

Agenda

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East Area Planning Committee

Date: **Tuesday 8 January 2013**

Time: **6.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:

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If you would like help to understand this document please call Lois Stock, Democratic Services Officer on or email lstock@oxford.gov.uk in advance of the meeting.

East Area Planning Committee

Membership

Chair	Councillor Roy Darke	Headington Hill and Northway;
Vice-Chair	Councillor David Rundle	Headington;
	Councillor Mohammed Altaf-Khan	Headington Hill and Northway;
	Councillor Mary Clarkson	Marston;
	Councillor Van Coulter	Barton and Sandhills;
	Councillor Steven Curran	Northfield Brook;
	Councillor Sam Hollick	Holywell;
	Councillor Ben Lloyd-Shogbesan	Lye Valley;
	Councillor Dee Sinclair	Quarry and Risinghurst;

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AGENDA

Pages

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

2 DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary interests they may have in any of the following agenda items. Guidance on this is set out at the end of these agenda pages.

3 UNIVERSITY OF OXFORD, OLD ROAD CAMPUS: 12/02072/OUT

1 - 30

The Head of City Development has submitted a report which details a planning application to demolish the existing buildings on application site. Outline planning application (fixing details of access) for the erection of 48,000sqm of class D1 research floorspace and ancillary facilities on 2 to 5 storeys over 5 building plots as an extension to University of Oxford Old Road Campus. Provision of 459 car parking spaces, cycle parking, hard and soft landscaping and boundary treatment

Officer recommendation: The Committee is recommended to support the proposals in principle but defer the planning application in order to draw up an accompanying legal agreement and to delegate to officers the issuing of the Notice of Planning Permission on its completion.

4 18 SANDFIELD ROAD: 12/02653/FUL

31 - 44

The Head of City Development has submitted a report which details a planning application to demolish the existing dwelling house. Erection of 2 x semi-detached dwelling houses (Class C3), provision of car parking and landscaping. (Additional Information)

Officer recommendation: That the Committee APPROVE the planning application subject to the conditions listed in the report.

5 59 LITTLEMORE ROAD: 12/02698/FUL

45 - 54

The Head of City Development has submitted a report which details a planning application to erect a single storey side and rear extension. Subdivision of dwelling house to form 3 self-contained flats (Class C3).

Officer recommendation: That the Committee REFUSE the planning application because of the reasons listed in the report.

6	19 CAVENDISH DRIVE: 12/02738/FUL	55 - 62
	<p>The Head of City Development has submitted a report which details a planning application to erect a two storey side extension. (Amended Plans)</p> <p><u>Officer recommendation:</u> That the Committee APPROVE the planning application subject to the conditions listed in the report.</p>	
7	19 RYMERS LANE: 12/02782/FUL	63 - 66
	<p>The Head of City Development has submitted a report which details a planning application to erect a part single storey, part two storey, rear extension. (Amended description)</p> <p><u>Officer recommendation:</u> That the Committee APPROVE the planning application subject to the conditions listed in the report.</p>	
8	139 ROSE HILL: 12/02969/VAR	67 - 74
	<p>The Head of City Development has submitted a report which details a planning application to vary conditions 3 [tree protection], 4 [landscaping], 6 [means of enclosure], 11 [means of access], 12 [bin and cycle stores] and 13 [vision splays] of planning permission 07/01984/FUL to allow post-commencement discharge of conditions. (Amended description) (Amended plans)</p> <p><u>Officer recommendation:</u> That the Committee APPROVE the planning application subject to the conditions listed in the report.</p>	
9	PLANNING APPEALS FOR NOVEMBER 2012	75 - 78
	<p>To receive information on planning appeals received and determined during November 2012.</p> <p>The Committee is asked to NOTE this information.</p>	
10	MINUTES	79 - 82
	<p>The minutes from the meeting held on 4 December 2012.</p> <p>The Committee NOTES the minutes of 4 December 2012 as a true and accurate record.</p>	

11 FORTHCOMING APPLICATIONS

The Committee NOTES the following forthcoming applications:

12/01106/FUL – Cotuit Hall, Pullens Lane - Erection of 3 new buildings on 3 floors plus basement to provide teaching, residential and ancillary accommodation, together with underground common room to frontage. Refurbishment of existing Marcus and Brewer buildings, including alteration to existing elevations. Provision of new pedestrian footpath from Pullens Lane.

12/01107/CAC – Cotuit Hall, Pullens Lane - Demolition of existing upper and middle blocks of accommodation.

12/03123/EXT - Ruskin Hall, Dunstan Road - Application to extend the time limit for implementation of planning permission 09/00636/FUL (Erection of student accommodation on 2 and 3 storeys. Cycle parking. Associated hard and soft landscaping).

12/03124/EXT - Ruskin Hall, Dunstan Road - Application to extend the time limit for implementation of planning permission 09/00634/FUL (Erection of 4 storey building to provide student accommodation. Cycle parking. Associated hard and soft landscaping).

12/02622/CT3 & 12/02623/CT3 – Parks Depot, Bury Knowle Park - Erection of 5 x 3-bed, 3 x 2-bed and 2 x 1-bed flats (use class C3) arranged around central courtyard together with cycle and bin store and Conservation Area Consent for demolition of brick shed and former mess building.

12/02848/OUT - Land North Of Littlemore Healthcare Trust, Sandford Road - Outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space.

12/02935/FUL – Former Lord Nuffield Club - Change of use from use from a Leisure Centre (use class D2) to a Community Free School (use class D1), works to the external appearance of the existing building, boundary treatments, provision of play areas, access and parking along with associated landscaping.

12/02967/FUL - Parking Area And Part Sports Field, William Morris Close - Construction of two all weather playing pitches, plus a new residential development consisting of 6 x 1 bed flats, 15 x 2 bed flats, 6 x 3 bed flats, 13 x 3 bed houses and 3 x 4 bed houses, together with access road, parking, landscaping etc accessed off Barracks Lane.

12/03053/OUT - Garages to the rear of 1 3 5 7 And 9 Coppock Close - Demolition of eleven garages. Erection of 2 x single storey, one bedroom detached dwellings with provision of private amenity space, 2 parking spaces and cycle and bin storage. **(Currently invalid)**

12/03127/FUL - 6 and 8 Mortimer Road - Erection of 2 storey dwelling (class C3). Provision of private amenity space, car parking, refuse and cycle stores.

12 DATES OF FUTURE MEETINGS

The Committee NOTES the following future meeting dates:

Tuesday 5th February 2013 (and Tuesday 12th February if necessary)

Tuesday 5th March 2013 (and Thursday 7th March if necessary)

Tuesday 16th April 2013 (and Tuesday 23rd April if necessary)

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners..

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful
2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;

(Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

 - (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and
 - (e) voting members will debate and determine the application.
4. Members of the public wishing to speak must send an e-mail to planningcommittee@oxford.gov.uk before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application (or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)
5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,
6. Members should not:-
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

East Area Planning Committee

8th January 2013

Application Number: 12/02072/OUT

Decision Due by: 6th December 2012

Proposal: Demolition of existing buildings on application site. Outline planning application (fixing details of access) for the erection of 48,000sqm of class D1 research floorspace and ancillary facilities on 2 to 5 storeys over 5 building plots as an extension to University of Oxford Old Road Campus. Provision of 459 car parking spaces, cycle parking, hard and soft landscaping and boundary treatment

Site Address: University of Oxford Old Road Campus, **Appendix 1.**

Ward: Churchill Ward

Agent: Turnberry Consulting

Applicant: University of Oxford

Recommendation: Committee is recommended to support the proposals in principle but defer the planning application in order to draw up an accompanying legal agreement and to delegate to officers the issuing of the Notice of Planning Permission on its completion.

Reasons for Approval

- 1 The proposed development would represent an efficient use of land allocated for medical research in the emerging Sites and Housing Plan. The buildings would be limited in their height, scale and massing to form an appropriate extension to the University's existing medical research campus. The relationship with residential properties in the locality would be acceptable as would the relationship to Old Road and the Churchill Hospital site. Appropriate landscaping would be secured to mitigate against any loss of tree coverage with ecology, hydrology and groundwater conditions protected.
- 2 For the detailed reasons set out in this report it is concluded that the public comments received in relation to the development do not amount individually or collectively to a reason for refusal of planning permission, and that the relevant bodies have been consulted and the issues raised properly addressed.
- 3 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.

