13, HP15 and HP16 of the Sites and Housing Plan.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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 Bin stores
- 4 Bicycle storage

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP10 - Siting Development to Meet Functional Needs

TR13 - Controlled Parking Zones

Sites and Housing Plan

HP7_ - Houses in Multiple Occupation

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

16/00486/CPU - Application to certify that the proposed formation of a dormer roof extension to rear roofslope and insertion of 1No. front rooflight in association with loft conversion is lawful development.. REF 12th May 2016.

16/01026/FUL - Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use class C4) for 5 persons. PER 22nd August 2016.

16/01026/CND - Details submitted in compliance with conditions 2 (Develop in accordance with approved plans) and 3 (Bin store) of planning permission 16/01026/FUL. PER 8th November 2016.

Statutory and Non-Statutory Consultees:

Divinity Road Area Residents' Association

No comments received.

Oxfordshire County Council Highways

No objections

Representations Received

107, 108, 111, 120, 128 Southfield Road, no address provided, objections:

- Access
- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- Effect on pollution
- Effect on privacy

- Effect on traffic
- Impact on ecology
- Noise and disturbance
- Location of site notices

Site Description

1. 118 Southfield Road is a semi-detached property located on the south east side of Southfield Road, towards the end road where it meets Hill Top Road.

Proposal

2. Planning permission is sought to remove the condition restricting visitor parking permits eligibility to no more than two visitor parking permits within a six month period. This condition was imposed by West Area Planning Committee when considering the change of use from a dwellinghouse (use class C3) to a house in multiple occupation (HMO) (use class C4).
3. Officers recommend the committee that the main consideration for this application is the impact on parking

Officers Assessment:

Bin and cycle storage

4. The accompanying text to Policy HP7 makes it clear that adequate provision should be made for refuse storage, cycle and car parking. Policy HP13 of the Sites and Housing Plan (2013) states that permission will not be granted for dwellings unless adequate provision is made for the safe, discrete and conveniently accessible storage of refuse and recycling. Policy HP15 requires an appropriate provision of covered cycle parking.
5. The plans show the specification of the proposed bike storage in the rear garden however no location is identified. The bin storage location is shown on the plans but no specification provided. As it is considered that there is adequate, accessible space within the plot for appropriate bin and bicycle storage additional details of the bike storage can be secured by a condition to ensure the development complies with Policies HP7 and HP15. Bin storage details have already been submitted and approved, therefore a condition recommends that the use shall not commence until bin storage is provided in accordance with the details previously approved.

Parking

6. Policy CP1 of the Oxford Local Plan 2001-2016 states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The Sites and Housing Plan makes it clear that C4 HMOs should be subject to the same parking standards as for C3 dwelling houses and provide a maximum of two parking spaces.

7. No off street parking is proposed as part of this application. Concern regarding the impact upon parking has been raised in representations from neighbours.
8. This site is located in the Divinity Road Controlled Parking Zone that restricts residents to two permits per household. Oxfordshire County Council, as the Local Highway Authority, has not objected to the development as the restriction to two permits will not add additional pressure to on street parking provision. Due to the nature of visitor permits it is not considered that they will result in a regular increased demand for parking in the street and it is unreasonable to restrict the household to 2 per 6 month period.
9. Having the taken above into account it is considered that the proposal is in accordance with Policy CP1 of the Oxford Local Plan 2001-2016 and HP16 of the Sites and Housing Plan.

Conclusion:

Officers recommend that West Area Planning Committee approve the application.

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

Background Papers:

