

WEST AREA PLANNING COMMITTEE

10th March 2020

Application number: 19/02749/FUL

Decision due by 25 December 2019

Extension of time 21 February 2020

Proposal Amalgamation of No 46 St Clements (currently a C4 House in Multiple Occupation (HMO) in use as student accommodation) and No 47 St Clements (currently a large HMO (sui generis) in use as student accommodation) to form one property in use as sui generis student accommodation. Demolition of existing single storey rear extensions and erection of a new single storey rear extension, replacement windows and existing render to be repainted. Erection of single storey extension to existing outbuilding. Alterations to roof and installation of roof mounted photovoltaic panels to existing outbuilding. Insertion of windows and provision of access to first floor, re-render existing brickwork and installation of timber cladding to existing outbuilding. Provision of bin and cycle store and formation of access from Caroline Street. (Amended Description).

Site address 46 And 47 St Clement's Street, Oxford, Oxfordshire, OX4 1AG – see **Appendix 1** for site plan

Ward St Clement's Ward

Case officer Jennifer Coppock

Agent: Natasha Ireland **Applicant:** Mr Simon Walshaw

Reason at Committee The application has been called into Committee at the request of Councillors Hayes, Clarkson, Rowley, Tanner and Azad due to concerns relating to the use of the site, amenities provided and impact on neighbouring amenity.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

1.1.1. **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.

1.1.2. **agree to delegate authority** to the Head of Planning Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

- 2.1. This report considers the proposal to amalgamate No. 46 (currently a C4 House in Multiple Occupation (HMO) in use as student accommodation) and No. 47 St Clement's Street (currently a large HMO (sui generis)) in use as student accommodation) to form one property in use as sui generis student accommodation. Demolition of existing single storey extensions and replacement with 1no. single storey rear extension. Single storey side extension and alterations to the existing outbuilding to the rear. The scheme would provide bin and cycle storage and a relocated access from Caroline Street.
- 2.2. Planning permission for this same proposal (but with a slightly amended description) remains extant until 1st August 2020. Since permission was granted in 2017, there has been no material change in planning policy although some weight can be afforded to the emerging Oxford Local Plan 2036 which is considered in this report. The extant planning permission is a material planning consideration.
- 2.3. Whilst the proposal would result in the loss of a C4 HMO, in conflict with Policy HP1 of the Sites and Housing Plan, Officers have taken into consideration the planning history of the properties. In relation to no. 46, a lawful development certificate was granted in 2006 for the use as a House in Multiple Occupation (accommodating 5 student residents) and in 1994, planning permission was granted for the change of use of no. 47 from use as a shop with residential above to student accommodation (incorporating 8 study bedrooms). Most recently, planning permission for this same proposal was granted in 2017 and remains extant until August 2020. It is considered, in any event, that the nature of the proposed use does not differ from the existing lawful use of both properties as they are both currently occupied by students. The amalgamation of the properties would create a more efficient use of land.
- 2.4. Policy HP5 of the Sites and Housing Plan states that planning permission will be granted for student accommodation located adjacent to the main thoroughfares set out at Appendix 3; of which St Clement's Street is one.
- 2.5. The proposed development is considered acceptable in principle.
- 2.6. It is considered that the visual impact of the proposed development is acceptable and would not harm the character of the existing properties and surrounding area and would lead to a low order of less than substantial harm on the character of the Conservation Area. Officers consider that the less than substantial harm is outweighed by public benefits which makes the impact on Conservation Area acceptable in planning terms, specifically for the purposes of Paragraphs 192-196 of the NPPF.

- 2.7. The development is considered to be acceptable in terms of its impact on neighbouring amenity, having had regard to the concentration of activity on the site and the requirements of Policy HP14 of the Sites and Housing Plan (2013).