Conditions

- 1 Time limits for commencement
- 2 Reserved matters
- 3 Development in accordance with parameters plan
- 4 Restrict building heights
- 5 Materials
- 6 Landscape and public realm
- 7 Arboricultural method statement.
- 8 Landscape and public realm
- 9 Landscape management
- 10 Boundary treatments
- 11 Car parking strategy - maximum numbers
- 12 Pedestrian and cycle access points
- 13 Cycle parking
- 14 Travel plan
- 15 Construction travel plan
- 16 Construction Environmental Management plan
- 17 Sustainability strategy / natural resource impact analysis.
- 18 Foul and surface water drainage
- 19 Sustainable drainage
- 20 Flood risk assessment
- 21 Ground contamination
- 22 Vibration and piling
- 23 Petrol / oil interceptors
- 24 Noise attenuation
- 25 Internal and external lighting
- 26 Cooking smells
- 27 Repeat ecological surveys
- 28 Removal of vegetation outside bird breeding season
- 29 Habitat creation
- 30 Photographic record of Boundary Brook House.
- 31 Archaeological watching brief
- 32 Public art strategy and provision

Legal Agreement:

Financial contribution towards transport infrastructure improvements of £1,169,231 calculated on the following basis:

- Controlled parking zones: £250,000.
- Additional capacity at Park and Ride: £505,000.
- Bus service improvements: £128,000.
- Cycling and walking facilities: £286,231.

Principal Planning Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP9 - Creating Successful New Places
- CP10 - Siting Development to Meet Functional Needs
- CP11 - Landscape Design
- CP13 - Accessibility
- CP14 - Public Art
- CP17 - Recycled Materials
- CP18 - Natural Resource Impact Analysis
- CP21 - Noise
- CP22 - Contaminated Land
- CP23 - Air Quality Management Areas
- TR1 - Transport Assessment
- TR2 - Travel Plans
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- TR5 - Pedestrian & Cycle Routes
- TR7 - Bus Services & Bus Priority
- TR9 - Park & Ride
- TR12 - Private Non-Residential Parking
- TR13 - Controlled Parking Zones
- TR14 - Servicing Arrangements
- NE6 - Oxford's Watercourses
- NE11 - Land Drainage & River Engineering Works
- NE12 - Groundwater Flow
- NE13 - Water Quality
- NE14 - Water and Sewerage Infrastructure
- NE15 - Loss of Trees and Hedgerows
- NE16 - Protected Trees
- NE20 - Wildlife Corridors
- NE21 - Species Protection
- NE22 - Independent Assessment
- NE23 - Habitat Creation in New Developments
- HE2 - Archaeology
- HE6 - Buildings of Local Interest
- EC1 - Sustainable Employment
- DS36 - Institute of Health Sciences, Old Rd - Medical Research
- DS64 - Park Hospital Site - Oxford Brookes University Use

Core Strategy

- CS2 - Previously developed and greenfield land
- CS9 - Energy and natural resources
- CS10 - Waste and recycling
- CS11 - Flooding
- CS12 - Biodiversity
- CS13 - Supporting access to new development

CS14 - Supporting city-wide movement
CS17 - Infrastructure and developer contributions
CS18 - Urban design, town character, historic environment
CS19 - Community safety
CS29 - The Universities
CS30 - Hospitals and medical research

Sites and Housing Plan - Submission

SP39 - Old Road Campus

Other Planning Documents.

- National Planning Policy Framework (NPPF).
- Environmental Impact Assessment (EIA) Regulations 2011.
- Supplementary Planning Documents (SPDs): Planning Obligations, Natural Resource Impact Analysis; Parking Standards, Transport Assessment and Travel Plans.

Public Consultation

Statutory Consultees Etc:

Natural England: No objection; attenuation tanks must be large enough to act as failsafe mitigation; would wish to see details of sustainable drainage system (SUDS) which should focus on infiltration as much as possible to further mitigate impacts on Boundary Brook and Southern fen; hard surfaces should be porous including porous tarmac and limestone chippings etc to maintain high pH of percolating water; evidence of bat roosts on site but proposed mitigation (under a Natural England bat license) would maintain identified population; removal of vegetation should be outside bird nesting season; local authority should consider impacts on local sites of biodiversity and geodiversity interest and local landscape character; opportunity to incorporate biodiversity features beneficial to wildlife.

Environment Agency: No objection subject to conditions relating to surface water drainage scheme, compensatory habitat creation and ground contamination works.

Thames Water: Suggest condition requiring details of foul and surface water drainage strategy; piling method statement required if impact piling is contemplated; suggests various informatives attached to planning permission.

County Highways (i), Drainage: Drainage proposals in Flood Risk Assessment (FRA) appear acceptable but further details requested of design and construction of drainage system.

County Highways (ii): Support proposals subject to financial contribution to mitigation measures of £1,169,231. (See text to report).

Environmental Development: Recommend ground contamination condition; site not at risk of river, surface or groundwater flooding; proposals seek to reduce run off even allowing for climate change which is supported; noise assessment to be carried out; construction environmental management plan required; predicted traffic levels low and no significant impact on local traffic congestion or air pollution expected; medium risk of dust emissions from demolitions, and risk during construction.

Third Parties:

Highfield Residents Association: Increased traffic levels; doubt usage of Park and Ride would increase; if staff numbers increase then cars attempting to park will increase; zero based approach to parking should be adopted; buildings on same building line as NDM building should be 2 storeys only closest to Old Road, Mileway Gardens and Churchill Drive; internal movement routes logical; support entrances from Old Road but may conflict with bus stops; support closure of unofficial footpath from Old Road; potential for cycle routes have not been fully explored; Old Road cycle route within site should be explored; object to any works which impact on Boundary brook; welcome protection of wildlife corridors; support footpath realignment; concern that development should not exacerbate flooding issues or degradation of SSSI; review of local infrastructure, traffic, travel and impact on residential neighbours required.

Individual Comments:

Eight individual comments were received. The main points raised were:

- Park and ride services inadequate.
- Traffic conditions already unsatisfactory and would become worse.
- Strategic examination of traffic required.
- Welcome increased use of public transport.
- Serious attempt at proper cycle route to Oxford required.
- Support development of Park hospital site but building in north - east corner of site opposed on amenity grounds, height of buildings, noise, encroachment into high sensitivity zone.
- Parking likely to spill over into surrounding streets.
- Additional strain on utilities.
- Boundary Brook House is a local building of interest.
- Development could provide sporting facilities for the community.
- University should become involved in maintenance of Warneford Meadow.
- New buildings may appear bulky when viewed from Old road.
- Thames Water comments need to be addressed.
- Safer cycling conditions in Old Road need to be provided.
- Cycle track south of Old Road required.
- Such a large development incompatible with residential area.
- Buildings too bulky.
- Site too densely developed.
- Scale and mass of NDM building should not set precedent.
- Loss of residential amenity from construction, noise, light, traffic movements etc.
- Tree planting will not provide sufficient screening.
- Enforce 20 MPH speed limit.
- Taxi drop off a potential danger to cyclists.
- Impact adverse on water environment and Lye valley Site of Special Scientific Interest (SSSI).
- Disruption during construction.
- Light pollution.
- Proposals for park Hospital site should be reduced.
- Case can be made for research facilities.

- Parking levels should not be increased.
- Travel conditions may affect ability to recruit staff.
- More comprehensive plan including housing should be drawn up.
- Additional tree coverage welcomed, but losses over the years.
- Insufficient consultation.
- Potential for flooding.
- Boundary Brook corridor being damaged.
- Run off discharging to brook needs to be reduced.
- Infiltration of surface water to be preferred to attenuation.
- Porous asphalt, green roofs etc should be included.
- Danger of pollutants from car park.
- North - east building could damage wildlife corridor.
- Trees need to be retained for wildlife potential.

In addition, prior to the submission of the planning application the applicant undertook its own consultation exercises. In December 2011 a presentation was made to the Highfield Residents Association, followed by a further one in January 2012 to the Divinity Road Area Residents Association and Hilltop Residents Association. All three groups were then presented with the emerging proposals the following March. Two workshop sessions with local residents were also held in May 2012. Following these discussions a leaflet drop to over 2000 local residents was undertaken plus press advertisements ahead of two public exhibitions held in May and July 2012 at the Institute of Cancer Medicine at the Old Road Campus. The first was attended by 85 staff, 53 residents and 1 councillor, and the second by 100+ staff, 65 residents and 2 councillors.

The main concerns raised related to the current difficult road conditions in the locality, the poor bus services serving the Old Road site, and the use being made of an informal footpath from Old Road through the landscaped area there. In terms of the proposal itself the principle issues raised related to issues of possible increased traffic congestion; the desire for an improved cycle network in the area and better cycle parking facilities on site; the need to protect wildlife corridors; and what was perceived as the overlarge building mass proposed along the Old Road frontage. The possible use of on - site staff facilities by the local community was also raised.

Officers Assessment:

Background to Proposals.

1. The planning application relates to a site encompassing the existing site of Boundary Brook House (formerly the Park Hospital) and part of the University's Old Road Campus. If the application is permitted the two sites would be combined to form an enlarged campus extending to approximately 6.4 ha. (16 acres). **Appendix 1** refers. The extended campus would be roughly rectangular in shape, bounded by Old Road to the north, Mileway Gardens within the "Little Oxford" development to the west, Roosevelt Drive and the Churchill Hospital to the south and Churchill Drive to the east.

