

COMMITTEE REPORT

EAST AREA PLANNING COMMITTEE

18th June 2014

Application Number: 14/00773/CT3

Decision Due by: 13th May 2014

Proposal: Alteration of existing toilets, provision of storage area.

Site Address: Public Conveniences Site Rear Of 4-7 Marlborough Close
Cowley Road Littlemore Oxford

Ward: Littlemore Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

For the following reasons:

- 1 The proposal is considered to maintain the appearance of the site and visual amenities of the streetscene in accordance with Policies CP1 and CP8 of the Local Plan and CS18 of the Core Strategy. It also accords with policies CP1 and CP13 and both with Council Policy and the Disability Discrimination Act / Equality Act 2010 by providing fully accessible public conveniences in this location and accords with Policy CS19 of the Core Strategy by providing a safer environment.
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 Materials to match existing except where specified in approved details.
- 3 Develop in accordance with approved plans

Main Local Plan Policies:

COMMITTEE REPORT

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

CP13 - Accessibility

Core Strategy

CS18_ - Urban design, town character, historic environment

CS19 - Community safety

Sites and Housing Plan

MP1 – Model Policy

HP9 – Design, Character and Context

Other Material Considerations:

1. National Planning Policy Framework

Relevant Site History:

59/00242/M_H “Public Conveniences with access” PER 11.03.1959

Representations Received:

No third party comments have been received.

Statutory and Internal Consultees:

Littlemore Parish Council, No Comments

Officers Assessment

Application Site and Locality:

1. The application site comprises of a brick built single storey building with a pitched roof and hard standing to the front. The building is set back from the road. It contains both male and female public conveniences accessed by two doors fronting Cowley Road.
2. Oxford City Council owns and operates a number of public toilets across the city and is in the process of refurbishing and upgrading a number of them. This proposal involves a re-design to provide a standard and a fully accessible disabled person’s toilet facility. Both will be unisex cubicles. The facilities will accord with Council Policy and the Disability Discrimination Act / Equality Act 2010. The service area to the rear of the facility allows concealment of the cisterns and storage of materials for the street scene cleaners. Existing windows will be bricked in and timber doors provided to the front, with sheet metal facing – colour to be Oxford blue.

Design:

COMMITTEE REPORT

3. Policies CP1 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan require new buildings to relate to their setting to enhance and protect local character. It further adds that planning permission will only be granted where the appearance of a proposed development creates an appropriate visual relationship with the surrounding area.
4. This modest proposal to what is a fairly utilitarian building involves the bricking up of windows and doors to three elevations with materials to match existing. There will be provision of three easy to maintain, vandal proof timber doors with sheet metal facing, to be Oxford blue colour. It is considered that this will provide a simple frontage in keeping with the local surroundings whilst maintaining low maintenance and anti-vandal properties, according with design policies.

Access and Safety:

5. Policy CP13 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, elderly people and people with disabilities. The City Council requires proposals to ensure that the particular needs of different groups are incorporated into the design of new buildings, facilities and the layout of sites. Policy CP1 also states that buildings and spaces should have suitable access arrangements for use by all members of the community with special access needs.
6. These facilities do not presently accord with Council policies or the Disability Discrimination/ Equality Act 2010. This proposal accords with Policies CP1, CP13 and CS19 of the Oxford Local Plan, by retro-fitting the existing facilities to modern accessible standards. Whereas the number of toilets has been reduced, the refurbished facilities will be accessible to a greater proportion of the general public and they will be easier to maintain both as a result of the internal layout, concealment of cisterns to the rear and the provision of storage for cleaning staff.
7. Policy CS19 of the Core Strategy relates to community safety and states that developments are expected to promote safe and attractive environments. Removal of communal areas will mitigate against the risk of rough sleeping, loitering and antisocial behavior and alterations to the external façade with concealment of the cisterns will reduce the risk of vandalism.

Conclusion:

8. The proposal is considered to maintain the appearance of the site and visual amenities of the streetscene in accordance with Policies CP1 and CP8 of the Local Plan and CS18 of the Core Strategy. It also accords with policies CP1 and CP13 and both with Council Policy and the Disability Discrimination Act / Equality Act 2010 by providing fully accessible public conveniences in this location and accords with Policy CS19 of the Core Strategy by providing a safer environment. Consequently officers find that the proposals accord with

COMMITTEE REPORT

all relevant policies of the development plan and can be supported subject to the conditions listed at the beginning of this report.

Recommendation: Approve

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

Background Papers: 14/00773/CT3

Contact Officer: Phil Ridley

Extension: 2069

Date: 27th May 2014