

EAST AREA PLANNING COMMITTEE

Application Number: 18/00288/CT3

Decision Due by: 2nd April 2018

Extension of Time: 31st May 2018

Proposal: Rendering of brickwork to front and side elevations of existing entrance blocks.

Site Address: Even 26 To 60, Stowford Road, Oxford, Oxfordshire

Ward: Barton And Sandhills Ward

Case Officer Alice Watkins

Agent: N/A **Applicant:** Ms Sue Briscoe

Reason at Committee: The application is made by Oxford City Council

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

2.1. This report considers the rendering of brickwork to the front and side elevations of the existing entrance blocks.

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

- Design
- Residential Amenity

2.3. The development is considered acceptable in design terms and will not detract from the character and appearance of the area. The proposal would not have a

detrimental impact to the neighbouring properties and is considered to comply with CP1, CP6, CP8 and CP10 of the Local Plan, HP9 and HP14 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

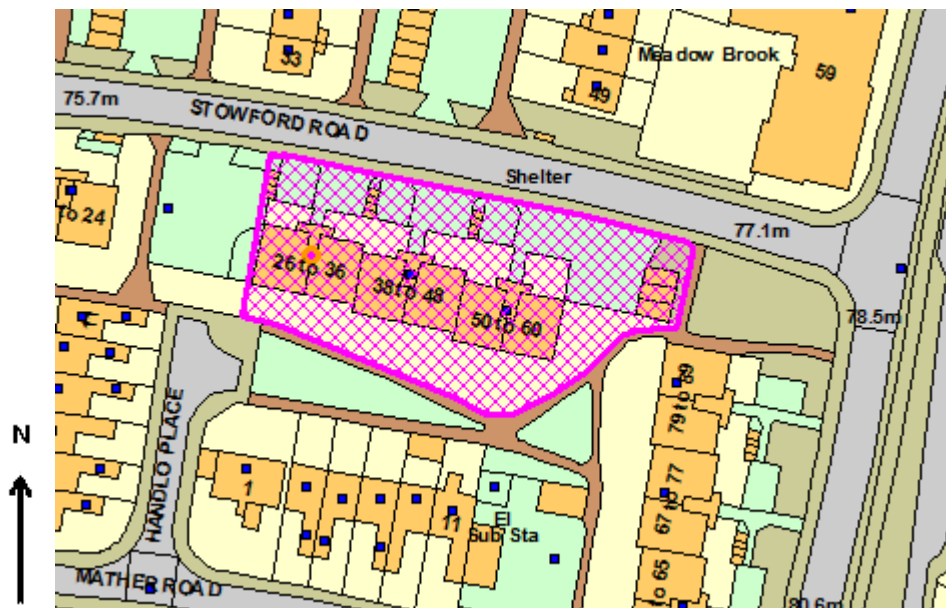
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site comprises three, three storey blocks of flats sited on the southern side of Stowford Road. The flats are constructed from brick and each of the blocks features an entrance porch, also constructed from brick matching the existing blocks. This application is seeking planning permission to render the existing entrance porches with polar white render.

5.2. A site location plan is set out below:



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Ordnance Survey 100019348

6. PROPOSAL

6.1. The application proposes to render the existing entrance blocks. There are a total of three entrance blocks serving 26 to 60 Stowford Road. The entrances are to be rendered using Polar White render. All three elevations are to be rendered (front, east and west side elevations).

7. RELEVANT PLANNING HISTORY

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

16/02596/CT3 - Relocation of bin storage, insertion of permeable fence with associated landscaping. (Amended plans and additional information). PER 15th December 2016.

8. RELEVANT PLANNING POLICY

8.1. 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	7	CP1, CP6, CP8, CP10,	CS18_,	HP9_,	
Environmental				HP14_,	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 19th February 2018 and an advertisement was published in The Oxford Times newspaper on 8th February 2018.

Statutory and Non-Statutory Consultees

9.2. Barton Community Association - No comments received.

Public representations

9.3. No public representations were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Design
- ii. Residential Amenity

i. Design and Impact on Character of Surrounding Area

- 10.2. Policies CP1, CP8, CP10, CS18 and HP9 seek to ensure that development is well designed and relates well to the existing house and surroundings.
- 10.3. A number of properties within the Barton Estate have recently been upgraded with external insulation and finished with render and brick. The proposed rendering of the entrance blocks to the flats within Barton is considered acceptable, given the mixed use of materials throughout the estate. The dwellings opposite the blocks of flats are finished with brick and timber cladding above while render or similar material is used on properties to the west on Bayswater Road. The proposed rendering of the entrance blocks would respond appropriately to the existing flats and to the surrounding area. In particular the proposal responds well to the local context by using a polar white coloured render. The use of render would add interest to the existing blocks of flats and be used on the porches only. The proposal would not detract from the character and appearance of the area.
- 10.4. The proposal is considered to comply with CP1, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF.

ii. Residential Amenity

- 10.5. Policy HP14 of the Sites and Housing Plan states that planning permission will only be granted for development that provides reasonable privacy and daylight to neighbouring properties, does not have an overbearing impact or result in a loss of outlook afforded to neighbouring properties.
- 10.6. There are a number of residential properties opposite the application site. Given the nature of the proposal, there will be no impact on the light afforded to the neighbouring properties, nor will the proposal have an overbearing impact or result in a loss of outlook or privacy.
- 10.7. The proposal is considered to comply with HP14 of the Sites and Housing Plan.

11. CONCLUSION

- 11.1. The proposed development is considered acceptable in design terms and will not detract from the character and appearance of the surrounding area. The proposal is therefore considered to comply with CP1, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan and CS18 of the Core Strategy.
- 11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed.

12. 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 to be used in the external elevations of the new development shall be as specified in the application form.

Reason: To ensure that the new development is in keeping with existing building(s) in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

13. APPENDICES

Appendix 1 – Site Location Plan

14. HUMAN RIGHTS ACT 1998

- 14.1. 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.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. 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 refusal of planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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