2. The current University campus forms part of its Medical Sciences Division, a centre for biomedical research consisting of 15 separate departments. The campus currently consists of the following buildings, indicated in **Appendix 2**:
 - Richard Doll Building - statistical research into causes and treatment of chronic diseases such as cancer, heart attack and stroke.
 - Old Road Research Building - cancer research.
 - Wellcome Trust for Human Genetics - research into diseases such as hypertension, diabetes, heart disease, infectious diseases, psychiatric disorders and multiple sclerosis.
 - Henry Wellcome Building for Particle Imaging - macromolecular molecules such as human and animal viruses.
 - Henry Wellcome building for Molecular Physiology - kidney medicine, proteomics and computational structural biology.
 - Rosemary Rue building - preventative disease, health promotion etc.
 - Triangle Building - delivery of postgraduate medical and dental education.

3. To these two further buildings are currently under construction, due for completion late in 2013:
 - Kennedy Institute of Rheumatology - medical approaches to rheumatology.
 - Nuffield Department of Medicine - biological science and medical applications.

4. Vehicular access is taken to the existing campus from a single point off Roosevelt Drive with the bulk of the 251 car parking spaces on site located to the north - east corner. Whilst the Kennedy and NDM are under construction temporary parking facilities have been created to the southern part of the hospital gardens. Pedestrian access is taken to the campus from two further points on Roosevelt Drive, to the west of the Doll Building and between the Doll and Campus Research Building. From Old Road pedestrian access is taken east of the triangle Building and from a point approximately opposite the junction with Bickerton Road. A third informal pedestrian route from Old Road accesses the main car park at the north - east corner of the campus approximately opposite the junction with Highfield Road. In addition public rights of way exist either side of the Boundary Brook along the western side of the site, plus a further right of way which passes through the current car park and landscaped area along the northern side. The proposals seek to rationalise this latter route which is unrelated to the primary movements of pedestrians on site.

5. The Boundary Brook House site is set in spacious grounds in a parkland setting with a series of undistinguished single storey and temporary buildings within its grounds, with the original 3 storey building located at the junction of Old Road and Churchill Drive. Built in 1885 as Highfield House, possibly by the architect George Gardiner, the house has been much altered internally and externally over the years to facilitate its use as a hospital since the 1930s. This has included recent timber clad extensions on its eastern elevation. Whilst the house has a pleasant elevation towards the grounds of the hospital, it is not an especially significant building, though if permission is granted a condition requiring a full photographic record would be imposed.

The high stone wall to the north of Boundary Brook House along the Old Road frontage is intended for retention.

6. Following its establishment as a hospital for Functional Nervous Disorders in 1939 the Park became a psychiatric hospital in 1958 for children suffering from a range of psychiatric and development problems, becoming a national centre for the assessment and in patient treatment of children with complex epilepsy and emotional and behavioural difficulties. In recent years the renamed Boundary Brook House has housed administrative and clinical services of the Child and Adolescent Mental Health Service.
7. The hospital site has vehicular access from three points, two from Churchill Drive and one from Old Road, providing 60 car parking spaces in total. A breach in the high stone wall near the Churchill Drive junction provides a pedestrian access to the hospital.
8. These proposals are made in outline only with the intention of establishing the principle of development on the combined site for medical research purposes, providing a basis for future reserved matters applications to come forward over a period of years. Medical science research remains one of the strengths of the local “knowledge economy” and in total some 45,000 sq m of additional floorspace is envisaged within 5 new buildings, four of them research buildings and the fifth containing multi level car parking, servicing and support facilities. Boundary Brook House would remain on site however for a period of perhaps 10 years, on a “lease back “arrangement from the University until such time as alternative accommodation were available for its activities. Car parking would increase on the combined site by 148 spaces to a total of 459, whilst staff levels would increase by 1102 from current levels or by 952 following completion and occupation of the Kennedy and NDM Buildings. Due to modern ways of working and working arrangements with other arms of the university and other institutions, it is anticipated that on full completion there would be a maximum of 90% of the total employment level on site at any one time, or 2565.
9. An Environmental Statement (ES) accompanies the planning application.
10. Officers consider the principal determining issues to be:
 - planning policy;
 - site layout and built forms;
 - access;
 - landscaping;
 - water environment and biodiversity;
 - sustainability; and
 - archaeology.

Planning Policy.

11. In addition to the range of general policies listed above the combined Old Road site is specifically allocated for development the Oxford Local Plan adopted in 2005 under site specific policies DS.36 and DS.64. The former

relates to the University's existing Old Road Campus which identifies the site as suitable for additional medical research development, whilst the latter allocated the Boundary Brook House site for a range of uses including health care facilities, teaching, research and purpose built student accommodation. Since the adoption of the Local Plan the Oxford Core Strategy was adopted in 2011 and seeks to support the education, medicine and research sectors in the Headington area, in particular at policy CS.30:

"Hospital - related development will continue to be focused on existing sites in Headington and Marston.

Planning permission will be granted for healthcare facilities and medical research associated with the universities and hospital sites in Headington and Marston. Further sites if required, will be considered in the Site Allocations DPD.

Development will be expected to minimise additional traffic through travel planning, and improve accessibility to the Headington and Marston sites by walking, cycling and public transport."

12. This commitment was carried through to the Sites and Housing Plan which at the time of writing is nearing adoption following public examination earlier this year. The relevant allocations at the earlier stages of preparation of the Plan relating to the existing Old Road Campus were SP39 relating to the existing campus, and SP 46 relating to Boundary Brook House. However following examination and in the context of the University purchasing the Boundary Brook House site these have now been combined into a reworded policy SP.39:

"Planning permission will be granted for medical teaching and research at Old Road Campus. Planning permission will not be granted for any other uses.

The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle access should be created across the whole site.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water.

Development proposals must incorporate sustainable drainage with an acceptable management plan."

13. As a consequence the current proposals fall squarely in line with the Sites and Housing Plan's allocation for the site.
14. On one other matter, recent permissions for the University have been subject to a condition required by Core Strategy policy CS25 that teaching accommodation should not be occupied until the University has achieved a target of 3,000 or less of its students living outside University provided accommodation. The policy relates to new teaching / academic floorspace however whereas the current proposal is research orientated. In any event

the University is already at or about the 3,000 target.

Site Layout and Built Forms.

15. The existing Old Road Campus has grown in an incremental fashion in recent times with the Richard Doll Building and Old Road Campus Research Building (Cancer Research) being the most recent major additions, plus the NDM and Kennedy Buildings now under construction. The intention of these current proposals is to extend the medical research campus over a period of years to incorporate the Boundary Brook House site and to rationalise the way in which the enlarged site would function. Although submitted in outline only, the intention of the planning application is to create 5 new buildings at the locations indicated in **Appendix 3**.
16. Four of the buildings would be for further medical research, and the fifth a facilities building containing decked car parking at upper levels, (relocating parking from elsewhere on site), together with central servicing for all the buildings plus staff gymnasium at basement level, and café, crèche and small shop at ground floor level. The intention would be that this building would be constructed at an early stage, allowing the existing car park site to the north - west corner to then be available for development. With car parking and servicing for the site centralised, and located at the entrance to the enlarged site from Roosevelt Drive then this would allow the site to be essentially free of vehicles, other than for disabled parking and maintenance vehicles.
17. The existing access from Roosevelt Drive would form the central spine to the enlarged site and its only vehicular access point, but with a number of pedestrian and cycle access points as now from Roosevelt Drive and from Old Road. There would also be a taxi drop off space facility at Old Road. These arrangements would not only allow the campus to achieve more of a parkland setting but would also allow a central space to the rear of the Wellcome Trust Centre, Doll Building, Old Road Campus Building and Kennedy Institute to become a centralised servicing area for these buildings. In sum a more logical and legible layout for the site would be achieved for the site which would be essentially car free. Related matters on access arrangements and landscaping are considered in more detail later in this report.
18. The four new research buildings are proposed to be of a similar size and scale to those currently existing on site. This would generally be on 3 floors plus basement and with plant enclosures at roof level. The distance between floors would generally be 4.5m for these buildings, rather more than for domestic buildings due to the nature of their use. For the facilities building the ground floor would have a height of 5.0m to allow entry for service vehicles, but upper floors would be 2.9m where such headroom would not be required.
19. The recently approved Kennedy Institute Building now well advanced in its construction is a 3 storey structure plus basement and plant room at roof level. It measures approximately 14.8m to 16.8m to main parapet level and approximately 18.6m to 20.8m to the top of the plant room, front to rear. The

variation in height reflects the fall in ground level from east to west across the site. The NDM building is also of three storeys plus basement and plant room and of a similar height. It rises to approximately 14.8m to 16.0m to parapet and 18.2m to 20.0m to plant room, again taking account of the fall in ground level east to west. Other existing buildings are of similar height to parapet level:

- Old Road campus Building - 17.2m (20.5m to top of plant).
- Richard Doll Building - 15.4m
- Wellcome Trust for Human Genetics - 15.1m
- Henry welcome Building for particle imaging -13.0m
- Henry Welcome Building for Molecular Physiology - 13.0m.
- Rosemary Rue Building - 11.9m.
- Boundary Brook House - 15.3m (to ridge).

