

East Area Planning Committee

1st July 2015

**Application Number:** 15/01372/CT3

**Decision Due by:** 2nd July 2015

**Proposal:** Installation of new roller shutter door.

**Site Address:** Oxford City Council Depot Marsh Road. Site plan at **Appendix 1**

**Ward:** Cowley Marsh Ward

**Agent:** N/A

**Applicant:** Oxford City Council

---

**Recommendation:**

APPLICATION BE APPROVED

For the following reasons:

- 1 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 specified

**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**

**CS11\_** - Flooding

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

## **West End Area Action Plan**

### **Barton AAP – Submission Document**

### **Sites and Housing Plan**

**SP12\_** - Cowley Marsh Depot, Marsh Road

### **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..PER 21st November 2013.

14/01868/CT3 - Installation of 2no. roller shutter doors.. PER 2nd October 2014.

Numerous other previous applications but none of direct relevance.

### **Representations Received:**

None

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

Natural England: no comments to make regarding the application

### **Issues:**

Officers consider the determining issues are:

- Design
- Residential Amenity

### **Officers Assessment:**

### **Site Description**

1. The application site consists of the City Council depot on Marsh Road. It features a number of buildings associated with the repair and servicing of Council vehicles as well as licensed taxis.

## **Proposal**

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

## **Assessment**

### Design

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 an additional roller shutter door would constitute a very minor addition entirely in character with the building itself and the wider depot site.
5. Officers therefore have no objection to the visual impact of the development and therefore the proposal is considered to comply policies CP1 and CP8 of the Local Plan as well as CS18 of the Core Strategy.

### Residential Amenity

6. 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 a new roller shutter door 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. The proposal therefore accords with these policies.

## **Conclusion:**

7. Members are 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 grant planning permission officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:** 15/01372/CT3

**Contact Officer:** Lisa Green

**Extension:** 2614

**Date:** 11th June 2015