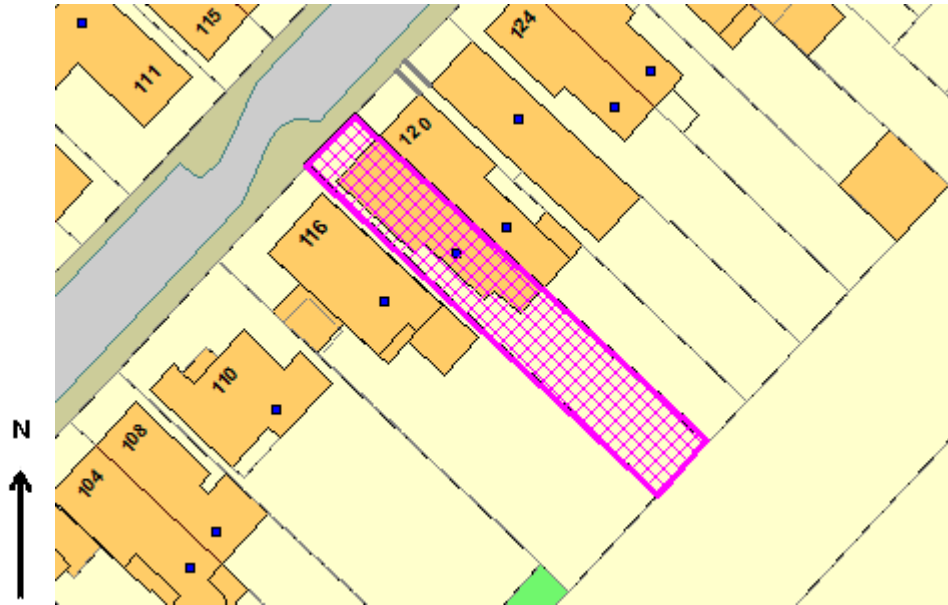
16/02443/VAR

Contact Officer: Sarah Orchard

Date: 28th November 2016

Appendix 1

16/02443/VAR - 118 Southfield Road



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West Area Planning Committee

13th December 2016

Application Number: 16/02296/CT3

Decision Due by: 25th October 2016

Proposal: Resurfacing of carpark

Site Address: Car Park Walton Well Road Oxford Oxfordshire

Ward: Jericho And Osney Ward

Agent: Mr Steve Smith

Applicant: Oxford City Council

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

For the following reasons:

- 1 The proposed development is acceptable in design terms and would not cause unacceptable levels of harm to neighbouring properties or the locality. The proposal therefore accords with policies CP1, CP6, CP8 and CP11 of the Oxford Local Plan and CS18 of the Core Strategy
- 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. Develop in accordance with approved plans
3. Construction Traffic Management Plan
4. Materials as specified Bituchem Natratex, submitted Design Statement 30/08/216,
5. Arboricultural Method Statement (AMS) 1

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

CP11 - Landscape Design

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

No relevant site history.

Statutory and Internal Consultees:

Oxfordshire County Council Highways: No objections

West Oxford Community Association – No comment

William Lucy Way Residents Association – No comment

North Oxford Association – No comment

Representations Received:

None

Site Description

1. The application site is currently in use as a car park located at the end of Walton Well Road. The car park surface is deteriorated due to heavy usage and requires resurfacing and repair of potholes and cracks.
2. There are a number of mature trees around the boundaries of the application site, which are not protected.

Proposal

3. The application proposes the resurfacing of existing car park. The application is made by Oxford City Council.

Officers recommend that the main considerations for the determination of this application are:

- Design
- Amenity Impact
- Highways and Parking

Officers Assessment:

Design

4. The current state of the car park requires some attention and repair, and the

landscaping also needs attention. The existing paving forms are uneven surface and a hazard and therefore needs replacing.

5. The applicant has indicated in the submitted Design Statement that the proposed surface for the parking area and those adjacent to the existing trees would consist of concrete modular units 100mm thick. In tree root zones the depth of construction will be no more than the thickness of the blocks to avoid damaging to the tree roots under the existing parked area. Officers have recommended conditions to ensure that the proposed development would not impact on trees on the site.
6. The voids in the blocks will be filled with a granular material excavated from the existing surface in order to create a surface with similar water permeability characteristic to the existing pavement.
7. The proposed resurfacing of this car park, reinstatement of the lawn, replacement of the paving works using similar materials are considered to be improvement works which will not significantly change the character and appearance of the area, but will enhance it.
8. The proposal is therefore considered to comply with Policies CP1, CP6, CP8 and CP11 of the Local Plan 2001-2016 and CS18 of the Core Strategy (2011).

