

EAST AREA PLANNING COMMITTEE

-8th April 2015

Application Number: 15/00359/CT3

Decision Due by: 6th April 2015

Proposal: Demolition of existing garages and erection of 9No new garages.

Site Address: Land Rear Of 55 To 67 Masons Road Oxford Oxfordshire (Garage 1 to 10, Masons Road) – **Appendix 1**

Ward: Churchill Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed development is considered to make a meaningful contribution towards the provision of much needed car parking facilities for local residents and bringing a derelict facility back into use. The proposals are therefore considered to accord 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

CP9 - Creating Successful New Places

CP10 - Siting Developmnt to Meet Functionl Needs

Core Strategy

CS18_ - Urb design, town character, historic env

Sites and Housing Plan

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

- 00/01892/NF - Demolition of 11 garages. Erection of 2 storey block of 8x1 bed flats and a 3 storey 5 bed house (with 3rd floor in the roof space). Associated outbuildings and provision of 13 car parking spaces.. PER 19th January 2001.
- 60/01226/M_H - 70 lock-up garages. PER 9th November 1960.
- 14/03037/PDC - PERMITTED DEVELOPMENT CHECK - Demolition of 10 garages and replacement with 9 slightly wider garages to accommodate modern vehicles.. PRQ 3rd November 2014.
- 15/00359/CT3 - Demolition of existing garages and erection of 9No new garages.. PDE

Representations Received:

2 neighbour comments in support of the proposal, as it will bring back a derelict site into use as well as providing more parking.

Statutory and Internal Consultees:

Natural England – No objection, reference to standing advice and policies

Issues:

Residential amenities

Design

Parking

Officers Assessment:

Site description

1. The application site is a block of garages within a residential area within the New Headington/Wood Farm area. Its location is in Godfrey Close, which is accessed via Masons Road. The garages have not been in use for a number of years.

Proposal

2. The application is seeking planning permission to replace the existing ten garage units with 9 new garages.

Residential Amenities

3. This application proposes the replacement of an existing, derelict garage block which has been secured by metal fencing. The proposal would bring this site back

into use and thus would be visually more attractive to local residents.

The proposed block will decrease in length by 80 cm and in height from 2.4 metres to 2.2 metres. The depth is slightly increasing by 5 centimetres.

4. Therefore the scale and massing is considered an improvement on the existing situation in terms of impact on neighbouring amenities, and therefore the proposal is not considered harmful on neighbouring amenities and is in accordance with relevant policies of the development plan.

Design

5. The proposed design is similar in appearance to the existing built form. Scale, size and massing will decrease and is therefore considered more sympathetic than the existing garages.

6. The materials proposed will replace some asbestos and will comprise of steel coated with plastic, which is considered acceptable and is pursuant to policies CP1 and CP10 of the Local Plan, CS18 of the Core Strategy and HP16 of the Sites and Housing Plan.

Parking

7. The proposal is decreasing the units from 10 to 9. This is acceptable as the existing units are not meeting the modern parking standards and have not been in use for a number of years. The proposal would therefore provide 9 units that can accommodate modern cars and in effect provide more parking spaces than there have been in the vicinity recently, due to the bringing back of the garage use.

Conclusion:

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

Background Papers:

Contact Officer: Tobias Fett

Extension: 2241

Date: 27th March 2015