

East Area Planning Committee

- 6th September 2012

Application Number: 12/01716/CT3

Decision Due by: 4th September 2012

Proposal: Creation of disabled access.

Site Address: Headington Community Centre 39 Gladstone Road (Site plan **Appendix 1**)

Ward: Quarry And Risinghurst Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed alterations would improve disabled access to the building, and would have no adverse impact on the appearance of the building, or the character of the surrounding area. No objections have been received and the proposal is considered to comply with policies CP1, CP10, CP13 and HE7 of the Oxford Local Plan 2001-2016 and policy CS18 of the Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP10 - Siting Development to Meet Functional Needs
CP13 - Accessibility
HE7 - Conservation Areas

Core Strategy

CS18 - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None

Representations Received:

None

Statutory and Internal Consultees:

Highways Authority – no objection

Issues:

Accessibility
Visual impact

Officers Assessment:

Site

1. The application site comprises the Headington Community Centre, a detached building located on the corner of Gladstone Road and William Kimber Crescent. The building has undergone an assessment of disabled access resulting in some elements of the building requiring upgrading and renewal.
2. The site is adjacent to, but not within, the Headington Quarry Conservation Area.

Proposal

3. Alterations are required to improve level access to the main stage hall via the rear access on the southern elevation and to enlarge the main entrance doors and ramp on the northern elevation to improve access for a wider range of visitors. This involves fitting new doors and windows; laying new paving and surfaces and removing existing redundant ramps and platforms.

Accessibility

4. Policies CP1 and CP13 of the Oxford Local Plan states that planning permission will only be granted for development which makes reasonable provision for access by all members of the community, including people with children, the elderly and people with disabilities. Access to the

building is currently restricted by the limited opening of doorways and turning circle from the ramps and the proposals would overcome this, improving access to the building for wheelchair users and pushchair users.

Visual impact

5. The proposals would upgrade the external appearance of the building and would positively improve its appearance, as well as allowing more natural light into the lobby areas. There would be no adverse impact on the adjacent conservation area.

Conclusion

The proposals are minor in nature and would have a positive impact on the appearance of the community centre. Access to the building would be enhanced. The proposal complies with policies CP1, CP10, CP13 and HE7 of the Oxford Local Plan.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers: 12/01716/CT3

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Extension: 2157

Date: 16th August 2012

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