3. LEGAL AGREEMENT

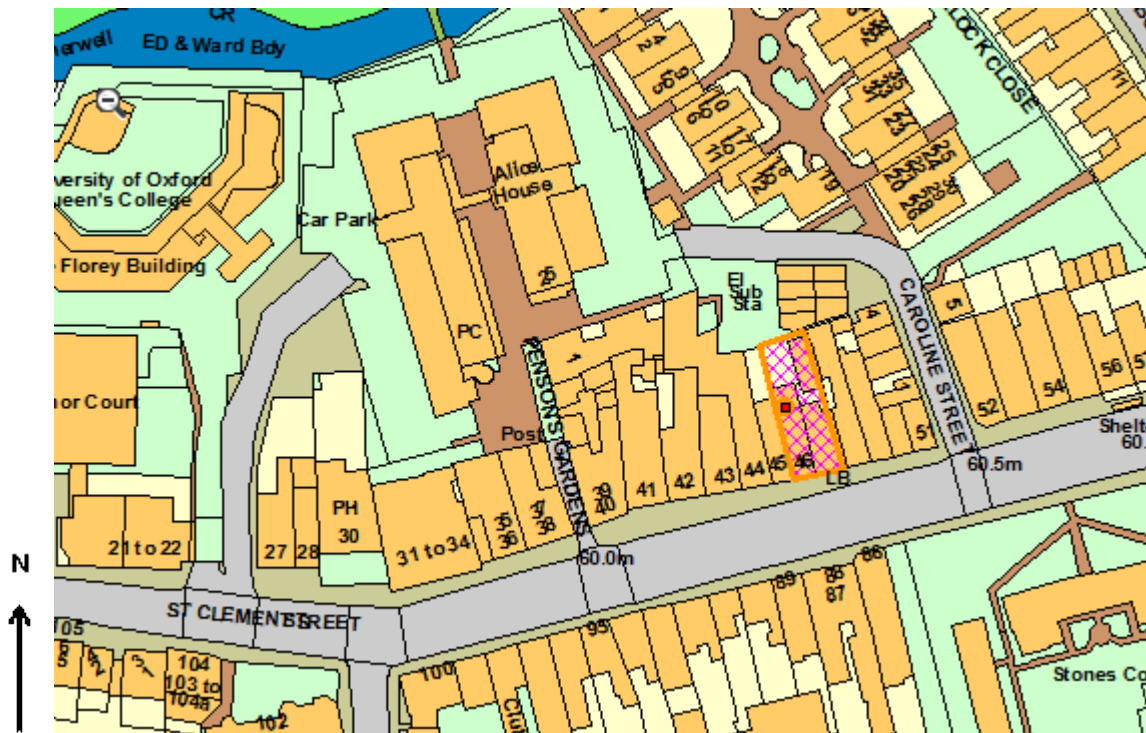
- 3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is not liable for CIL

5. SITE AND SURROUNDINGS

- 5.1. The application site comprises 2no. three storey terraced properties with a two storey outbuilding to the rear. The properties are located on St Clement's Street, an arterial road providing access into the City. The main entrance to the properties front directly onto the highway. St Clement's Street is within a Controlled Parking Zone (CPZ), on-street permit parking is not provided within the immediate vicinity of the properties. Time restricted parking bays are available along parts of the street. Parking areas to the rear are not associated with the properties.
- 5.2. The largely paved amenity space to the rear is accessed through the properties and via Caroline Street to the rear. The space currently provides informal cycle parking.
- 5.3. The application site forms part of the St Clement's and Iffley Road Conservation Area. Within the Conservation Area Appraisal, the properties have been identified as buildings of local interest.
- 5.4. Surrounding land uses include a mix of student accommodation, residential, retail and restaurants.
- 5.5. See site location plan below:



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Ordnance Survey 100019348

6. PROPOSAL

- 6.1. The application seeks planning permission to amalgamate nos. 46 and no. 47 St Clement's and change the use of no. 46 St Clement's from a House in Multiple Occupation (HMO) occupied by students (Use Class C4) and no. 47 St Clement's from a large HMO occupied by students (sui generis) to student accommodation (sui generis) with 15 en-suite study rooms, caretaker's suite and common room. The application also proposes to demolish the existing single storey rear extensions at both properties and erect a new single storey rear extension. Render to be repainted, alterations to the rear fenestration, replacement heritage sash windows to the front elevation and infilling of the entrance to no. 46 with a 'dummy door' to be installed. With regard to the existing outbuilding, the application proposes a single storey side extension, lowering of the roof, installation of roof mounted photo-voltaic panels, insertion of windows, provision of access to the first floor, render of existing brickwork and installation of timber cladding. The scheme would provide bin and cycle storage and a relocated pedestrian and cycle relocated access from Caroline Street.