Impact on Amenity

9. The proposed development would not have adverse impact on any neighbouring buildings or dwellings within close proximity of the application site.

Highways and Parking

10. The proposal would be for a replacement of existing car parking and would not materially impact on access arrangements. There are no objections from the Highway Authority.

Conclusion

11. On the basis of the above, Officers recommend that the West Area Planning Committee grant planning permission for the proposed development subject to the conditions as set out in the report.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/02296/CT3

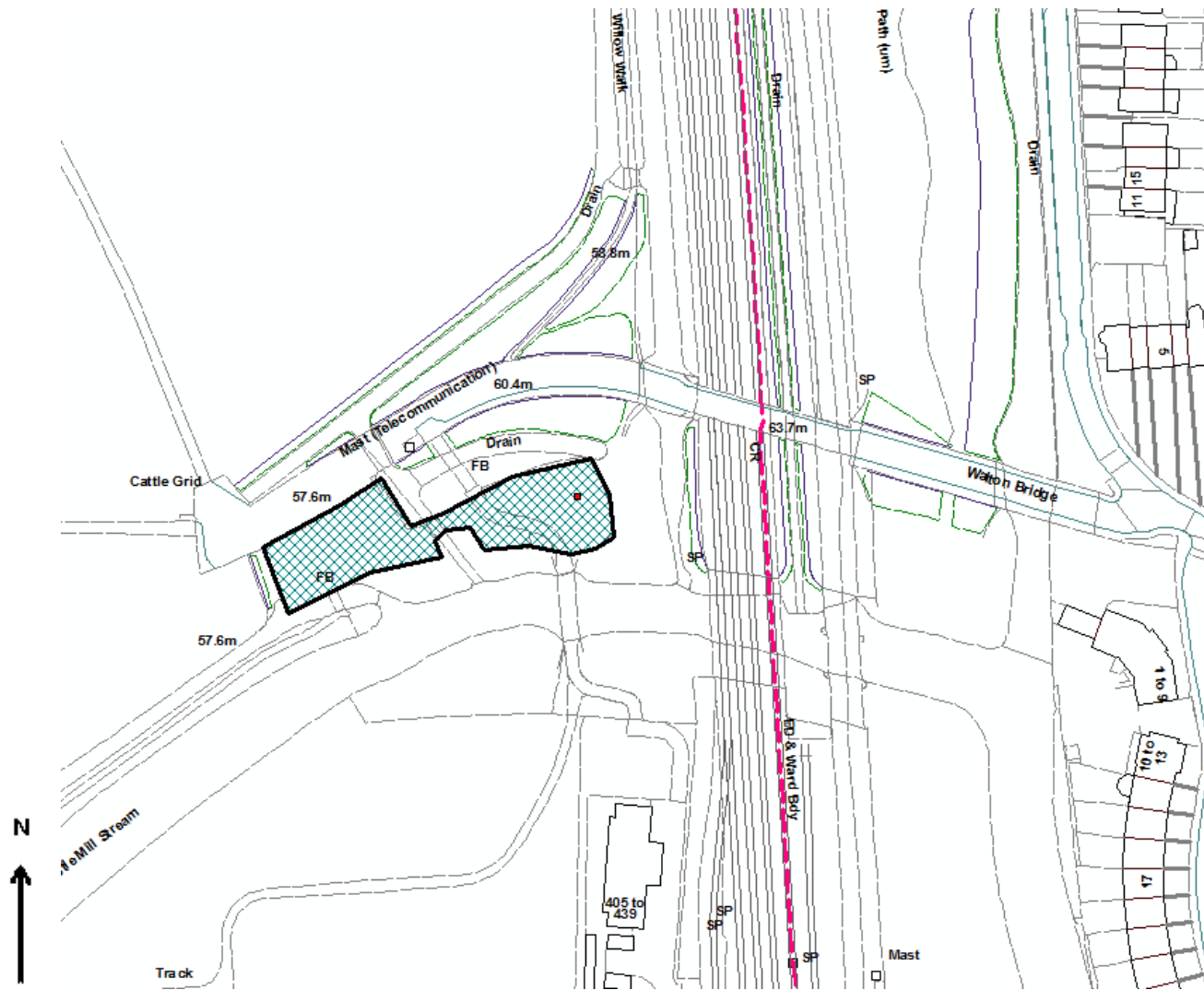
Contact Officer: Ade Balogun

Extension: 2153

Date: 28th November 2016

Appendix 1

16/02296/CT3 – Walton Well Road Car Park



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West Area Planning Committee:

13th December 2016

Application Number: 16/01896/CT3

Decision Due by: 20th December 2016

Proposal: Formation of 22no. residents parking spaces.