20. By comparison the new buildings proposed would rise to the following heights to parapet and plant room level:

- Building B1 Laboratory - 9.0m (14.0m).
- Building B2 Laboratory - 14.5m (19.5).
- Building B3 Laboratory - 13.5m (18.5m)
- Building B4 Facilities Building - 17.7m.
- Building B5 Laboratory - 13.5m (18.5m).

21. Of these, Buildings B2, B3 and B5 would be 3 storey plus basement and plant room with Building B1 to the north - east corner of the site (on the current car park) a two storey building only plus plant room, reflecting its more sensitive position close to residential properties in Old Road and Mileway Gardens. In all cases, in the event of planning permission being granted a condition would be imposed limiting building heights to the above maxima in each case, and requiring any roof level plant enclosures to be set back a minimum of 2m from the parapet edge to each building. Moreover accompanying the planning application is a "parameters plan" which indicates the general disposition of buildings and also identifies a zone of approximately 50m from the nearest houses within which built development would not be permitted. This is consistent with the principles adopted for the Kennedy and NDM buildings, the latter being approximately 34m from the northern boundary of the site, including a band of tree and hedge screening approximately 15m wide.

22. The exception to the 50m no build zone would be Building B3 to the eastern side of the site which would be located close to the junction of Old Road and Churchill Drive and set behind the retained high stone wall there. This building would be no closer that the existing Boundary Brook House however and approximately 25m from the nearest house to the north side of Old Road. Again the general location of buildings would be restricted to those indicated in the parameters plan.

23. In sum, with these controls in place to inform and structure detailed designs for individual buildings at the reserved matters stage, and their relationships to one another, it is considered that the foundations can be laid for an expanded campus which would respond positively to its context whilst also improving existing conditions on site overall.

Access.

24. Car Parking. Currently there are some 251 car parking spaces on the Old Road Campus primarily located to the north - west of the site, plus a further 60 at Boundary Brook House, totally 311 on the combined site. This is intended to increase to 459 on completion of the development, 450 within the new facilities building (including disabled spaces), plus 9 other spaces at surface level around the site, 6 for disabled use, and 3 for servicing requirements. Currently parking is heavily restrained with the University operating a strict permit system as part of its Travel Plan. The 251 spaces serving the current staffing levels of 1583 are therefore provided at a ratio of 1 space per 6.3 staff. This ratio is intended to be maintained on completion of the development with 459 spaces then serving 2850 staff. The standard of 1 space per 6.3 staff compares with a standard suggested in the adopted Local Plan of 1 per 2 staff for research and development premises or for offices. As the development of the site would take place over a number of years a parking strategy is required which ensures that in the intervening years and on completion that parking is never provided in excess of the 1 space per 6.3 staff standard at any time.
25. When supported by the mitigation measures set out below to address uncontrolled parking in the locality and to support the provision of alternative means of access to the site, then this level of parking is appropriate and supportable given also environmental considerations and the existing capacity of the highway network in the Headington area.
26. Transport Assessment. A detailed Transport Assessment accompanies the planning application. This includes travel survey information which reveals that 31% of staff at the Old Road campus currently arrive by car; 34% by cycle and 20% on foot. The bulk of the remainder, 12%, arrive by public transport. The 31% of staff arriving by car generate 178 car arrivals in the morning peak, and 168 departures in the evening peak. Without any mitigation these figures would rise by 83 and 79 respectively as a consequence of the development to 261 and 247, some of whom, as now, would park in uncontrolled streets in the vicinity. This would not be acceptable to Highway or Planning authorities given that the road network and principal road junctions serving the existing site already experience capacity problems at peak times. However the introduction of CPZs in the Lye valley and Wood Farm areas would prevent new staff from the combined campus parking in residential streets and therefore from driving into the area. The additional 149 spaces on site would result in an additional 55 vehicle trips arriving at the development itself in the morning peak and an additional 52 leaving in the evening peak. However with CPZ controls in place a greater amount of commuter parking to other institutions such as the Nuffield Orthopaedic and Churchill Hospitals would be removed from nearby residential streets.
27. With the CPZs and other measures in place (set out below) the overall impact on the local highway network is anticipated to be at least neutral - it could even be marginally improved. As a consequence no highway measures to address additional traffic are required. The costs of implementing the CPZ

would amount to £250,000 however which the University is agreeable to funding.

- 28. Public Transport.** With the restraint on car parking imposed on site and on street within the locality, then measures need to be in place to allow staff to gain access to the site by modes other than the private car, particularly public transport. This applies to both staff who live within the city and outside which each account for approximately 50% of the current numbers employed. The University already operates a Travel Plan which will therefore be required to be applied and updated to reflect the particular needs of the enlarged campus, and to include incentives to use public transport in particular. These could include extending the existing bus pass system in operation, season ticket loans, a University operated bus service etc. Attached as **Appendix 4** is an extract from the submitted documentation highlighting possible measures to be incorporated into the Travel Plan to encourage use of modes other than the private car. With incentives in place the target would be to increase bus usage from 10% currently to 13.5%, and Park and Ride usage from 2% to 10%. This would largely be at the expense of those arriving by car which would decline from 31% to 17.5%.
- 29.** With the completion of the development there would be an additional 1117 new staff employed on site, not including the Kennedy and NDM Buildings now under construction. Only 90% of them would be on site at any one time however, or 1005 staff. This means that the additional proportions arriving by bus services and Park and Ride would equate to an additional 136 and 101 staff respectively, or 247 in total. To accommodate these extra numbers additional infrastructure would therefore be required. In terms of public transport the Old Road site is currently served by a variety of bus services of variable quality. The no.4 service provides a direct link to the city centre, railway station and Seacourt Park and Ride at 10 minute intervals. Whilst there are more frequent services along Old Road and London Road in particular, the latter being some 700m from the campus. Park and Ride service 600 from Thornhill serves the site but is of poor quality however as the car park is currently at capacity. Similarly service 700 from Water Eaton is connected to the Old Road site but is not well used by University staff.
- 30.** Although there is a committed expansion at Thornhill of 550 spaces, this has not taken into account the need of these latest proposals. Similarly at Water Eaton where 1000 spaces are committed but for rail users as part of the Chiltern Line improvements. Therefore additional funding is required to reflect the additional numbers generated from Old Road. Based on the estimated cost of providing additional spaces at Thornhill in 2012, this equates to a required sum of £505,000 towards additional Park and Ride capacity. The University has agreed to meet this funding.
- 31.** In addition to the provision of additional parking capacity at Park and Ride, the Highway Authority calculate a need to improve actual bus services to Old Road. In particular Redbridge Park and Ride could cater for demand from staff travelling from the south of the city and / or the "Eastern Arc" but would require initial support in the form of a declining 5 year subsidy. The Highway

Authority calculate this to amount to £128,000 based on the total cost of the subsidy, the estimated proportion of staff who would use this particular service, and the number of buses this would equate to. Again the University is agreeable to meeting this funding.

32. Pedestrians and Cyclists. Currently there are some 5 points along Old Road where pedestrians can gain access to the combined Old Road and Boundary Brook House sites. From east to west these are:
- at a point close to the junction of Old Road with Churchill Drive via a gated entrance through the high stone wall;
 - via a second vehicular breach in the stone wall opposite the junction with Stapleton Road, leading to an informal car park;
 - via the purpose built cycle and pedestrian access east of the Triangle Building;
 - from a narrow pedestrian access opposite and west of the junction with Bickerton Road; and
 - from the informal route through undulating ground approximately opposite the mid point between the junctions of Old Road with Highfield Avenue and Finch Close.
33. With the expansion of the Old Road Campus onto the Boundary Brook House site, an opportunity exists to rationalise and improve pedestrian and cycle access from Old Road, whilst retaining the existing access points from the south off Roosevelt Drive.
34. From east to west along Old Road the following is suggested:
- The existing access through the stone wall is retained, and improved as appropriate. Its location is well suited to reflect natural desire lines for pedestrians and cyclists, being adjacent to a traffic controlled pedestrian crossing and close to the junction with Lime Walk which gives direct access to the Headington District Centre to the north. It is also close to a west bound bus stop.
 - Further to the west the existing vehicular access is intended to be remodelled to provide a taxi drop off, but with no vehicular access into the site itself. Pedestrian and cycle access is appropriate however as the point of entry is directly opposite Stapleton Road and adjacent to the proposed B2 Building.
 - The existing purpose built access point to the east of the Triangle Building is less well located to serve the expanded campus however even though it is close to a pedestrian crossing at this point. Rather it would be better and more logically located a little further west as an extension to the main north - south spine road through the campus from Roosevelt Drive.
 - The access located opposite and west of the junction with Bickerton Road can remain as it gives good access to the NDM and other existing buildings, though it would be required to be improved accordingly.
 - The last informal access at the north - east corner of the site is currently poor and inappropriate as it passes through steep and undulating ground. Potential exists to create a further access along this stretch of the northern boundary at some point a little further east however, (with the existing route closed off accordingly), as it would be close to both east and west

bound bus stops and the proposed B1 Building.

