

West Area Planning Committee

13th December 2016

Application Number: 16/01883/CT3

Decision Due by: 7th November 2016

Proposal: Replacement of front door.

Site Address: 17 Jericho Street Oxford OX2 6BU

Ward: Jericho And Osney Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

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

- 1 The proposed replacement door would, by way of its design, materials, and colour, be appropriate for the host property and would preserve the special character of the conservation area. The development would thereby accord with Policy CP1, CP8, and HE7 of the Oxford Local Plan, CS18 of the Oxford Core Strategy and HP9 of the Sites and Housing Plan.
- 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.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials and colour

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP9_ - Design, Character and Context

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Jericho Conservation Area.

Planning Practice Guidance

Relevant Site History:

None.

Statutory and Internal Consultees:

None.

Representations Received

None

Site Description

- 1 The application site is a two storey mid terrace family dwelling house within the Jericho conservation area, the street itself is characterised by Victorian terraces.

Proposed Development

- 2 The application proposes a replacement front door which would be wooden and painted black with no windows.
- 3 Officers recommend that the main considerations for the determination of this application would be:
 - Design
 - Impact on Conservation Area

Officers Assessment

Design impact on conservation area

- 4 Planning permission is required for the proposed development because it lies within an Article 4 direction that would remove the permitted development rights for householders relating to alterations to the front of a dwellinghouse.
- 5 Policy HE7 states that planning permission will only be granted for development in conservation areas which either preserves or enhances the special character of the conservation area. The local area features a range of doors including one blue security door across the street which fail to respect the character of the conservation area.

- 6 The currently proposed door is a revised proposal which supersedes a previously proposed replacement door. The council's heritage officer's made the following comments regarding the originally proposed door;
- 7 *"The existing door is an inappropriate UPVC and although its replacement is welcomed the proposals are not appropriate. This is because the top two panels would have glass in them; this is not historically correct. I note that the app form states that there is a door like this nearby however it is still incorrect. The door should be a raised and fielded door."*
- 8 The currently proposed door is a raised and fielded door matching the description of the relevant Article 4 Door Components guidance. No further amendments have been sought to the application.
- 9 The proposed door would reflect the original doors of the Victorian terraces in terms of its design (not featuring window panes) and materials (wood). The proposed black colour is also considered sympathetic to the surroundings. The proposed door would also replace an existing UVPC door which is harmful to the character of the conservation area.

Conclusion

- 10 For these reasons the proposed door would enhance the character of the conservation area in accordance with Policy HE7 of the Oxford Local Plan and would be respectful of the character of the locality, drawing inspiration from the surrounding historic environment and forming an appropriate visual relationship with the host property in accordance with Policies CP1 and CP8 of the Oxford Local Plan, CS18 of the Oxford core Strategy, and HP9 of the Sites and Housing Plan. The Officer's recommendation is for the West Area Planning Committee to grant planning permission subject to the conditions included above.

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

Background Papers: None.

Contact Officer: Kieran Amery

Extension: 2186

Date: 30th November 2016