

Cowley Area Committee 13th August 2003
Application Number: 03/01320/CT3
Decision Due by: 27th August 2003
PROPOSAL: Formation of hard-surfaced 15 space car park.
Site Address: Land Fronting 82-102, Normandy Crescent
Agent: Esmail Babaahmady **Applicant:** Ms A. Cristofoli

Recommendation: Approve subject to the following conditions:

Conditions:-

1. Development begun within 5 years
2. Development in accordance with approved plans

Main Local Plan Policies:

EN58 Residential - car parking provision
EN61 Residential - provision of garages & parking
TR8 On and off-street parking outside the Central Area

Other Material Considerations:

2nd Deposit Oxford Local Plan 2001-2016

Access Issues: N/A

Relevant Site History: N/A

Notified Parties:

Sabir-Hussain Mirza, Dan Paskins, 155-165 (Odds) Normandy Crescent, 82-102 (Evens) Normandy Crescent

Representations Received:

88 Normandy Crescent: Support the application.

Local Highway Authority: Requested further information on need for carpark.

NB: At the time of writing this report further comments had not been received by the LHA. These will be reported separately to the Area Committee for consideration if any further conditions are requested.

Officers Assessment:

1. This is an application in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992. The application proposes

the formation of 15 parking bays for use by occupants of the Council owned flats in Normandy Crescent. The bays would be located to the front of flat numbers 82-102.

2. There is currently a designated car parking area for residents, however it is required to be improved and upgraded. This proposal will formalise the parking area enabling better management of the parking area for the 15 residences that use the carpark.
3. Policy EN61 encourages the provision of parking spaces for the benefit of local residents in appropriate locations in areas of parking pressure. Whilst this is not an area of intense parking pressure, there is clearly a need for the car park.
4. Policy TR8 seeks to regulate on-street and off-street parking outside the central area in the interests of road safety, the protection of the environment and the needs of residents. The parking spaces improve highway safety by ensuring the vehicles owned by residents of 82-102 Normandy Crescent are not parked on the road, in the interests of local residents.

Conclusion:

5. The proposal to formalise the existing parking area will continue to ensure that on-street parking pressure in Normandy Crescent is relieved, in the interests of highway safety and local residents. Committee is therefore recommended to grant consent subject to appropriate 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.