35. For each of these access points it is suggested that they be made available for both pedestrian and cycle usage subject to the removal and replacement of such tree and hedge coverage as may be required. On a related point, it has been suggested that a cycle route could be created to the south side of Old Road within the application site. However to achieve this would require the loss of large numbers of mature trees which provide an important green setting for the site. There are also difficult level changes to negotiate with cyclists also partially hidden from view behind the retained stone wall and remaining tree coverage. The result would be a poor quality, unattractive and potentially threatening route unlikely to provide anything but very limited benefit for the its short 375 m length. The Highway Authority for its part has concluded that the financial and environmental costs would significantly outweigh the benefits. Planning Officers would concur with this view and have concluded that it should not be pursued.
36. In terms of cycling facilities, there are currently about 400 cycle parking spaces on site. It is intended to increase this number to over 1000, so that cycle parking is provided at a ratio of at least 1 space per 2.8 staff. This compares to a standard of 1 per 5 staff for offices or hospitals suggested in the adopted Local Plan. In support of the additional on - site provision which is supported by Highways and Planning Officers, funding for improvements to cycling facilities in the locality are recommended by the Highway Authority, which could include improvements at Windmill Road, Morrell Avenue, Warneford Lane, Headley Way, Gypsy Lane, Old Road (east to Quarry Road). Footpath improvements to existing rights of way are also suggested. Based on the number of staff anticipated to cycle and walk to the expanded site, the Highway Authority therefore request a financial contribution of £286,231 for this element of improved access to the site, which once again the University is agreeable to funding
37. In summary, by funding measures to reduce the amount of commuter car parking taking place off - site, and retaining traffic generation in the locality at existing or slightly improved levels, then highways conditions can be controlled so as to maintain the status quo. In turn funding is secured to contribute towards the provision of alternative means to access the campus, with a Travel Plan in place to encourage their usage. Both Highways and Planning Officers are able to support such a strategy which would allow the development to take place without exacerbating existing conditions in the locality.

Landscaping.

38. The whole of the extended Old Road Campus was originally part of the Highfield Park estate built about 1886 and set in 28 acres of land which included a pleasure garden and landscaped parkland extending to the Boundary Brook to the west, and further south than the current site boundary. Screening belts of trees survive to the western and northern boundaries as does a small copse of trees which extends as a north - south spine through

the current Boundary Brook House site west of the house. To the west of this spine part of the current Boundary Brook House site given over to grass is currently being used as a temporary car park whilst the Kennedy and NDM buildings are under construction. A number of individually located trees are also present within the Boundary Brook House site. These internal arboricultural features and their grassland surroundings are a remnant of the original parkland landscape, enabling an interpretation of the site's setting and development over time. The trees and hedgerow which currently form the western boundary to Boundary Brook House along the edge of the campus access road are not part of the original landscaped gardens but more recent in origin.

39. On the combined site there are some 342 individual trees recorded in the tree survey accompanying the planning application. Of these 136 are within the existing campus site made up of 5 categorised as grade A quality under British Standard BS 5834: 2012 as being of high quality; 49 of category B (moderate quality) and 72 (low value). A further 10 are within category U, being dead or towards the end of their life expectancy. At the Boundary Brook House site the 207 surveyed trees there are made up of 3 grade A, 56 grade B, 106 grade C and 30 grade U. In addition 11 further trees were felled following recommendations in the survey. None of the trees on site are protected by Tree Preservation Order, or by conservation area status.
40. Overall the enlarged site consists of a mix of tree species and age classes, and of quality and life expectancy. The mature tree coverage to the perimeter of the enlarged site has an important influence in screening and softening views of the current buildings as well as providing a wider green setting, especially along the Boundary Brook to the west and Old Road to the north. Along the western and northern edges are mixed woodland areas including horse chestnut, Corsican pine, sycamore and maple, plus low level understorey planting and boundary hedging, whilst the central spine of trees within the gardens of Boundary Brook House consists of 22 trees including Corsican pine and European larch reaching the end of their life and suppressing the mature beech, oak and sycamore specimens there. To the south of the Boundary Brook House site are sycamore, lime and ash, whilst along the western boundary adjacent to the current access road sycamore, Norway maple, lime and larch.
41. The proposals envisage the loss of some 160 trees made up of 18 in category B, 96 category C and 46 category U. No category A trees are lost. However the numbers of trees lost needs to be viewed within an assessment of the broader landscape, the needs of the allocated site, and also the condition and value of many of those to be lost. The hedgerow and incorporated trees along the western boundary of Boundary Brook House for example are lost due to the integration of the two sites and the creation of a new central avenue. The hedgerow and tree line has value in the context of the existing site boundaries, providing separation and visual interest. They are not a feature of the original Highfield Park however and their loss is considered to be adequately mitigated by new landscaping proposals including the formal avenue along the new access road running north - south through the site.

42. Moreover the landscape strategy seeks to address the existing lack of clarity in terms of pedestrian routes and movement through the campus, focussing on remedying these issues as well as mitigating any visual harm to nearby residential properties. The intention therefore is to create a sense of space within the combined campus reflecting and integrating the parkland character, establishing new spaces, unifying currently disparate elements of the site, retaining the best tree coverage, and increasing tree and hedgerow diversity.
43. Landscape design elements therefore include new tree belt planting to the Old Road boundary opposite Lime Walk plus internal street planting to provide a sense of transition from wooded edge areas into the interior of the site, and to assist in defining routes and unify spaces. A formal avenue of trees is proposed to be planted along the central access road to provide a distinctive centrepiece to the internal planting, whilst single species hedges are planted along building facades to ornament buildings and streets. Within the Boundary Brook House part of the combined site two external gathering spaces are proposed displaying existing mature trees. However in creating these two spaces a pinch point is created between the new spaces by buildings B2 and B4, creating an artificial separation of this parkland group of trees. Adjustment to the positioning of buildings at this point may therefore be appropriate.
44. Along the important northern perimeter, to address issues of short and long term permeability to the screening function of the woodland belt here, a series of design proposals have been produced which include a new hedge to replace the existing one made up of disease prone elm suckers and ivy growing on old mesh fencing. A temporary planted screen to the rear of the existing hedge would provide continuity of screening while a new more sustainable hedge was established. It is proposed that the Old Road boundary planting would be implemented as part of a detailed woodland management plan agreed by condition. This would include details of selective removals / thinning of individual trees in order to enable the establishment of new trees to diversify the age class of the woodland and promote sustainability. Within this area no removals are proposed other than for sound arboricultural and landscaping reasons, (with the planting supplemented accordingly), or to allow the new cycle and pedestrian links to be created from Old Road. The intended closure of the informal access through the undulating ground at the north - west corner of the site is welcomed in these terms, as is the intention to rationalise existing rights of way which in part cross through the woodland but which no longer relate to the built form of development or pedestrian movements created by it.
45. Whilst detailed landscaping proposals would come forward at the Reserved Matters stage, typical planting for the proposed street and courtyard areas is indicated to be small leaved lime, common hornbeam, Caucasian lime, rowan and whitebeam, and for parkland edges and boundaries Caucasian lime, small leaved lime, silver birch, Downy birch and Deodar cedar. An illustration of the landscaping proposals as they relate to individual buildings is attached as **Appendix 5** to this report.

46. Overall officers consider that the landscape strategy is correctly focused on improvements to the functionality of the combined site for its proposed use; preservation of key landscape features and enhancement and management of boundary vegetation important for screening; visual amenity; and biodiversity. Indicative proposals for the woodland belts provide reassurance that the importance of these is both understood and can be appropriately managed into the future, thereby securing screening and visual amenity benefit. The proposals for rationalising existing rights of way and new pedestrian / cycle access points offer improvements to public accessibility, safety and increases the prospects for successful enhancement of the Old Road wooded belt. In general the landscape proposals therefore provide new opportunities for accessibility, legibility and public open spaces within the context of the enlarged campus. The proposed central avenue linking Roosevelt Drive to the Old Road boundary and its indicative spine of large amenity trees will provide an interesting central axis which will act to unify the two sites and create a sense of place.