7. RELEVANT PLANNING HISTORY

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

<p>17/01230/FUL - Change of use from a House in Multiple Occupation (Use Class C4) and Housing in Multiple Occupation (Sui Generis) to Student Accommodation (Sui Generis). Demolition of existing single storey rear extensions and erection of a new single storey rear extension, Replacement windows and existing render to be repainted. Erection of single storey and two</p>

storey extension to existing outbuilding. Alterations to roof of existing two storey outbuilding. Insertion of windows and provision of access to first floor, Re-render existing brickwork and installation of timber cladding. Provision of bin and cycle store and formation of access from Caroline Street. (Amended Description) (Amended plans). Approved 1st August 2017.

46 St Clement's

06/01359/FUL - Demolish single storey rear extension and new rear wall. Erection of single and two storey building to rear and in use with 47a St Clements to provide 3 additional study bedrooms and new kitchen/living room. Refused 25th August 2006.

05/02308/CEU - Application to certify existing use as multiple occupation by students as lawful. Approved 11th January 2006.

47 St Clement's

06/01359/FUL - Demolish single storey rear extension and new rear wall. Erection of single and two storey building to rear and in use with 47a St Clements to provide 3 additional study bedrooms and new kitchen/living room. Refused 25th August 2006.

94/00860/NFH - Change of use from shop and residential to student accommodation incorporating 8 study bedrooms (Amended Plans). Approved 23rd January 1995.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents	Neighbourhood Plans:
Design	Paragraphs 124, 127, 130	CP1 CP6 CP8 CP10	CS18	HP9		
Conservation / Heritage	Paragraphs 193, 195, 196, 200	HE7				
Housing	Paragraph 59		CS25	HP1 HP5 HP13	National space standards	

Commercial	Paragraph 85	TA5				
Natural environment	Paragraph 170		CS9 CS10			
Social and community	Paragraphs 91 and 92		CS19			
Transport	Paragraphs 102, 109 and 110	TR12	CS13	HP15 HP16	Parking Standards SPD	
Miscellaneous	Paragraph 11			MP1		

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 15th November 2019 and an advertisement was published in The Oxford Times newspaper on 28th November 2019. Following an amendment to the description of development, pink site notices were displayed around the application site on 12th February 2020 and an advertisement was published in The Oxford Times newspaper on 12th February 2020.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

- 9.2 The proposals include 12 cycle parking spaces. This complies with policy and provides 1 additional space for the caretaker. The location of the cycle parking at the rear of the property is not ideal however in this instance it is deemed appropriate due to the lack of space at the front of the property. The proposals are advertised as being "car free" and do not offer any off street car parking. As such 46 and 47 St Clement's Street must both be excluded from obtaining residents parking permits in order to protect existing on street parking and ensure the car free nature of the development is maintained. Oxfordshire County Council do not object to the granting of planning permission, subject to a condition excluding the property from eligibility for parking permits prior to occupation.

Thames Valley Police

- 9.4. No objections, providing a condition requiring the attainment of Secured by Design accreditation prior to the commencement of development.

Public representations

- 9.6. One local resident from Jeune Street commented on this application.
- 9.7. In summary, the main point of objection (1 resident) was:

- Effect on character of area.

