

West Area Planning Committee

13th December 2016

Application Number: 16/02443/VAR

Decision Due by: 14th November 2016

Proposal: Variation of condition 4 (traffic order) of planning permission 16/01026/FUL (Change of use from dwellinghouse to House in Multiple Occupation) to remove the condition in relation to the exclusion of resident's parking.

Site Address: 118 Southfield Road. **Appendix 1.**

Ward: St Clement's Ward

Agent: Mr J Webb

Applicant: Mrs J Strawson

Recommendation:

West Area Planning Committee is recommended to grant planning permission for the following reasons:

For the following reasons:

- 1 The application is not in an area subject to an overconcentration of Houses in Multiple Occupation and subject to the conditions proposed would provide an acceptable level and standard of amenities and facilities, capable of accommodating the likely number of occupants within the house. The application therefore complies with Policies CP1 and CP10 of the adopted Oxford Local Plan 2001 - 2016, CS11 of the Core Strategy and Policies HP7, HP12, HP13, HP15 and HP16 of the Sites and Housing Plan.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

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 Bin stores
- 4 Bicycle storage

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP10 - Siting Development to Meet Functional Needs

TR13 - Controlled Parking Zones

Sites and Housing Plan

HP7_ - Houses in Multiple Occupation

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

MP1 - Model Policy

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

16/00486/CPU - Application to certify that the proposed formation of a dormer roof extension to rear roofslope and insertion of 1No. front rooflight in association with loft conversion is lawful development.. REF 12th May 2016.

16/01026/FUL - Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use class C4) for 5 persons. PER 22nd August 2016.

16/01026/CND - Details submitted in compliance with conditions 2 (Develop in accordance with approved plans) and 3 (Bin store) of planning permission 16/01026/FUL. PER 8th November 2016.

Statutory and Non-Statutory Consultees:

Divinity Road Area Residents' Association

No comments received.

Oxfordshire County Council Highways

No objections

Representations Received

107, 108, 111, 120, 128 Southfield Road, no address provided, objections:

- Access
- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- Effect on pollution
- Effect on privacy

- Effect on traffic
- Impact on ecology
- Noise and disturbance
- Location of site notices

Site Description

1. 118 Southfield Road is a semi-detached property located on the south east side of Southfield Road, towards the end road where it meets Hill Top Road.

Proposal

2. Planning permission is sought to remove the condition restricting visitor parking permits eligibility to no more than two visitor parking permits within a six month period. This condition was imposed by West Area Planning Committee when considering the change of use from a dwellinghouse (use class C3) to a house in multiple occupation (HMO) (use class C4).
3. Officers recommend the committee that the main consideration for this application is the impact on parking

Officers Assessment:

Bin and cycle storage

4. The accompanying text to Policy HP7 makes it clear that adequate provision should be made for refuse storage, cycle and car parking. Policy HP13 of the Sites and Housing Plan (2013) states that permission will not be granted for dwellings unless adequate provision is made for the safe, discrete and conveniently accessible storage of refuse and recycling. Policy HP15 requires an appropriate provision of covered cycle parking.
5. The plans show the specification of the proposed bike storage in the rear garden however no location is identified. The bin storage location is shown on the plans but no specification provided. As it is considered that there is adequate, accessible space within the plot for appropriate bin and bicycle storage additional details of the bike storage can be secured by a condition to ensure the development complies with Policies HP7 and HP15. Bin storage details have already been submitted and approved, therefore a condition recommends that the use shall not commence until bin storage is provided in accordance with the details previously approved.

Parking

6. Policy CP1 of the Oxford Local Plan 2001-2016 states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The Sites and Housing Plan makes it clear that C4 HMOs should be subject to the same parking standards as for C3 dwelling houses and provide a maximum of two parking spaces.

7. No off street parking is proposed as part of this application. Concern regarding the impact upon parking has been raised in representations from neighbours.
8. This site is located in the Divinity Road Controlled Parking Zone that restricts residents to two permits per household. Oxfordshire County Council, as the Local Highway Authority, has not objected to the development as the restriction to two permits will not add additional pressure to on street parking provision. Due to the nature of visitor permits it is not considered that they will result in a regular increased demand for parking in the street and it is unreasonable to restrict the household to 2 per 6 month period.
9. Having the taken above into account it is considered that the proposal is in accordance with Policy CP1 of the Oxford Local Plan 2001-2016 and HP16 of the Sites and Housing Plan.

Conclusion:

Officers recommend that West Area Planning Committee approve the application.

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

Background Papers:

16/02443/VAR

Contact Officer: Sarah Orchard

Date: 28th November 2016