

East Area Planning Committee - 8th April 2015

Application Number: 15/00038/FUL

Decision Due by: 18th March 2015

Proposal: Installation of external wall insulation.

Site Address: 9 Waynflete Road Oxford Oxfordshire OX3 8BQ

Ward: Barton And Sandhills Ward

Agent: N/A

Applicant: Mr Chris McDonagh

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed alterations are acceptable in design terms and would not cause unacceptable levels of harm to the amenities of the neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8 and CP10 of the Oxford Local Plan, HP9 and HP14 of the Sites and Housing 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 as approved

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

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:

None.

Representations Received:

No comments received.

Statutory Consultees:

Barton Community Association – no comments received.

Issues:

Design

Residential Amenity

Officers Assessment:

Site:

1. 9 Waynflete Road is a two-storey semi-detached dwelling situated in the Barton area of Oxford to the east of the City Centre beyond the ring road. The property is currently a combination metal and concrete pre fab on the front, rear and side elevations which is in a poor condition. The property has been extended to the front and side with a rendered finish. This application relates to the installation of an external wall insulation system to the front rear and side elevations.
2. The application is to be considered by the East Area Planning Committee as the applicant's partner is an employee of the City Council.

Design:

3. Due to the poor condition of the current metal cladding the external wall insulation improves the character and appearance of the property whilst also improving the thermal efficiency. The cladding sits comfortably beneath the eaves of the existing roof and the window still protrude beyond the insulation in order to retain detailing in the features of the dwelling. The design also responds well to the local context by using rendering to match the existing extension to the property and many other properties in the area which have been subject to external wall insulation.
4. The proposal is therefore considered to comply with policies CP1, CP6 and CP8 of the Local Plan, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

Residential Amenity:

5. The proposal does not impact on the neighbouring occupiers in terms of loss of light, overlooking, overbearing impact or loss of outlook therefore the proposal is not considered to have detrimental impact on residential amenity.
6. The proposal is therefore considered to comply with Policies CP10 of the Local Plan and HP14 of the Sites and Housing Plan.

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 grant permission, officers consider that the

proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 15/00038/FUL

Contact Officer: Sarah Orchard

Date: 25th February 2015