Recommendation:

APPLICATION BE APPROVED

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.

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

1. Commencement of works LB/CAC consent

Main Local Plan Policies:

Oxford Local Plan 2001-2016

HE7 - Conservation Areas

Other Material Considerations:
This application is in or affecting the North Oxford Victorian Suburb Conservation Area.

Relevant Site History:

08/01002/FUL

Demolition of existing brick garage and outbuilding. Erection of detached dwelling with separate garage. Landscaping including new garden walls and gates.
Withdrawn

Representations Received:
None

Statutory and Internal Consultees:
Oxford Preservation Trust, Transport Strategy And Development Control, Oxford Architectural And Historic Society Victorian Group, Kevin Caldicott
None

Issues:

- Impact on the North Oxford Victorian Suburb Conservation Area

Officers Assessment:

Site Location and Description

1. The site lies on the north side of Charlbury Road within the North Oxford Victorian Suburb Conservation Area. The area was developed by St. John’s College in the early 1900’s and generally comprises detached properties set in spacious grounds.

2. The application site comprises a large three storey dwelling with two basements. The existing garage and outbuilding to be demolished are sited to the north side and rear of the existing dwelling.

The Proposal

3. The application seeks Conservation Area Consent for the demolition of the existing garage and outbuilding. These two buildings have been erected using brick, render and plain clay tiles and have wooden doors. They are in a poor state of repair.

Impact on the North Oxford Victorian Suburb Conservation Area

4. The garage and outbuilding are low structures and are barely visible from the public realm as they are sited behind a 1.8 metre high close boarded fence and gate. They make no contribution to the character and appearance of the Conservation Area and their removal would enable the erection of a new double garage and parking area.
Conclusion:

5. The application is recommended for approval. Officers consider that the proposed works of demolition would not detract from the character and appearance of this part of the North Oxford Victorian Suburb Conservation Area.

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 conservation area consent, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

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Extension: 2445
Date: 18th September 2008