Officer response

- 9.8. The local resident raised concerns regarding the quality of the development and the impact it would have on the character of the property and surrounding area. In order to ensure a high quality design, conditions have been recommended to control the colour of render and require details of the replacement heritage sash windows and new doors to the front and future external lighting (in line with Secured by Design guidelines) to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- i. Principle of development
- ii. Design & impact on historic environment
- iii. Living conditions
- iv. Impact on neighbouring amenity
- v. Vehicular & cycle parking
- vi. Boundary treatment

i. Principle of development

- 10.2 The proposal would result in the loss of a C4 HMO and a Sui Generis HMO. Whilst a change of use from a Sui Generis HMO to a dwellinghouse occupied by a single household (Use Class C3) would require planning permission, a change of use from a C4 HMO to a dwellinghouse occupied by a single household would not require planning permission. In this respect, the principle of development when considering the change of use is assessed differently in the context of No. 46 (a C4 HMO) and No. 47 (a Sui Generis HMO). Policy HP1 of the Sites and Housing Plan (2013) requires that there should not be a loss of dwellings; No. 46 would be considered a dwelling that is capable of use as a family house and in this regard the proposals would arguably have a deleterious effect on the City's housing stock, contrary to Policy HP1. Officers have taken into consideration the planning history of the properties. In relation to no. 46, a lawful development certificate was granted in 2006 for the use as a House in Multiple Occupation (accommodating 5 residents) and is currently occupied by students. In 1994, planning permission was granted for the change of use of no. 47 from use as a shop with residential above to student accommodation (incorporating 8 study bedrooms). Both properties are currently occupied by students. Most recently, planning permission for this same proposal was granted in 2017 and remains extant until August 2020.
- 10.3. Notwithstanding this extant planning permission, the existing properties, by virtue of their internal layout and poor quality shared amenity space, are not considered suitable for the use as family dwellings. Furthermore, the proposed

development would make more efficient and appropriate use of the site in accordance with Policy CP6 of the Oxford Local Plan.

- 10.4. Policy HP5 states that planning permission will only be granted for student accommodation located adjacent to the main thoroughfares set out at Appendix 3 of the Sites and Housing Plan; of which St Clement's Street is one.
- 10.5. Further to the above, planning permission will only be granted for student accommodation if: a management regime has been agreed with the City Council that will be implemented on first occupation of the development and the developer undertakes to prevent residents from parking their cars anywhere on the site, and anywhere in Oxford. This would be secured by a planning condition. Also a condition would be imposed to restrict occupation; during term time the development shall be used for student accommodation occupied by students on full time courses, outside term time the permitted use may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates.
- 10.6. It is acknowledged that the proposal does not comply with emerging Policy H8 (student accommodation). Policy H8 deals with the locational criteria for new student accommodation and provides a more restrictive set of requirements than the existing adopted Policy HP5 of the Sites and Housing Plan (2013). However, limited weight can be afforded to these policies because although the plan has been through the local plan examination, the final Inspector's report and changes to the plan have not been received. Notwithstanding this policy position, significant weight must be given to the extant permission for the same proposal on the site.
- 10.7. In light of the above, it is considered that the principle of the proposed development is acceptable.

ii. Design & Impact on the Historic Environment

- 10.8. Policy CS18 of the Core Strategy, HP9 of the Sites and Housing Plan and Policies CP1 and CP8 of the adopted Oxford Local Plan and Policy DH1 of the emerging Local Plan require that planning permission will only be granted for development which shows a high standard of design, and which respects the character and appearance of an area and uses materials appropriate to the site and surroundings.
- 10.9. Policy HE7 of the Oxford Local Plan and Policy DH3 of the emerging Local Plan refer to Conservation Areas and states that planning permission will only be granted for development that preserves or enhances the special character and appearance of the Conservation Areas or their setting.
- 10.10. When determining an application affecting a Conservation Area, officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended and Chapter 16 of the NPPF which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.