Water Environment and Biodiversity.

47. The Boundary Brook exists to the west of the site and flows south of the Churchill Hospital and across part of Southfield Golf Course. Localised flooding from the brook has occurred in the past further south still in the Cowley Marsh area. For this reason and to protect biodiversity interests, (from erosion created by storm flow), when the Kennedy and NDM buildings were permitted it was with a requirement that surface water from those developments would discharge either directly to the brook as now or be retained on site in attenuation systems and released into the brook at controlled greenfield rates. This would ensure that the existing conditions in terms of flow rates along the wildlife corridor were maintained and that other sensitive nature conservation areas downstream were also not adversely affected.

48. The Lye Valley Site of Special Scientific Interest (SSSI) is located to the east of the site and comprises two distinct sections. The northern section lies approximately 500m from the application site, and the smaller southern section about 1000m away. The SSSI contains important calcareous fens which can be affected by changes to the quality and quantity of groundwater and surface water runoff. The Lye Valley Brook flows through the northern section of the SSSI and joins the Boundary Brook approximately 950m to the south - east of the application site before flowing through the southern section of the SSSI. Areas immediately adjacent to the SSSI sites are of County wide significance for nature conservation and identified as Sites of Local Interest for Nature Conservation (SLINCs) in the Local Plan. They too are reliant on the quality of groundwater. Springs and wetland along the north of the Boundary Brook are of wildlife value and dependent on groundwater

49. Prior to detailed design work at the Reserved Matters stage the applicant has committed to undertaking a fuller site investigation to establish the ground conditions, groundwater levels and flow directions as well as permeability /

infiltration rates in more detail. From the information available to date it appears that infiltration rates on site are very limited, which suggests that there may not be any impact on the northern SSSI and adjacent nature conservation sites from the new developments. Rather if further ground investigations indicate groundwater is moving from north - east to south - west towards Boundary Brook as is believed to be the case, then infiltration changes would not impact the northern SSSI in any event, and be less likely to feed the springs along the northern edge of the Boundary Brook. In terms of the southern section, where surface water changes rather than groundwater changes could be more significant, then the intention would be to introduce attenuation systems as for the Kennedy and NDM buildings so that surface water continues to be released at controlled greenfield rates agreed with the Environment Agency, thus protecting these important nature conservation interests.

50. A condition to the outline planning permission if granted would therefore require details of all drainage measures including sustainable drainage wherever possible to mimic natural conditions, plus attenuation to retain and release water at controlled greenfield rates. The Environment Agency and Natural England require that for those areas of the combined site not currently covered by buildings or hard surfaces, that the drainage strategy should be based upon sustainable drainage principles, (including maximising infiltration), and demonstrate that surface water runoff generated up to and including the 1 in 100 year plus climate change critical storm event would not exceed 25 l/s.
51. Generally the majority of the combined campus itself is of only limited ecological value as it is dominated by buildings, hard standings, and mown grassland. However the landscaped areas provide habitats for bird life, especially to the northern and western boundaries, the latter forming a recognised wildlife corridor. Detailed surveys have indicated that one building on the Boundary Brook House site supports a non - breeding summer bat roost of an individual common pipistrelle bat, plus evidence that a second building has been visited by a single long eared bat in the past. There is no evidence of any trees having been used as bat roosts. The woodland areas would however support small numbers of garden and woodland nesting birds. No evidence of water voles was found at the Boundary Brook.
52. In these circumstances an opportunity therefore exists to enhance wildlife by creating new habitats. A condition to the permission would require compensatory and enhanced habitat creation from the development

Sustainability.

53. Since February 2009 it has been the University's policy that all capital projects with a value in excess of £1m should achieve a sustainability rating of BREEAM excellent which would be the case for each of the buildings proposed in this current application. At the same time the City Council would require each building to achieve a rating of at least 6 out of 11 on its Natural Resource Impact Analysis (NRIA). However neither of these assessments can be undertaken at this stage as the application is in outline only and the

relevant detailing not yet fully available. As such a condition would be applied in the event of planning permission being granted requiring a sustainability strategy in the form of an NRIA return (or its future equivalent) for each Reserved Matters application which follows.

54. In achieving BREEAM excellent status the University seeks to reduce the carbon emissions for the University estate to 33% below 2005/6 baseline levels by the end of the academic year 2020/1. This requirement reflects too the Government's increasingly stringent targets for carbon emissions in Part L of the Building Regulations. The approach would therefore be to reduce energy requirements through passive design measures; by the use of high efficiency lighting, heating and appliances; and the use of low and zero carbon (LZC) technologies. The means by which individual buildings responds to these principles and the NRIA's current requirement for 20% on site renewables will emerge later in the process when the precise nature of individual buildings is known at the reserved matters stage. This will also depend, for example, on the balance of office and laboratory based research within each building.
55. On other related matters, waste would be reduced through reuse and recycling and initiatives such as the University's "Swap Shop" scheme where equipment no longer required is advertised within departments for reuse by others. Water use would be reduced through the use of low flow sanitary fittings, rainwater harvesting, use of grey water and landscaping which requires low or no irrigation, and where required would be via recycled water.

Archaeology.

56. The National Planning Policy Framework require local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance, for example either by preservation in situ or by record. As such where a site includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require applicants to submit an appropriate desk - based assessment and where necessary a field evaluation of the archaeology. These current proposals relate to an area which has been identified as having potential for Roman remains as it lies within an extensive and dispersed landscape of pottery manufacturing sites which by 3rd century comprised a regional industry of national importance. Well preserved kilns of the type and concentration at the nearby Churchill site would be of considerable interest for example. As each of the proposed buildings is intended to possess a basement, then the potential would exist to destroy potentially important finds.
57. A preliminary geophysical survey of the Boundary Brook House site has therefore been undertaken but no pottery kilns or other archaeology of interest found. A condition requiring a watching brief is recommended.

Other Matters.

58. Air Quality. The whole of the city is designated as an Air Quality Management

Area (AQMA). The potential exists for a deterioration in air quality from several sources: during construction of individual buildings (especially where demolition is involved); from traffic generated; and from emissions from completed buildings. During construction the development would be subject to a Construction Environmental Management Plan to be agreed beforehand which would control the way in which the site were to be operated. This would include measures to control dust from demolitions, (for example by spray methods), as well as other emissions. A Construction Traffic Management Plan including routing arrangements and details of how construction workers would access the site each day would also be required. Following completion of buildings traffic is not anticipated to increase overall, whilst servicing arrangements would rationalise deliveries which would be centred on the new facilities building. Activities within the proposed buildings would not give rise to noxious emissions, and modern efficient boilers for heating would be used throughout those emissions would be negligible. Environmental Development colleagues have been fully consulted on the proposals and subject to normal working procedures raise no concerns.

59. Noise. Several sources of noise are possible from the development: from traffic movements, from construction; and from noise emissions from individual buildings, primarily plant required to serve the development. Traffic movements from the development following completion would increase as there would be more parking on site than currently exists but would be more than offset by a reduction in traffic movements generally in the locality, whilst during construction movements to and from the site would be controlled and hours of working limited. Plant to serve the completed buildings would in most cases be located either within buildings, or within enclosures at roof level. Again construction impacts would be addressed by the Construction Environmental Management Plan and Construction Traffic Plan. The applicants indicate that noise from plant at completed buildings would be controlled to 5 dBA below existing background levels when measured in accordance with the requirements of British Standard BS4142:1997 at 1m from the nearest noise sensitive premises. Environmental Development colleagues recommend details are submitted to demonstrate that that level is achievable.

60. Vibration. During construction the potential for vibration can arise from piling methods in particular. Impact methods of piling would generally be avoided however, whilst other operations would normally be short lived. Vibration from demolition and construction can on occasions exceed British Standard 6472, but even if this were the case for short periods, in view of the reasonable distances from nearby residential properties, the likelihood of it causing even cosmetic damage to fragile buildings is assessed as negligible.

61. Public Art. The development is eligible for public art to be provided as part of the design and layout of the site. This could take many forms, from freestanding pieces to bespoke elements integral to the actual fabric of the buildings or other forms. They should however all be available for the wider public to enjoy, rather than just staff employed. As a precursor to the commissioning of public art in whatever form ultimately sought across the

enlarged campus, it is suggested that a public arts strategy be submitted and agreed from which detailed proposals can come forward.

Conclusion.