Site Address: Outside 21 23 25 And 27 Chatham Road And 10 To 40 Fox Crescent Oxford Oxfordshire

Ward: Hinksey Park

Agent: Mr Stephen Smith

Applicant: Oxford City Council

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following 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. No objections have been received and officers conclude that the proposal is acceptable in design terms and would not cause any acceptable levels of harm to residential amenity. The proposal accords with the relevant policies of the local development plan. There are no material considerations which 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.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Drainage
- 4 Landscaping

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP11 - Landscape Design
CP13 - Accessibility
TR3 - Car Parking Standards
TR13 - Controlled Parking Zones

Core Strategy

CS18_ - Urban design, town character, historic environment
CS21_ - Green spaces, leisure and sport

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

None.

Representations Received:

No. 3 Fox Crescent, objections:

- Impact on parking
- Allocation of parking spaces
- Potential increase of commuter parking

NB. Following concerns about the impact of the proposed parking scheme on highway safety part of the development relating to parking in Fox Crescent have been removed from the proposed scheme. A second public consultation has commenced and will end on 12th December 2016, any comments made between the publication of this report and the end of the consultation period will be presented as verbal updates to the committee.

Statutory and Internal Consultees:

Oxfordshire County Council Highways: Objections relating to Fox Crescent (impact on pedestrian safety and access by emergency vehicles).

NB. Following these concerns the scheme has been amended to only relate to the creation of a parking area in Chatham Road (with the Fox Crescent parking area removed).

Issues:

Visual impact
Trees
Highways

Site Description

1. The application site is a grassed area off of Chatham Road, a short street

located off the east side of Abingdon Road. Houses are in terraced rows of four on either side of the street and there are two small, rectangular greens either side of the street around its mid-point. The green on the north side of the street contains a small tree.

Proposed Development

1. The application proposes 6 no. off road parking spaces for resident's vehicles on the green on the north side of Chatham Road, one of which is a disabled space.

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 car ownership levels were lower than today. 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 Neighborhood 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 Multiple-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 permanent solution. There is strong interest in more permanent solutions from the residents of the estates.
6. The proposed scheme would provide a formal parking area on an existing grassed area. 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 highways safety by formalizing 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 proposed new spaces would be unallocated.

Officer Assessment

Visual Impact and Trees

8. The proposals would include the removal of a young cherry tree from the north green of Chatham Road. The Tree Officer has raised no objections and has stated that the removal of this tree is justified as it is a small tree that can be easily replaced. To mitigate the loss of this tree a condition has been attached to cover re-planting with a new tree. The exact position of this tree will be covered by this condition in the form of requiring details of landscaping.
9. The bays on the north side of Chatham Road retain an appropriate amount of grassed verges and the extent of the hardsurfacing will not have an adverse impact on the street scene at this location; specifically by retaining a verdant appearance and ensuring that the area is not dominated by parked cars.
10. It is considered that the new parking and the potential loss of the tree would not harm the visual amenity of the area. The proposed spaces would reduce visual intrusion caused by indiscriminate parking by formalising it within a landscaped setting thereby enhancing the existing street scene.
11. The proposal will have an acceptable visual impact on the area, Officers recommend that the proposed development would meet the requirements of the Council's design policies.

Highways

12. The Oxfordshire County Highways has been consulted on the proposal and has raised no objections to the spaces proposed at Chatham Road. The proposals are acceptable and will not result in a detrimental impact to highways safety.
13. There have been comments raised in representations regarding whether spaces can be allocated to specific properties. Due to the spaces being provided within the public highway this would not be possible.