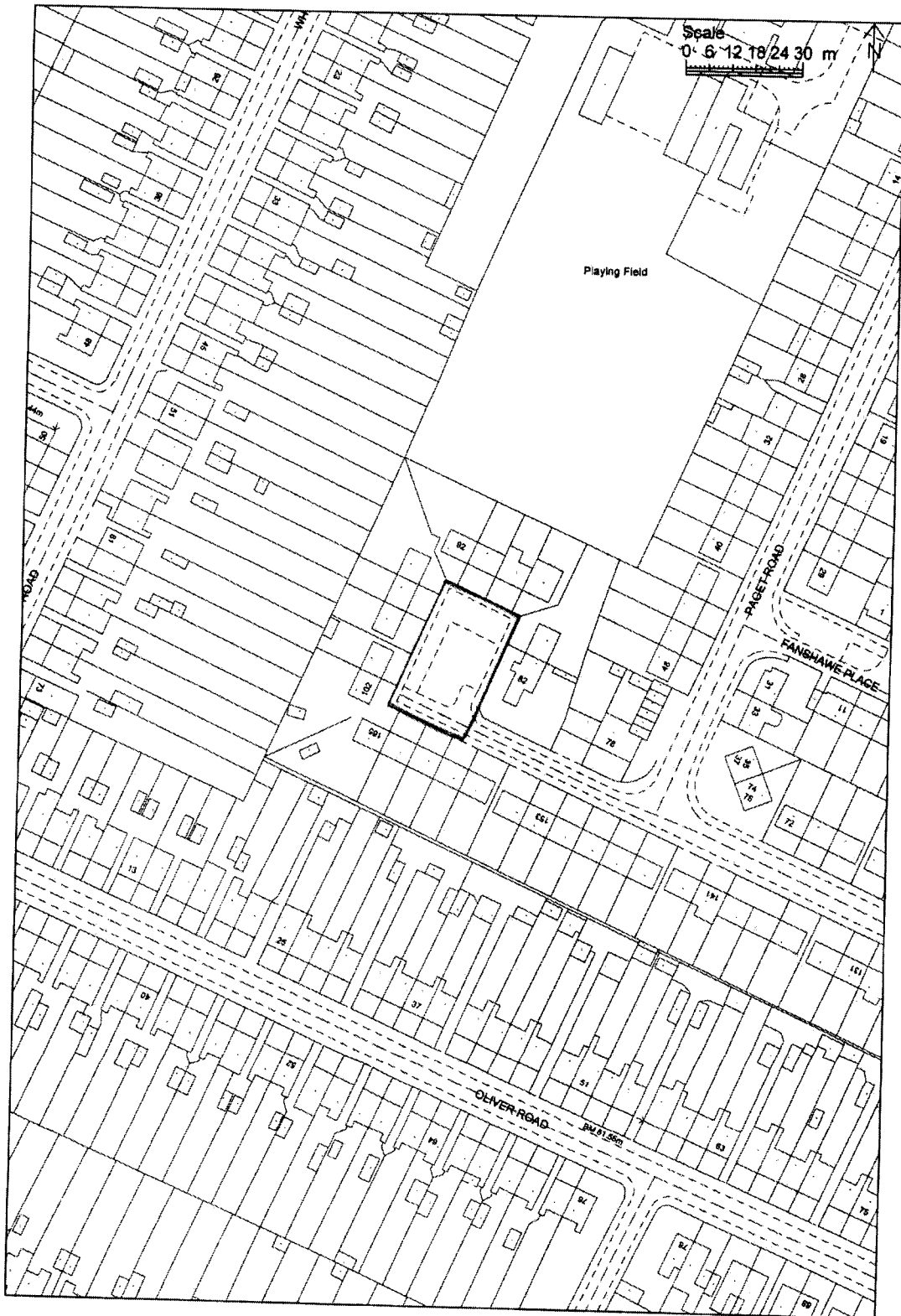
Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Background Papers:

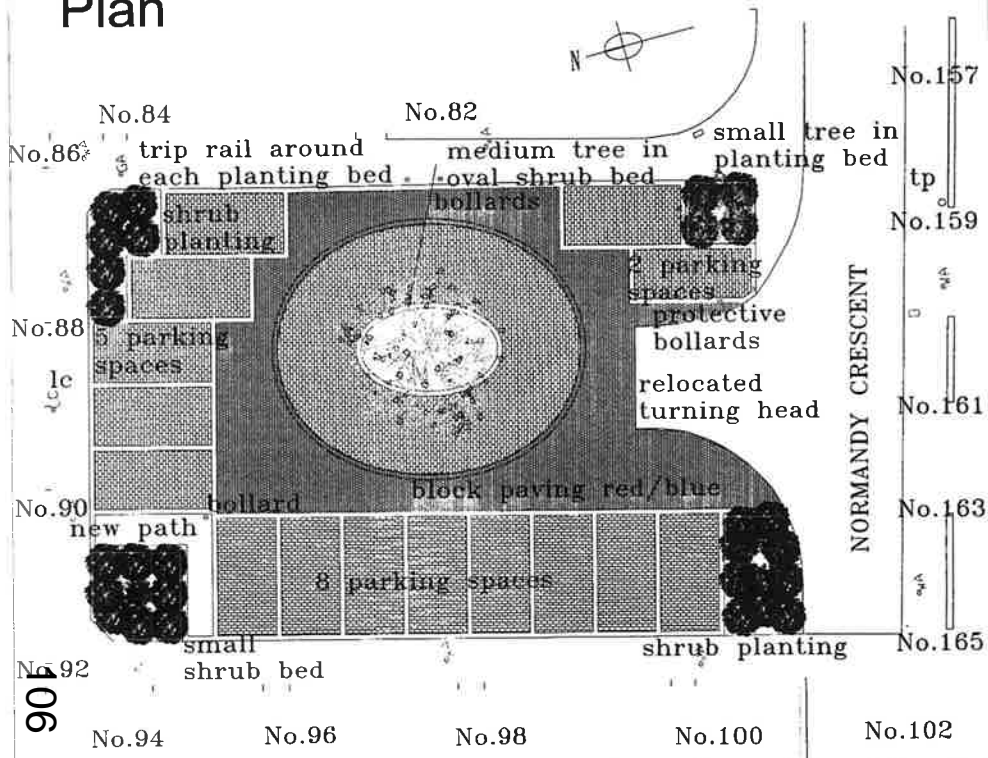
Contact Officer: Rachel Stuart

Extension: 2445

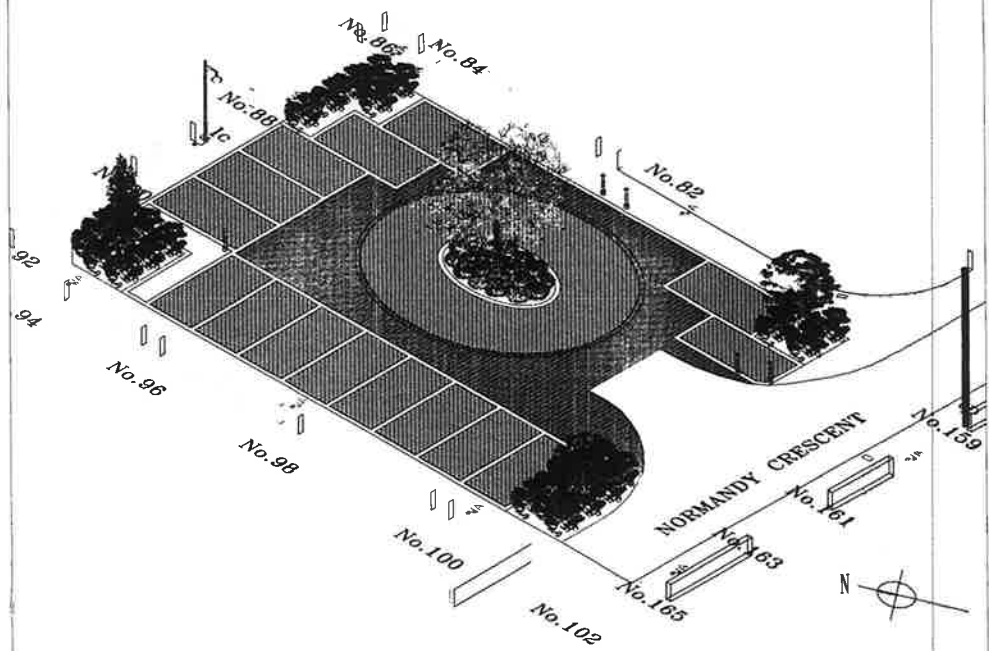
Date: 30th July 2003



Plan



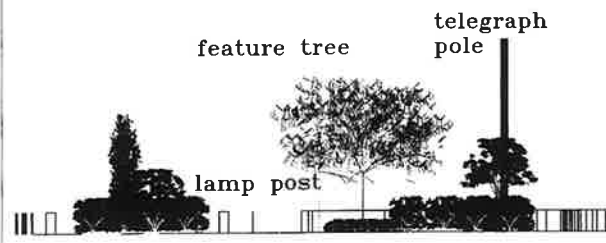
Axonometric



North West elevation



South-West elevation



TRAFFIC & DESIGN

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OXFORD CITY COUNCIL

Client HOUSING AND REVENUES			
Project title NORMANDY CERSCENT RESIDENT'S PARKING			
Drawing title PLANNING PROPOSAL			
Drawn by XJ	Scale 1:100 at A1	Checked by MH	Approved by
Date 08/06/01	Drawing number C0246/10		Rev A