- 10.11. The proposed single storey extension would extend the width of both properties to the rear. The extension would be stepped, projecting a maximum of 3.7m from the original rear wall, approximately 4.6m shallower than the existing single storey extensions proposed to be demolished. The extension would be 2.7m in height with a flat roof. The extension would accommodate 2no. study rooms. It is considered that the proposed extension would create a cohesive form, improving the existing appearance to the rear of the properties.
- 10.12. A single storey side extension is proposed to the existing outbuilding measuring approximately 4.2m in depth, 3.3m in width and a maximum of 3.6m in height at the lowest ground level. The extension would accommodate an additional study room. A number of other alterations to the outbuilding are proposed including; a new timber staircase to the side of the outbuilding, the roof level is to be lowered by approximately 0.6m and 21no. solar PV roof mounted panels are to be installed. Contemporary alterations and additions are also proposed, including timber cladding and rendering to external walls. It is considered that the modest extension, lowering of the roof line and modernisation of the outbuilding would be acceptable and in fact, enhance the visual appearance of the building.
- 10.13. The alterations to the fenestration to the rear of the properties would create a more cohesive appearance and are sympathetic to the character of the terrace.
- 10.14. It is proposed to install timber sash windows to the front elevation which is considered acceptable and would enhance the appearance of the properties. A 'dummy door' to no. 46 would retain the existing rhythm of the terrace along St Clement's. A condition has been recommended, requesting that details of the proposed sash windows and front doors are submitted and agreed in writing by the Local Planning Authority prior to the commencement of development. Given the need to ensure that the proposed development includes the installation of the windows to the betterment of the streetscene and Conservation Area this will be a requirement recommended by condition.
- 10.15. Overall, the visual impact of the proposed development, due to its design, size and scale, is considered to be acceptable and would not be harmful to the character of the existing properties. The proposals are considered to comply with policies CP1, CP6, CP8, CP10 of the Oxford Local Plan 2001-2016, CS18 of the Core Strategy 2026 and HP9 of the Sites and Housing Plan. The proposals are also considered to be in compliance with Policy DH1 of the Emerging Oxford Local Plan 2036, noting that it carries only limited weight at this time.
- 10.16. The proposals would not materially impact on the streetscene of St Clement's Street, Caroline Street or the wider Conservation Area. There would be some glimpsed views of the extensions from Caroline Street. As a result, the proposals would give rise to a low order of less than substantial harm to the Conservation Area but would give rise to public benefits through the more efficient use of the site and improved fenestration. As required by paragraph 193 of the NPPF, great weight has been given to the conservation of the Conservation Area when carrying out the balancing exercise required by paragraph 196 of the NPPF but the public benefits are considered to outweigh

the low order of less than substantial harm caused by the proposal. The proposal is considered to be acceptable in the context of Paragraph 193-196 of the NPPF.

iii. Living conditions

- 10.17. The proposed layout of the site would be improved through the amalgamation of the units with the existing HMO and student accommodation on the site being brought up to a better standard. This would provide an improved amenity for occupiers. Each study room would comply with nationally prescribed space standards for bedrooms and would provide en-suite washing and WC facilities. The study rooms would also have an acceptable outlook. The common areas would be provided at the ground floor level of the main building and a laundry room is provided at the first floor level.
- 10.18. In terms of outdoor space there is relatively little scope to provide a quality area of outdoor amenity space on the site. Policy HP5 of the Sites and Housing Plan (2013) only makes prescriptive requirements for outdoor space provision on student accommodation sites of more than twenty rooms. It is important to note that the site is in close proximity to excellent public outdoor space at South Park and Angel and Greyhound Meadow.
- 10.19. It is considered that the proposal provides acceptable living conditions and complies with the requirements of Policy HP5 of the Sites and Housing Plan (2013).

iv. Impact on neighbouring amenity

- 10.20. Policy HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes.
- 10.21. Due to the existing built form at the application site and adjoining properties and the brick wall boundary, at 2.8m in height (level with the proposed flat roof extension), it is considered that the proposed extensions would not impact on neighbouring properties in terms of loss of light, overbearing impact or outlook. Notwithstanding this, it is considered that the proposed outbuilding door at first floor level could result in some overlooking; therefore a condition is recommended to require the door to be solid. Officers have carefully considered the impact of having the steps from the ground level to the first floor level of the outbuilding and the opportunity that this would provide in terms of overlooking towards the rear windows of adjacent properties. Despite there being some overlooking that would be created by these glimpsed views when accessing the two student rooms at first floor this would not be sufficiently materially harmful to warrant refusing planning permission. Given the distance between properties, existing overlooking and recommended condition, it is not considered that the proposed alterations and the proposed change of use would be unacceptable in terms of neighbouring amenity.