Residential Amenity

14. The proposed parking bays would face windows of the housing opposite these parking spaces. There would therefore be potential for glare from headlights into these windows. However, this will be mitigated through the proposed shrub planting. The proposed bays will be overlooked by the surrounding properties which will create natural surveillance. Officers consider the proposal would not significantly harm residential amenities. The proposal therefore accords with Policy CP10 of the Oxford Local Plan.

Conclusion:

15. 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 West 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: 15/02223/CT4

Contact Officer: Kieran Amery

Extension: 2186

Date: 30th November 2016

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Appendix 1

16/01896/CT3 – Outside 21 23 25 And 27, Chatham Road



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Ordnance Survey 100019348

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West Area Planning Committee

13th December 2016

Application Number: 16/01883/CT3

Decision Due by: 7th November 2016

Proposal: Replacement of front door.

Site Address: 17 Jericho Street Oxford OX2 6BU

Ward: Jericho And Osney Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

- 1 The proposed replacement door would, by way of its design, materials, and colour, be appropriate for the host property and would preserve the special character of the conservation area. The development would thereby accord with Policy CP1, CP8, and HE7 of the Oxford Local Plan, CS18 of the Oxford Core Strategy and HP9 of the Sites and Housing 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 Develop in accordance with approved plans
- 3 Materials and colour

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Jericho Conservation Area.

Planning Practice Guidance

Relevant Site History:

None.

Statutory and Internal Consultees:

None.

Representations Received

None

Site Description

- 1 The application site is a two storey mid terrace family dwelling house within the Jericho conservation area, the street itself is characterised by Victorian terraces.

Proposed Development

- 2 The application proposes a replacement front door which would be wooden and painted black with no windows.
- 3 Officers recommend that the main considerations for the determination of this application would be:
 - Design
 - Impact on Conservation Area

Officers Assessment

Design impact on conservation area

- 4 Planning permission is required for the proposed development because it lies within an Article 4 direction that would remove the permitted development rights for householders relating to alterations to the front of a dwellinghouse.
- 5 Policy HE7 states that planning permission will only be granted for development in conservation areas which either preserves or enhances the special character of the conservation area. The local area features a range of doors including one blue security door across the street which fail to respect the character of the conservation area.

- 6 The currently proposed door is a revised proposal which supersedes a previously proposed replacement door. The council's heritage officer's made the following comments regarding the originally proposed door;
- 7 *"The existing door is an inappropriate UPVC and although its replacement is welcomed the proposals are not appropriate. This is because the top two panels would have glass in them; this is not historically correct. I note that the app form states that there is a door like this nearby however it is still incorrect. The door should be a raised and fielded door."*
- 8 The currently proposed door is a raised and fielded door matching the description of the relevant Article 4 Door Components guidance. No further amendments have been sought to the application.
- 9 The proposed door would reflect the original doors of the Victorian terraces in terms of its design (not featuring window panes) and materials (wood). The proposed black colour is also considered sympathetic to the surroundings. The proposed door would also replace an existing UVPC door which is harmful to the character of the conservation area.

Conclusion

- 10 For these reasons the proposed door would enhance the character of the conservation area in accordance with Policy HE7 of the Oxford Local Plan and would be respectful of the character of the locality, drawing inspiration from the surrounding historic environment and forming an appropriate visual relationship with the host property in accordance with Policies CP1 and CP8 of the Oxford Local Plan, CS18 of the Oxford core Strategy, and HP9 of the Sites and Housing Plan. The Officer's recommendation is for the West Area Planning Committee to grant planning permission subject to the conditions included 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: None.

Contact Officer: Kieran Amery

Extension: 2186

Date: 30th November 2016

Appendix 1

16/01883/CT3 – 17 Jerico Street



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MINUTES OF THE WEST AREA PLANNING COMMITTEE

Tuesday 8 November 2016



COUNCILLORS PRESENT: Councillors Upton (Chair), Landell Mills (Vice-Chair), Cook, Fooks, Hollingsworth, Pegg, Price, Tanner and Tidball.

