

East Area Planning Committee

Tuesday 3rd April 2012

Application Number: 12/00259/CT3

Decision Due by: 3rd April 2012

Proposal: External alterations consisting of renewal of roof coverings, replacement windows and doors, and new entrance canopy.

Site Address: Risinghurst Community Centre Kiln Lane Oxford
Oxfordshire

Ward: Quarry And Risinghurst Ward

Agent: Corporate Assets

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The external alterations are considered to have an acceptable visual relationship with the dwellings and their surroundings in accordance with policies CS18 of the Oxford Core Strategy 2026 and CP1 and CP8 of the Oxford Local Plan 2001-2016 and do not impact on the immediate neighbours in a detrimental way.
- 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.

For the following reasons:

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials to match existing

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP10 - Siting Development to Meet Functional Needs

CP8 - Design Development to Relate to its Context

Core Strategy

CS18 - Urban design, town character, historic environment

Other Material Considerations:

PPS1 Delivering Sustainable Development

Relevant Site History:

56/00666/M_H - Retention of community centre.. TEM 4th September 1956.

57/00162/M_H - Extension to existing community centre.. PER 12th March 1957.

59/00054/M_H - New hall in prefabricated timber construction for community centre activity. PER 4th February 1959.

59/00934/M_H - Retention of hut and continued use as Community Centre. PER 7th October 1959.

65/00162/M_H - Covered Way.. PER 24th March 1965.

92/00465/GF - Single storey extension. DMD 9th July 1992.

Representations Received:

None received.

Statutory and Internal Consultees:

Risinghurst & Sandhills Parish Council – No objections. The Parish Council is highly supportive of the proposal.

Issues:

Visual impact and design

Impact on adjacent occupiers

Officers Assessment:

Site description

1. The application site is Risinghurst Community Centre situated in Kiln Lane shown as **Appendix 1**. The Community Centre is used for community support

and learning groups and comprises two single storey buildings linked via an entrance foyer and toilet facility.

The proposal

2. The proposal is for the renewal of roof coverings to the East cabin post war concrete building, renewal of windows, entrance doors and the installation of an entrance canopy.

Visual impact and design

3. Policies CP1 and CP8 of the Oxford Local Plan 2001-2011 state that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.

Roof

4. Roof works are proposed to the post-war East cabin as the asbestos sheets are beyond repair. No roof works are proposed to the timber West cabin or roof of the WC/ foyer. The proposed replacement roof would relate well to the existing building and have an acceptable appearance.

Windows

5. Most windows have been historically replaced with double glazed UPVC casement sections, however, a few windows are still to be replaced. The replacement windows would reflect the existing UPVC windows and are considered to be acceptable.

Entrance

6. The community centre is currently accessed by two pairs of timber ply flush doors. The proposal includes the renewal of complete door set to provide a more durable, secure, thermal performing, accessible and aesthetically pleasing entrance to the community centre. A new door and window set will be formed of aluminium sections with fixed double glazing to the upper sections. A coated steel canopy is proposed to be located above the new entrance. The vaulted roof of the canopy will be formed of UV protected solid polycarbonate glazing with two part fixing bars. The canopy would have an acceptable relationship with the existing building.

7. The above works form part of a general refurbishment of the community centre.

8. It is considered that all of the above alterations would improve the appearance of the building and would facilitate access to it in accordance with policies CP1 and CP8 of the Oxford Local Plan 2001 – 2011 and policy CS18 of the Oxford Core Strategy 2026.

Impact on adjacent occupiers

9. Given the separation distance of the application property from the neighbouring residential dwellings and the small scale of the proposed works, the proposal would not be detrimental to the amenity of the nearest neighbouring properties.

Conclusion:

The proposal is considered to have an acceptable visual relationship with the building and its surroundings in accordance with policies CS18 of the Oxford Core Strategy 2026 and CP1 and CP8 of the Oxford Local Plan 2001 – 2016 and does not impact on the immediate neighbours in a detrimental way. The proposal is therefore recommended for approval.

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: 12/00259/CT3

Contact Officer: Marta Bou Fernandez

Extension: 2477

Date: 14th March 2012