

West Area Planning Committee

25th May 2016

Application Number: 16/00735/CT3;

Decision Due by: 11.05.2016;

Proposal: Installation of new entrance at ground floor level and insertion of 1no. gate at second floor level;

Site Address: Odd 39 To 65 Preachers Lane, Oxford (site plan: Appendix 1);

Ward: Hinksey Park;

Agent: N/A

Applicant: Oxford City Council

Recommendation:

The West Area Planning Committee is recommended to resolve to grant planning permission subject to conditions for the following reasons:

1. Reasons for Approval:

- 1.1. The proposed alterations and additions form an appropriate visual relationship with the host building, would improve the safety of the site and would not harm neighbouring amenity. The proposal would therefore comply with policies CP1, CP8 and CP10 of the Oxford '*Local Plan*' 2001-2016 and policies CS18 and CS19 of the Oxford '*Core Strategy*' 2026.
- 1.2. 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.

2. Conditions:

1. Development begun within time limit;
2. Develop in accordance with approved plans;
3. Materials;
4. Illumination;

3. Principle Policies:

3.1. This application has been assessed against the following policies:

National

National Planning Policy framework 2012 (paragraphs 57, 61, 69, 109, 131-132, 186-187, 196-197, 203-206);
National Planning Policy Guidance;

Oxford City Council's 'Local Plan' 2005 (as amended 2013)

CP.1 - Development proposals;
CP.8 - Design development to relate to its context;
CP.10 - Siting development to meet functional needs;

Oxford City Council's 'Core Strategy' 2011

CS18 - Urban design, townscape character and the historic environment;
CS19 - Community safety;

Oxford City Council's Supplementary Planning Documents

High Quality Design 2015;

4. Relevant Site History:

4.1. A planning history search exercise has been carried out, one submission is considered of material relevance with this application, and this summarised below:

- 15/03760/CT3 - Installation of new entrance and insertion of 1no. door to east elevation. PER 30th March 2016.

5. Comment:

5.1. None received.

6. Consultation:

6.1. Oxford County Council Highway Department, no comment.

7. Site Description and Surrounding Area:

7.1. The application site is a block of Council-owned housing in the area south of Thames Street known as the St Ebbe's New Development. The upper units are accessed through various open stairways.

8. Proposed Development:

- 8.1. Permission was recently granted on this site for a new ground floor entrance, but a design solution was being sought for a new entrance to the upper walkway; a new application has now been made.
- 8.2. Planning permission is sought to add:
 - a new door to the ground floor entrance of the northern stairway on the east elevation;
 - a gate to the top of the spiral staircase at the southern end of the building which would open onto the external walkway at second floor level.
- 8.3. Both new entrances are to be fitted with call entry systems that will allow residents to use a fob to enter, and visitors will gain access using the call entry system.

9. Main Issues:

- 9.1. Officers consider that the determining issues with regards to the proposal are as follows;
 - Design and appearance;
 - Community safety;
 - Residential amenity;

10. Design and Appearance:

- 10.1. The additions proposed have been considered in the context of the design of the existing buildings, with the new door following the rhythm of the doors of the existing units, and the gate following the detailing of the existing railings on the external walkway. Powder-coated steel is considered appropriate as a material for the entrance door. Black metal for the gate would integrate visually with the existing railings. The original design concept of the open staircases is not compromised by the addition of the new entrances as the additions are only a small intervention.

11. Community Safety:

- 11.1. Policy CS19 of the Core Strategy expects new developments to promote safe and attractive environments, which reduce the opportunity for crime and the fear of crime. It also requires appropriate lighting of public spaces and access routes.
- 11.2. The demand for the new entrances comes from a large number of

complaints relating to anti-social behaviour taking place in the stairwells. The new entrances will control access to these areas and it is reasonable to conclude that this will result in much reduced anti-social behaviour, safer and more attractive environments for people accessing their properties through the stairwells. Lighting will be installed externally in a location that will illuminate the door entry panel.

12. Residential Amenity:

- 12.1. Some of the new doors with their call entry systems are located close to existing dwellings. Officers consider that visitors calling up to other properties through the new systems will cause negligible disturbance to these properties and the community safety benefits outweigh the predicted low levels of disturbance. The lighting is proposed to be of low wattage of up to 10 watts and in operation from dusk till dawn only, thereby not harming the amenity of nearby properties. Officers recommend the wattage levels be controlled by condition.

13. Conclusion:

- 1.1. The proposed alterations and additions form an appropriate visual relationship with the host building, would improve the safety of the site and would not harm neighbouring amenity. The proposal would therefore comply with policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016 and policies CS18 and CS19 of the Oxford Core Strategy 2026.

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: 16/00735/CT3;

Contact Officers: Nadia Robinson

Date: 9th May 2016

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