OFFICERS PRESENT: Michael Morgan (Lawyer), Sarah Stevens (Planning Service Transformation Consultant), Adrian Arnold (Manager, Development Control), Robert Fowler (Planning Team Leader), Chris Leyland (Tree Officer), Andrew Murdoch (Planning Team Leader) and Catherine Phythian (Committee Services Officer)

62. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

63. DECLARATIONS OF INTEREST

There were no declarations of interest.

64. OXFORD CITY COUNCIL- OXFORD HIGH SCHOOL - BELBROUGHTON ROAD (NO.1) TREE PRESERVATION ORDER 2016

The Committee considered an application for a 'group' designation Order, which includes and protects 2 groups of trees (Group 1 (G1): x 2 Norway maples, x 1 walnut, x 10 silver birch; Group 2 (G2): x 2 white willows) located along the south-eastern boundary of Oxford High School, Belbroughton Road, Oxford.

The Planning Officer and Tree Officer presented the report and answered questions from the Committee.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **confirm** Oxford City Council – Oxford High School - Belbroughton Road (No.1) Tree Preservation Order 2016 without modification.

65. 16/01046/FUL: 30 WARNBOROUGH ROAD, OXFORD

The Committee considered an application for the erection of a two storey side extension and part two, part three storey rear extension at 30 Warnborough Road, Oxford.

The Planning Officer presented the report. He advised the Committee that the Highways Authority had raised no objection to the application subject to a condition requiring additional cycle storage; however, as this was an extension, and not a new build, officers did not consider that such a condition was necessary.

Ann Bischoff (applicant) and Henry Venners (agent) spoke in support of the application.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers. With regard to the matter of additional cycle storage the Committee noted that the applicant had already provided cycle storage as part of the planning submission and had confirmed that they were willing to provide more in line with the Highways Authority comments. The Committee agreed that this should be conditioned.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to support the development in principle but defer application 16/01046/FUL 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 the following conditions, as amended below, on its completion.

Conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples in Conservation Area
4. Tree Protection Plan (TPP) 1
5. Arboricultural Method Statement (AMS) 1
6. Provision of additional cycle storage

Legal Agreement

To restrict the commencement of development for this application until such time as the planning permission (16/01691/FUL) for the adjoining property at 31 Warnborough Road has been completed.

66. 16/02139/RES: WESTGATE CENTRE AND ADJACENT LAND

The Committee considered an application for approval of amended reserved matters for the appearance, landscaping, layout and scale of part of the rooftop garden space of Building 3 at the Westgate Centre re-development.

The Planning Officer presented the report. He apologised to the Committee that the word “performances” had been omitted from Condition 4 and should be corrected to read: *No amplified music performances within Kitchen Quad and Pavilion.*

In discussion the Committee noted that when the outline planning permission was granted it had been acknowledged that there would be ambient noise levels from the external areas of all the rooftop restaurants. However, the Committee considered that it would be appropriate to place time restrictions on the use of amplified music for all of the rooftop restaurants and that this should be secured by condition.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02139/RES subject to the following conditions as amended below:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials as specified
4. No amplified music *performances* within Kitchen Quad and Pavilion
5. Time restrictions to be placed on amplified music

67. 16/02218/CT3: 85/85A ALDRICH ROAD, OXFORD, OX2 7SU

The Committee considered a report detailing an application for planning permission for the erection of garden shed at 85/85A Aldrich Road, Oxford, OX2 7SU.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02218/CT3 at 85/85A Aldrich Road, Oxford, OX2 7SU for the reasons stated in the report and subject to the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sustainable Drainage measures
4. Materials as specified Treated Timber Frame – Softwood
(Ref: BDC4184-03 DAS)

68. MINUTES

The Committee resolved to approve the minutes of the meeting held on 11 October 2016 as a true and accurate record.

69. FORTHCOMING APPLICATIONS

The Committee observed that there was a long list of forthcoming applications and that this was due in part to the large volume of major applications before the Council which inevitably added to the workload of the planning team.

70. DATES OF FUTURE MEETINGS

The Committee noted the date of future meetings.

The meeting started at 6.00 pm and ended at 6.35 pm