

## EAST AREA PLANNING COMMITTEE

3rd September 2014

**Application Number:** 14/01868/CT3

**Decision Due by:** 10th September 2014

**Proposal:** Installation of 2no. roller shutter doors.

**Site Address:** Oxford City Council Depot, Marsh Road – **Appendix 1**

**Ward:** Cowley Marsh Ward

**Agent:** N/A

**Applicant:** Oxford City Council

This application is required to be determined at Committee as the applicant is the City Council.

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### Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposals would not have an appreciable impact on the appearance of the building or surrounding area whilst improving its operational capability to maintain and service vehicles. Consequently the proposals are considered to comply with the requirements of all relevant policies of the development plan.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

### 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**

### **Core Strategy**

**CS18\_** - Urban design, town character, historic environment

### **Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

### **Relevant Site History:**

13/02281/CT3 - Insertion of new roller shutter door, relocation of fire exit, and installation of 2 new extraction flues – **Permitted 21.11.2013**

Numerous other previous applications but none of direct relevance.

### **Representations Received:**

None

### **Statutory and Internal Consultees:**

Highway Authority – No objection

### **Officers' Assessment:**

#### Site Description

1. The application site consists of the City Council depot on Marsh Road. It features a number of building associated with the repair and servicing of Council vehicles as well as licensed taxis. The application site can be seen in its context on the site location plan attached as Appendix 1.

#### Description of Proposed Development

2. The application seeks consent for the insertion of two roller shutter doors in the external walls of the main vehicle servicing building on the site.

#### Design and Appearance

3. Policies CP1 and CP8 of the Local Plan require new development to form an appropriate visual relationship with the surrounding area. Policy CS18 of the Core Strategy similarly seeks development that respects its context.

4. The application building is of an industrial type appearance featuring a number of doors, shutters and extract flues. It is therefore not particularly visually attractive and designed with function in mind. However, in the context of the use and appearance of the building the insertion of two roller shutter doors would constitute a very minor operation entirely in character with the building itself and the wider depot site. Consequently officers have no objection to the visual impact of the development and

therefore the proposals are found to comply with the relevant requirements of both policies CP1 and CP8 of the Local Plan as well as CS18 of the Core Strategy.

#### Impact on Neighbouring Amenity

5. Policies CP1 and CP10 of the Local Plan seek to adequately safeguard the amenity enjoyed by neighbouring properties. The building is already used as part of the wider City Council depot and the insertion of new roller shutter doors would not result in a material increase in activity at the site. Consequently officers have no concerns about the potential for additional noise and disturbance to be caused to occupiers of nearby properties.

#### Other Matters

6. Whilst not specifically related to a development plan policy the proposals would help to improve the functionality of the building and assist in the Council duties as licensing authority to service taxis registered within the city. The development therefore has some limited wider public benefits which does lend some additional weight in support of the proposals.

#### **Conclusion:**

Committee is recommended to grant planning permission subject to the conditions listed at the beginning of 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: 14/01868/CT3**

**Contact Officer:** Matthew Parry

**Extension:** 2160

**Date:** 22<sup>nd</sup> August 2014

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