62. The proposals represent a major enlargement at the University's Old Road Campus by incorporating the adjacent Boundary Brook House site as envisaged by policy SP39 of the emerging Sites and Housing Plan shortly expected to be formally adopted. The intention would be to build out the enlarged site over a period of years with the existing Boundary Brook House building remaining until later stages of development. As all the details of how the site would be laid out are not available at this stage, an outline planning application is submitted, but which commits the University to a series of basic principles in the way the site would be laid out over a period of years via a "parameters plan" and other controls secured by condition, including building heights.
63. These controls would ensure that buildings were of an appropriate scale and height consistent with buildings on the existing campus, and in their relationship to nearby residential properties. Financial contributions secured from the University would be used to address and mitigate the potential for increased traffic in a locality which already experiences capacity issues at nearby junctions during peak periods. Funding for alternative means of accessing the site is also achieved and a Travel Plan secured to encourage their use. Access to and through the site for pedestrians and cyclists would be rationalised and improved, landscaping undertaken to mitigate trees lost to construction, and issues relating to the potential for flooding, impacts on biodiversity and other environmental considerations addressed.
64. Lastly, and importantly, the development would secure significant additional employment in the field of medical science research which remains one of the strengths of the local economy.
65. Committee is recommended to support the proposals accordingly.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions and accompanying legal agreement. 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 subject to conditions and an accompanying legal agreement, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: Applications 12/02072/OUT, 11/01054/FUL, 05/02194/FUL.

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Extension: 2153

Date: 19th December 2012

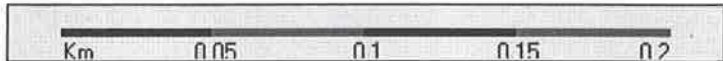


12/02072/OUT

University of Oxford Old Road Campus, Roosevelt Drive



Scale : 1:2500



Organisation	Oxford City Council
Department	Planning
Comments	
Date	22 November 2012
SLA Number	100019348

4.1.4

Site Analysis The Site in Context

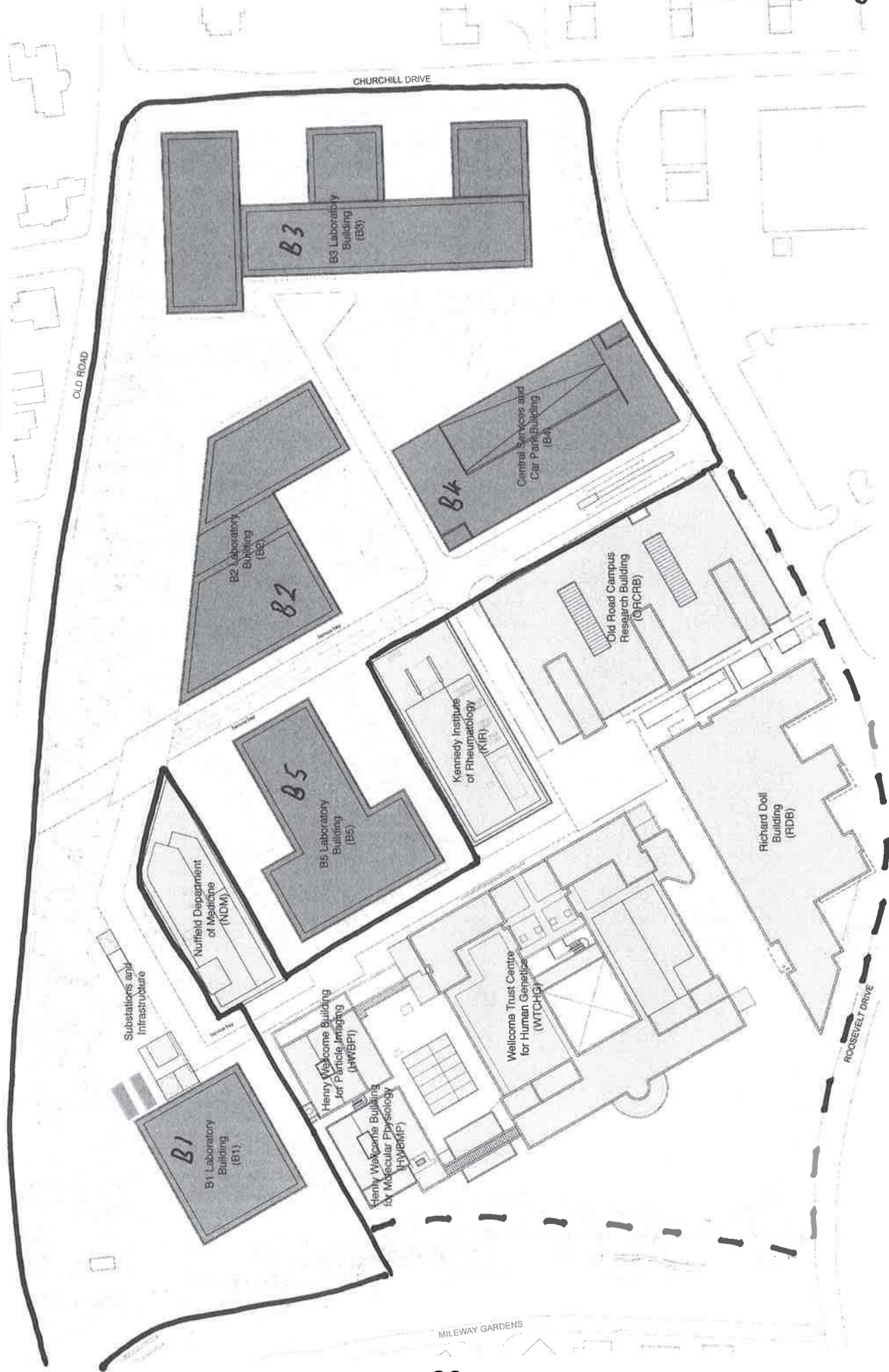
Existing Layout



6.1.8

Proposals Plot Layout

Proposed Layout



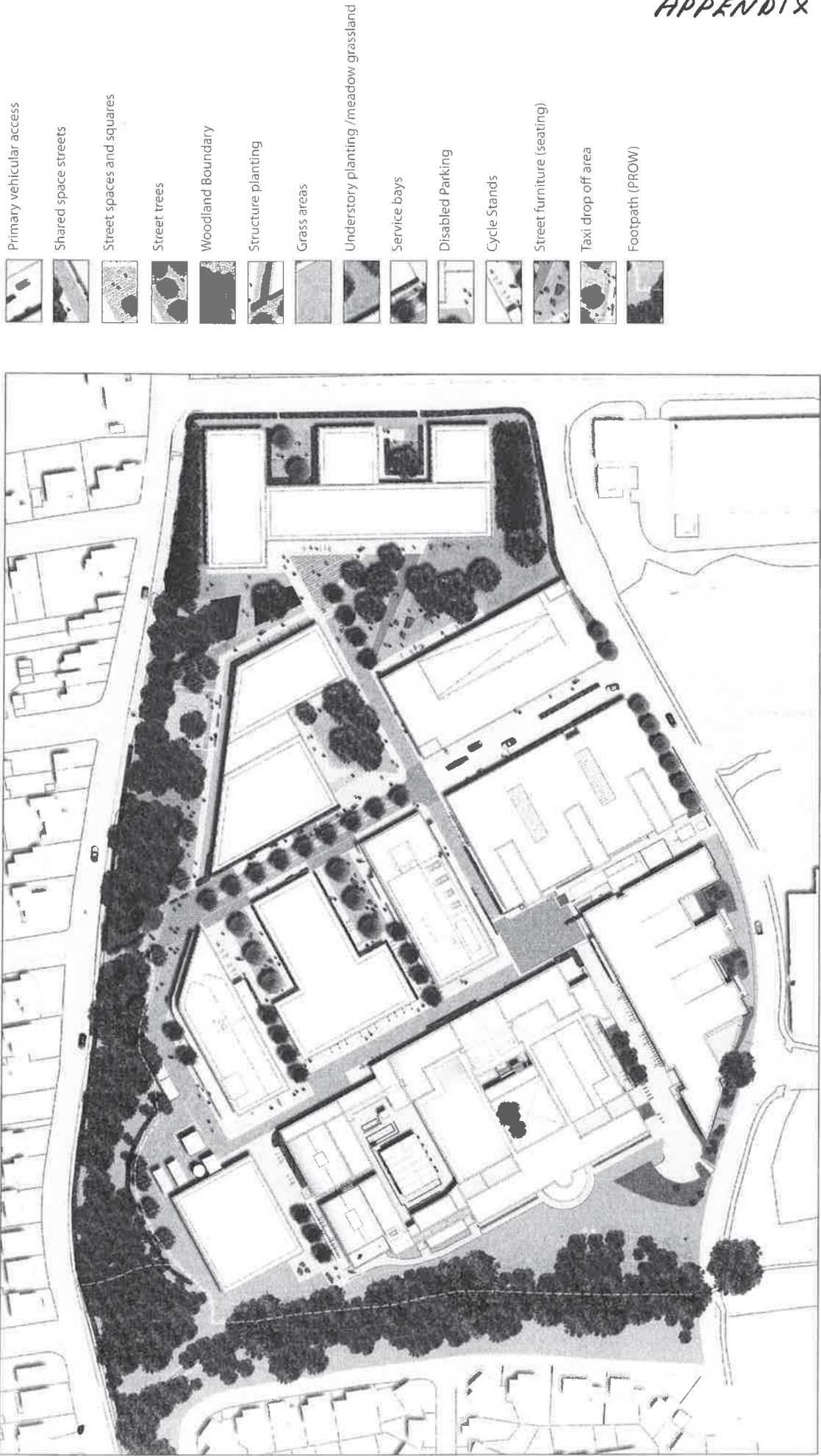


Fig.1 Illustrative Masterplan

Mitigation

- 15.59 Although changes in traffic flows in the immediate vicinity of the site are predicted to be largely neutral, a Travel Plan will be prepared for the development to ensure that these estimates are realised and maintained. The main elements of the Travel Plan are summarised below.

