

West Area Planning Committee

14th March 2017

Application Number: 17/00209/CT3

Decision Due by: 23rd March 2017

Proposal: Replacement timber windows.

Site Address: 161 - 161B Iffley Road Oxford Oxfordshire

Ward: St Marys Ward

Agent: N/A

Applicant: Oxford City Council

The application is before the committee because the applicant is Oxford City Council

Recommendation:

The West Area Planning Committee is recommended to grant planning permission for the reasons set out below in the report and subject to the suggested conditions.

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.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Further details

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan

HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the St. Clement's And Iffley Road Conservation Area.

Planning Practice Guidance

Relevant Site History:

None

Statutory Consultees

Oxfordshire County Council: No comments

Representations Received:

None

Officers Assessment:

Site Description

1. 161-161B Iffley Road is a Victorian brick built residential property on Iffley Road. The site is located adjacent to the Fir Tree Pub and the corner of Bullingdon Road. The application site lies within the St Clement's and Iffley Road Conservation Area.

Proposed Development

2. It is proposed to replace all of the windows in the building with timber replacement sash windows with a single glazing bar and for the dormer windows these would be replaced with sash units with fixed side lights. The proposed windows would replace existing single and double glazed painted timber and aluminium windows which are in poor condition and have a poor energy performance.

Issues

3. Officers recommend that the main considerations with this application are:
 - Design
 - Conservation Area

Design and Impact on Conservation Area

4. The proposed development would provide replacement of a number of different window types with timber windows that would be similar in appearance to those originally used in this type of building. As a result, the development would represent an improvement in design terms.
5. Officers also consider that the proposed development would improve the

energy performance of the existing property which is welcomed in planning terms.

6. The proposed development would be within the Conservation Area and the site is highly visible in the streetscene. The choice of windows and the exact dimensions of glazing bars and joinery are recommended to be subject to the requirement of further details to be dealt with by condition.
7. Officers recommend that the development is acceptable in terms of its design and its impact on the character, appearance and special significance of the Conservation Area. The proposed development would not cause harm to the Conservation Area and would preserve its appearance.

Impact on Neighbouring Amenity

8. The proposed development would only replace existing windows and would not materially impact upon the amenity of any neighbouring occupiers.

Conclusion

9. On the basis of the above, Officers recommend that the West Area Planning Committee grant planning permission for the proposed development subject to 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.

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:

17/00209/CT3

Contact Officer: Robert Fowler

Extension: 2104

Date: 28th February 2017