

## WEST AREA PLANNING COMMITTEE

12 September 2017

**Application Number:** 17/02073/CT3

**Decision Due by:** 3rd October 2017

**Extension of Time:** 22nd September 2017

**Proposal:** Alterations to existing balcony railing design and colour.

**Site Address:** 410 To 448 Banbury Road Oxford Oxfordshire OX2 7RT

**Ward:** Summertown Ward

**Agent:** n/a

**Applicant:** Mrs Susan Briscoe, for  
Oxford City Council

**Reason at Committee:** City Council application

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### 1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

**(a) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to grant planning permission subject to the conditions included in Section 10 of this report and subject to no additional adverse comments being received in response to public consultation**

### 2. EXECUTIVE SUMMARY

2.1. This report considers a proposal for replacement of the existing yellow steel mesh railings with new grey steel railings at the balconies of the flats.

2.2. The key matters for assessment set out in this report include the following:

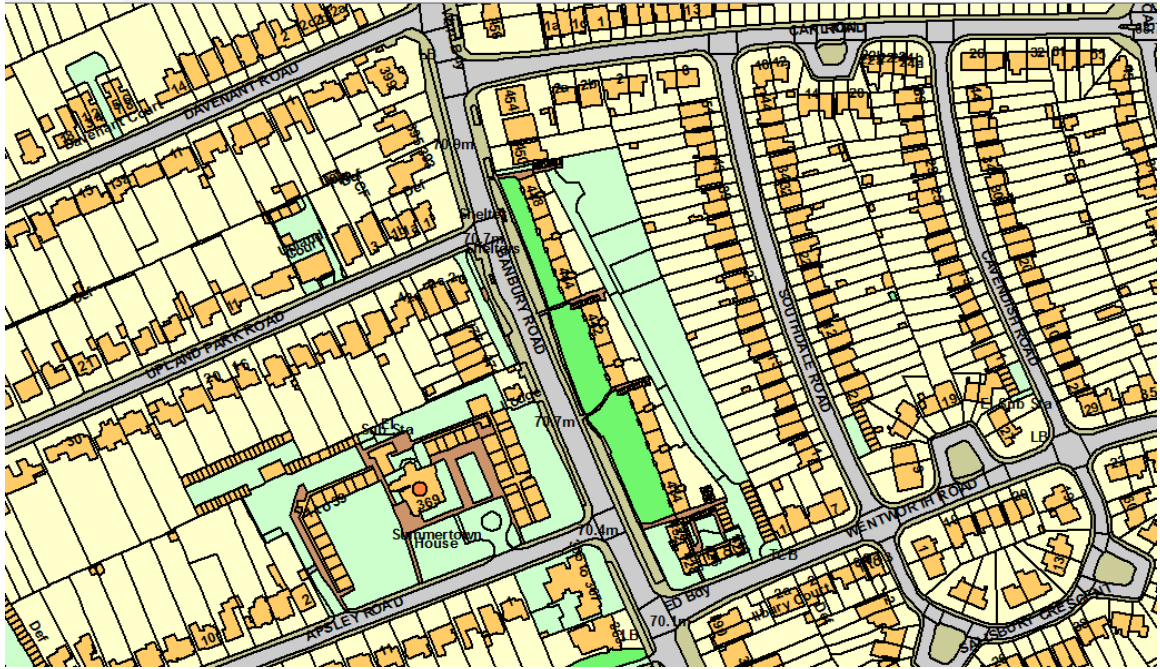
- Design

### 3. SITE AND SURROUNDINGS

3.1. The red line of the development encompasses four blocks of residential flats with ancillary outbuildings, access and amenity spaces.

3.2. The existing balcony railings are of a dated yellow colour and steel mesh design. The condition of the railings has deteriorated as a result of their age.

3.3. See site location plan below:



#### 4. PROPOSAL

4.1. The application proposes external alterations to the building’s elevations, by replacing the existing yellow steel mesh railings with new grey steel railings.

#### 5. RELEVANT PLANNING HISTORY

5.1. The table below sets out the relevant planning history for the application site:

Application reference	Description of development	Decision
12/01194/CT3	To install wood link fencing behind hedge line at same height as existing hedge. To install wood link gates at 5 access points from roadside onto external communal area of the flats.	Approved 3 <sup>rd</sup> September 2012.

#### 6. RELEVANT PLANNING POLICY

6.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	Paras 56–68	CP.1 CP.8 CP.10	CS18	HP9	
Heritage					
Housing				HP14	
Commercial					
Natural Environment					
Social and community					
Transport					
Environmental					
Misc				MP1	

## 7. CONSULTATION RESPONSES

7.1. Site notices were displayed around the application site on 10 August 2017 and an advertisement was published in the Oxford Times newspaper on 17 August 2017.

### Statutory and Non-Statutory Consultees

7.2. None received.

### Public representations

7.3. None received.

7.4. The consultation period for this application runs until 12<sup>th</sup> September 2017. Any comments received between the publication of this report and the committee date will be provided as a verbal update to the committee. Comments can be received up until midnight on the consultation date, as a result, the officer recommendation is to delegate authority to the Head of Planning, Sustainable Development and Regeneration to grant planning permission subject to no additional adverse comments being received in response to public consultation

## 8. PLANNING MATERIAL CONSIDERATIONS

8.1. Officers consider the only determining issue to be design.

### i. Design

- 8.2. Policies CP1 and CP8 require new development to form an appropriate visual relationship with the surrounding area in terms of scale, form and design detailing. Policy CS18 of the Core Strategy reflects these requirements by stating that planning permission will only be granted for development that demonstrates high quality urban design through responding appropriately to the site and its surroundings. Policies HP9 and HP10 of the SHP provide support for residential development where it respects the character and appearance of the area including its built and natural features.
- 8.3. The existing yellow colour of the railings and the steel mesh design appear somewhat outdated and require maintenance
- 8.4. The proposed change of colour to grey and a new simpler design in steel, will enhance the appearance of the residential blocks, and provide a contemporary update to the balconies of the flats.

## **9. CONCLUSION**

- 9.1. It is considered that the proposal would meet the requirements of the Council's policies in relation to design and therefore the development is considered to be acceptable.
- 9.2. It is recommended that the Committee resolve to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to grant planning permission subject to the conditions included in Section 10 of this report and subject to no additional adverse comments being received in response to public consultation

## **10. CONDITIONS**

1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3 The materials used in the external construction of the approved development shall be those specified in the submitted application form and approved plans unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policy CP1 of the Oxford Local Plan 2001-2016

## **11. APPENDICES**

**Appendix 1 – Site location plan**

## **12. HUMAN RIGHTS ACT 1998**

- 12.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.
- 12.2. 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.

## **13. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

- 13.1. 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.

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