

10 December 2014

Application Number: 14/02970/CT3

Decision Due by: 17 December 2014

Proposal: Replacement of windows to front elevation

Site Address: 17 Bridge Street Oxford Oxfordshire OX2 0BA

Ward: Jericho and Osney

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The new windows form an appropriate visual relationship with the existing dwelling and will respect the special character and appearance of the conservation area. The proposals therefore accords to policies CP1 and HE7 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.

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

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

The application is located within the Osney Town Conservation Area.

Planning Practice Guidance

Relevant Site History:

85/01164/GFH - Two storey rear extension, with demolition of existing kitchen
And W.C. DMD 7th March 1986.

14/02046/CT3 - Replacement of windows to front elevation. APPRET .

Representations Received:

None received

Issues:

Impact upon the character and appearance of the conservation area.

Officers Assessment:

Site:

1. The application site comprises a two-storey Victorian terrace dwelling located on the western side of Bridge Street on Osney Island. The property currently displays a single window at ground and first floor to front elevation.
2. The application proposes to replace the existing uPVC framed windows with new sliding timber sash windows. As proposed each of the two windows would be fitted with 12 pane sashes within the existing window openings. Planning permission is required in this instance as an "Article 4 Direction" is in place in the conservation area, withdrawing usual "Permitted Development" rights. The planning application comes to committee as a City Council proposal.

Impact upon the Character and Appearance of the Conservation Area:

3. The proposed windows to the front elevation are considered to improve the appearance of the dwelling as the existing uPVC windows are detrimental to the character of the dwelling and the conservation area. The new sliding timber framed sash windows are of a traditional form and design would enhance the character and appearance of the conservation area and therefore complies with policy CP1 and HE7 of the Oxford Local

plan and CS18 of the Core Strategy.

Conclusion:

Approve subject to conditions.

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.

Contact Officer: Tobias Fett

Extension: 2241

Date: 26 November 2014

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