10.22. The development is considered to be acceptable in terms of its impact on neighbouring amenity, having had regard to the concentration of activity on the site and the requirements of Policy HP14 of the Sites and Housing Plan (2013).

v. Vehicular and cycle parking

10.23. The Sites and Housing Plan stipulates that for student accommodation, only operational and disabled parking would be permitted. The proposed scheme is car free which is accepted by the Council in such a sustainable location. St Clement's Street is currently within a Controlled Parking Zone, a condition has been recommended, excluding the property from eligibility for parking permits prior to occupation.

10.24. Policy HP15 of the Sites and Housing Plan requires at least 3 cycle parking spaces for every 4 study rooms. All residential cycle storage must be secure, undercover, preferably enclosed, and provide level, unobstructed external access to the street. The application proposes 12 covered cycle parking spaces which complies with policy and provides an additional space for the caretaker. Access to the street is provided to Caroline Street at the rear. A condition has been recommended to require the details of the cycle store to be submitted and approved in writing by the Local Planning Authority prior to the commencement of development; this will ensure that a covered, secure storage is provided as required by the Council's Policies.

vi. Boundary treatment

10.25. A relocated pedestrian and cycle access is proposed from Caroline Street to the rear of the properties, replacing an existing access. A condition has been recommended to require the details of the access and boundary treatment to be submitted and approved by the Local Planning Authority prior to the commencement of development.

11. CONCLUSION

11.1. On the basis of the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes it clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. In the context of all proposals, paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development, this means approving development that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 11.3. The proposed amalgamation of the properties complies with Policies HP1 and HP5 of the Sites and Housing Plan as established in 2017 when Officers granted planning permission for the same proposal.
- 11.4. Due to its design, scale and size, it is considered that the visual impact of the proposed extensions and alterations would not materially harm the character of the properties, surrounding area or Conservation Area in line with local policies. Indeed, it is considered that the proposal would in fact enhance the visual appearance of the site and immediate surrounding area.
- 11.5. The proposed indoor and outdoor space are considered acceptable and in compliance with national and local standards. The site is within close proximity to open green spaces, including South Park and Angel and Angel and Greyhound Meadow.
- 11.6. It is considered that the proposal would not impact on the amenity of neighbours, in compliance with Policy HP14 of the Sites and Housing Plan.
- 11.7. The proposed cycle parking is in compliance with Policy HP15 of the Sites and Housing Plan and the car free nature of the development is accepted by the Council. A condition has been recommended to ensure details of the proposed cycle and bin store are acceptable prior to the commencement of development.
- 11.8. It is recommended that the Committee resolve to grant planning permission subject to the conditions below.

12. CONDITIONS

- 12.1. Officers recommend that conditions would be required relating to the following matters but that the wording is delegated to the Head of Planning.
 - 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. Prior to the commencement of development, details of the proposed sash windows and front doors shall be submitted and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Oxford Local Plan 2001-2016.

4. The proposed doors in the two storey rear building shall be solid.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies CP1, CP10 of the Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing Plan 2013.

5. The colour of the render shall be neutral off white or cream, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development in accordance with policies CP1 and CP8 of the Oxford Local Plan 2001-2016.

6. Prior to the commencement of the approved development, details of the design of the covered refuse and recycling store and details of the cycle store as identified on the location shown on the approved site plan (Drawing No. 302) shall be submitted to and approved in writing by the Local Planning Authority. The details provided in relation to the design of the refuse and recycling and cycle stores shall include elevations showing the appearance of the stores as well as the materials to be used in its external construction. The approved stores shall be provided prior to the first occupation of the approved building unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure there is adequate provision of refuse and recycling facilities as required by Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 of the Sites and Housing Plan (2013) and in the interests of the amenities of future occupiers in accordance with the requirements of policies HP7, HP13 and HP15 of the Sites and Housing Plan 2011-2026

7. Prior to the first occupation of the approved development, details of the wording of a tenancy agreement clause that requires occupiers of the approved development not to bring cars to Oxford shall be submitted to and approved in writing by the Local Planning Authority. The approved tenancy clause shall be included within all tenancy agreements and signed by each occupier of the approved development prior to the commencement of their occupation of the approved building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies CP1, TR12 of the Oxford Local Plan 2001-2016 and Policies HP5 and HP16 of the Sites and Housing Plan (2013).

