

-2nd January 2015

Application Number: 15/02721/FUL

Decision Due by: 21st December 2015

Proposal: Erection of a single storey extension to west elevation.

Site Address: Leys Spar Limited Dunnock Way Oxford Oxfordshire

Ward: Northfield Brook Ward

Agent: Mr Aidan Lynch

Applicant: Mr R Hutchings

Application Called in – by Councillors -
for the following reasons -

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.
- 2 The proposed extension is considered to create an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. The proposed development provides sufficient car parking. Cycle and drainage details can be dealt with via condition.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Materials - matching
- 3 Drainage
- 4 Ground resurfacing - SUDS compliant
- 5 Car/cycle parking provision before use

6 Cycle parking details required

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Developmt to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Developmnt to Meet Functionl Needs
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities

Core Strategy

CS11_ - Flooding
CS31_ - Retail
CS2_ - Previously developed and greenfield land
CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

84/00348/SON - Outline application for 40.6 ha housing (approximately 1200 dwellings) with community facilities including first school, shops, meeting hall and public house. 10.5 ha of landscaped public open space. 21.4 ha of recreation land which could include pitches, cricket green and golf course. 11.3 ha of industrial land. Development to be served by new peripheral road between B480 and A423 – Permitted

87/00188/PW - Northfield Brook from B480 to junction with Littlemore Brook - General widening, regrading, realigning of the brook – Permitted

88/00513/PN - Sites B and C The Farmstead, City Farm and sites to north and west - Outline application for housing sites B and C, community facilities, community first school, public open space and road layout – Permitted

89/00019/PN - Site B1 - Layout of roads and sewers – Permitted

89/00796/PW - Site C1 - Roads and drainage to serve future housing development. (As amended by drawing accompanying letter from agent dated 5 January 1990) – Permitted

92/00216/NO - Sites B and C, City Farm and land to north and west - Outline

application for residential development, roads (including part of peripheral road) and public open space (previously approved under ref. P88/NO513/0) but excluding B1/2, B1/3, B1/4 and part B1/1 – Permitted

92/00398/NF - Sites B1/1, B2/1, B2/2, B2/6 and C1/1-13 - Erection of 446 dwellings, communal facilities, public open space and road infrastructure including part of peripheral road and car parking – Permitted

93/01333/NF - City Farm - Change of use to 'City Farm' (for public education & leisure). Aisled barn & granary to provide animal pens, storage, teaching/display room, ancillary office & WC's Septic tank, fencing & car park accessed off Dunnock Way – DMD

98/01967/NF - Single storey building for lock-up shop, incl. perforated shutter to front. Alterations to service road & access to Dunnock Way & customer parking spaces at front, 5 staff parking & servicing area plus fenced compound at rear – Permitted

03/02390/FUL – Single storey side extension for use as shop (Class A1). Two additional parking spaces - Withdrawn

04/00093/FUL - Single storey side extension for use as shop (Class A1) or food and drink (Class A3) unit. Two additional parking spaces - Permitted

04/01971/FUL - Two storey building with A1 or A3 use on ground floor and 2 bed flat on upper floor - Permitted

Representations Received:

None

Statutory and Internal Consultees:

Environment Agency Thames Region – no comment

Blackbird Leys Parish Council – no comment

Internal drainage – no objections subject to conditions

Issues:

Design

Highways

Drainage

Officers Assessment:

Site description

The site consists of an existing Spar retail unit located on the northern side of Dunnock Way. To the east of the retail unit there is an Indian takeaway. There are areas of parking to the front and rear.

Proposed development

The proposed development consists of an extension to the existing A1 retail unit. The extension is single storey and positioned on the eastern side of the existing building. The original planning application documents referred to a proposed A5

use. However, it has been clarified that the proposal is for A1 use only and the plans and other supporting documents have been amended to reflect this.

Design

Policies CP1 and CP8 of the Oxford Local Plan 2001-2016 require new development to form an appropriate visual relationship with the surrounding area in terms of form, scale, layout and design detailing. Policy CS18 of the Core Strategy reflects these requirements by requiring high quality urban design.

It is considered that the proposed extension respects the local context and forms an appropriate visual relationship with the existing building. The proposals therefore comply with policies CP1 and CP8 of the Oxford Local Plan 2016 and policy CS18 of the Core Strategy 2026.

Highways

Policy TR3 of the Oxford Local Plan 2001-2016 requires that an appropriate level of car parking is provided as shown in Appendix 3. The proposed development consists of 81.8sq.m additional A1 floor space bringing the overall floor space of the building to 371sq.m. Appendix 3 requires that one parking space is provided per 50sq.m of floor space. This means that eight car parking spaces are required. 22 car parking spaces are provided on the site which includes 7 staff parking spaces. Although the site is shared by a restaurant/takeaway it is considered that sufficient space is provided. The proposal therefore complies with policy TR3 of the Local Plan.

Policy TR4 of the OLP states that planning permission will only be granted for development that provides good access and facilities for pedestrians and for cyclists and complies with the minimum cycle parking standards shown in Appendix 4. For A1 shops (other than non-food retail units, financial and professional services) one cycle space per 113sq.m is required. It is considered that two cycle spaces are provided on site and two further cycle spaces will be provided as part of the proposal development. The details of this cycling provision will be dealt with via condition. The proposal is considered to comply with policy TR4 of the Oxford Local Plan.

Drainage

Policy CS11 of the Core Strategy relates to flood risk and states that development will not be permitted that will lead to increased flood risk. The site is within flood zone 2 and a Flood Risk Assessment has been submitted as part of the application. Additional information was requested from the flood mitigation officer regarding the drainage strategy. The FRA has been updated and the flood mitigation officer is now happy that this matter can be dealt with via condition. The proposal therefore complies with policy CS11 of the Core Strategy.

Other matters

On the proposed plans there is a potential area for wall/floor services plant shown to the rear of the proposed extension. It should be noted that this plant is not included within the current application and a separate planning application will need to be made in relation to this.

Conclusion:

The proposed extension is considered to create an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. The proposed development provides sufficient car parking. Cycle and drainage details can be dealt with via condition.

For these reasons it is considered that the proposal accords with the relevant policies of the Oxford Local Plan 2016 and Core Strategy 2026. As such it is recommended that the application is approved.

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

Background Papers:

Contact Officer: Caroline Longman
Extension: 2152
Date: 21st December 2015

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