8. During term time the development hereby permitted shall be used for student accommodation occupied by students on full time courses as specified in the submitted application and accompanying details and for no other purpose without the prior written approval of the Local Planning Authority. Outside term

time the permitted use may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates. The buildings shall be used for no other purpose without the prior written approval of the Local Planning Authority.

Reason: To avoid doubt and to allow the Local Planning Authority to give further consideration to other forms of occupation which may result in the loss of student accommodation, in accordance with Policy HP5 of the Sites and Housing Plan (2013).

9. The development hereby permitted shall not be occupied until the Order governing parking at St Clement's Street; has been varied by the Oxfordshire County Council as highway authority to exclude the site, the subject of this permission, from eligibility for resident's parking permits and residents' visitors' parking permits unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies CP1, CP6, CP10 and TR13 of the Adopted Oxford Local Plan 2001-2016.

10. Prior the first occupation of the approved development, details relating to the arrangements for a phased drop off of occupiers at the approved development at the start and end of term shall be submitted to and approved in writing by the Local Planning Authority. The submitted details will include information relating to the different periods of arrival and departure for occupiers of the building in the form of a timetable and corresponding plan indicating the time periods for drop off and collection of occupiers and their possessions from each of the student rooms. The information provided will also include the identified areas within the vicinity of the application site that shall be used as drop off or collection zones and how these spaces will be managed to minimise the impact of inconsiderate parking on nearby residential roads. The approved details and timetable shall be adhered to throughout the year unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies CP1, TR12 of the Oxford Local Plan 2001-2016 and Policies HP5 and HP16 of the Sites and Housing Plan (2013).

11. Details of the day to day management of the student accommodation permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The details as approved shall be brought into operation upon first occupation of the development and remain in place at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To avoid doubt and in order to ensure the development is appropriately managed so as to protect the amenities of neighbouring occupiers, in accordance with policy CS25 of the Oxford Core Strategy 2026.

12. Prior to the commencement of the approved development, details of any external or outdoor lighting to be installed on the application site shall be submitted to and approved in writing by the Local Planning Authority. The details of the lighting to be provided will include information about the specific location of any lighting, its output and type. Only the approved lighting shall be installed and no additional external or outdoor lighting shall be installed unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure adequate provision of lighting in order to reduce the risk of crime and to prevent the installation of unsuitable outdoor lighting that would have an adverse impact on the amenity of the area as required by Policy CP1 and CP20 of the Oxford Local Plan 2001-2016 and Policy CS19 of the Oxford Core Strategy (2011).

13. Prior to the commencement of development, details of the new access and boundary treatment to the rear of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Oxford Local Plan 2001-2016.

14. All impermeable areas of the proposed development, including roofs, driveways, and patio areas shall be drained using Sustainable Drainage measures (SuDS). This may include the use of porous pavements and infiltration, or attenuation storage to decrease the run off rates and volumes to public surface water sewers and thus reduce flooding. Soakage tests should be carried out in accordance with BRE Digest 365 or similar approved method to prove the feasibility/effectiveness of soakaways or filter trenches. Where infiltration is not feasible, surface water shall be attenuated on site and discharged at a controlled discharge rate no greater than prior to development using appropriate SuDS techniques and in consultation with the sewerage undertaker where required. If the use of SuDS are not reasonably practical, the design of the surface water drainage system shall be carried out in accordance with Approved Document H of the Building Regulations. The drainage system shall be designed and maintained to remain functional, safe, and accessible for the lifetime of the development. Oxford City Council SuDS Design Guide can be found at www.oxford.gov.uk/floodriskforplanning

Reason: To avoid increasing surface water run-off and volumes to prevent an increase in flood risk in accordance with Policy CS11 of the Oxford Core Strategy 2011-2026

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