Generic Measures

- University Travel Webpage – The existing University Travel Page will be updated and expanded to include any new travel measures.
- Publicity - Additional promotion of both existing and new travel measures to staff will be undertaken using various methods.
- Video Conferencing Facilities - New facilities will be introduced into new buildings and information will be publicised to staff.
- Personalised Travel Planning - This new measure will offer staff personalised travel planning.
- Free Transport Home - This existing measure will be publicised further.
- Personal alarms for walkers/cyclists – This new measure will be introduced and publicised.

Walking and Cycling Measures

- Organised "Walking Fitness" Groups - A new free measure that will be investigated by the Travel Plan Co-ordinator.
- Secure and Covered Cycle Parking - Additional high quality cycle parking will be implemented as part of the development.
- Staff Shower & Changing Facilities - Facilities will be incorporated into the design of new buildings.
- Staff Lockers - New facilities will be incorporated into the design of new buildings.
- Pilot Cycle Hire Scheme – OCC are committed to a cycle hire scheme and the development will include parallel facilities.
- Free Cycle Maintenance Service - This existing service will be reviewed to see if it can be expanded.
- Promotion of Cycling Initiatives - Cycling events will be promoted.

- Free Cycle Training - This existing measure will be promoted.
- Free Cycle Maps - These will be available to staff for free and placed in prominent locations.
- Interest Free Bicycle Loan Scheme - This existing scheme will be promoted at regular intervals in order to maximise uptake.
- Bicycle User Group (BUG) - The BUG will be promoted to increase interest in cycling and to consult staff on future initiatives.
- New Off-site Cycle Infrastructure - New infrastructure will be developed in accordance with OCC proposals and with input from the BUG.

Public Transport Measures

- Public Transport Season Ticket Loan - This existing scheme will have new and ongoing publicity to maximise demand.
- Discount Bus Pass Scheme - This existing scheme will have new and ongoing publicity to maximise demand.
- Discount Train Pass Scheme - This existing scheme will have new and ongoing publicity to i maximise demand.
- Bus Timetables and Maps - Additional timetables and maps will be included on the University Travel Page and placed in prominent locations within buildings.
- Rail Timetables - Rail information will be included on the University Travel Page and placed in prominent locations within buildings.
- University Operated Mini-bus Service - The feasibility of a new University operated mini-bus service to the campus will be investigated.
- University Operated Bus Service(s) - The feasibility of a new University operated bus service to the campus will be investigated.

Vehicle Demand Measures

- Parking Permits - The allocation and cost of existing parking permits will be reviewed.
- Car Sharing - The existing car share scheme will be promoted to staff at regular intervals.
- Controlled Parking Zones (CPZ) Extension - The University will support the extension to the existing CPZs in the vicinity of the site.
- Off-site Park and Ride – In the short and medium term, the use of the expanded Thornhill Park and Ride and its proposed enhanced bus services will be promoted. In the medium-longer term, as the development proceeds, the University will investigate other measures including dedicated bus services and additional P&R capacity.

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East Area Planning Committee

8th January 2013

Application Number: 12/02653/FUL

Decision Due by: 13th December 2012

Proposal: Demolition of existing dwelling house. Erection of 2 x semi-detached dwelling houses (Class C3), provision of car parking and landscaping. (Additional Information)

Site Address: 18 Sandfield Road, Headington [Appendix 1]

Ward: Headington Ward

Agent: Oxford Architects LLP

Applicant: G W Wright And Co Limited

Application called in by Councillors Rundle, Coulter, Lygo and Fooks on grounds of the bulk of the development, the impact on both neighbours and the impact in the street scene.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal forms an appropriate visual relationship with the site and the surrounding development and would be of a size and height that would appear in keeping with the street scene. No objections have been raised by statutory consultees and the proposal complies with adopted policies contained in both the Oxford Local Plan 2001 - 2016 and the Oxford Core Strategy 2026.
- 2 Objections have been received from a number of local residents and the comments made have been carefully considered. However it is the Council's view that the comments made do not constitute sustainable reasons for refusing planning permission that would be supported on appeal and that the imposition of appropriate planning conditions will ensure the provision of a good quality form of development that would not unacceptably impact on the amenities enjoyed by neighbouring occupiers.
- 3 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 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Boundary details before commencement
- 5 Amenity no additional windows - side,
- 6 Design - no additions to dwelling
- 7 Landscape plan required
- 8 Landscape carry out by completion
- 9 Tree Protection Plan (TPP) 1
- 10 Obscure glazed side windows
- 11 Permeable parking area
- 12 Sustainability design/construction
- 13 Bin and cycle stores
- 14 Car parking spaces
- 15 Contaminated land
- 16 Sustainable drainage details
- 17 No felling lopping cutting
- 18 Details of photovoltaic panels
- 19 Use as C3 dwellings only
- 20 Rooflights to be 1.7 metres above finished floor level

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE15** - Loss of Trees and Hedgerows
- HS19** - Privacy & Amenity
- HS21** - Private Open Space

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS9_** - Energy and natural resources
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS18_** - Urbsn design, town character, historic environment
- CS23_** - Mix of housing

Sites and Housing Plan - Submission

- HP9_** - Design, Character and Context
- HP11_** - Low Carbon Homes

HP13_ - Outdoor Space
HP15_ - Residential cycle parking
HP16_ - Residential car parking
HP14_ - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

62/11720/A-H: Outline application for erection of one dwelling. Approved

72/11720/A-H: Renewal of outline application for erection of one dwelling.

Approved

There has been no recent planning history relating to the site

Representations Received:

Letters of objection have been received from the occupiers of numbers 16 [2 letters], 17, 20 [2 letters], 22 and 32 Sandfield Road and number 21 Staunton Road. The comments made can be summarised as follows:

- Two, five bedroom, three storey homes would be out of keeping with the street
- The new building would be too close to neighbours, obstruct their views and impact negatively on their property values
- The erection of a 1.8 metre fence along the joint boundary with number 16 would not solve the issues of overlooking and loss of privacy because of different ground levels
- The existing sheds do not impact on privacy or outlook
- The proposed dwellings extend much further into the rear garden than anything presently there and includes a two storey section which will compromise sunlight and view
- The proposal is too large for the site and is not in character with the area
- There would be a significant loss of privacy and loss of light for the occupiers of number 16 and noise disturbance from the side entrance
- The height, width and bulk of the proposal would dwarf the surrounding buildings
- The dwellings could be used for multiple occupancy
- If the existing dwelling is allowed to be demolished it will set a precedent for other older houses in large plots that come onto the market and the whole character of the area would change for the worse
- A better solution would be renovate and extend the existing building
- The proposal would increase traffic and congestion on a stretch of road that is already busy
- Construction traffic will increase noise and disturbance
- The development would swamp the cottage at number 16
- The windows in the side wall of number 16 that face towards the site serve a kitchen, study and bedroom and these would all be adversely affected by the new building coming closer

- There will be overlooking from ground floor windows and noise from the entrance door

Statutory and Internal Consultees:

Thames Water: No objections on surface water or sewerage infrastructure.

Oxfordshire County Council as Local Highway Authority: No objection subject to the imposition of planning conditions and informatives relating to:

- Provision of parking spaces of appropriate size
- SUDS drainage
- Provision of secure and sheltered cycle parking
- No discharge of surface water onto highway
- Permeable paving for hardstandings

Issues:

- Demolition of existing dwelling
- Principle of 2 semi-detached dwellings on the site
- Form and appearance
- Impact on neighbours
- Private amenity space
- Trees
- Highways and parking
- Sustainability
- Biodiversity

Officers Assessment:

Site location and Description

1. The application site lies on the west side of Sandfield Road and measures approximately 18 metres in width and 53 metres in depth. It currently accommodates a detached, two storey dwelling which was erected in the 1930's and includes a flat roofed car port to the side and a range of sheds/outbuildings along the joint boundary of the site with number 20 Sandfield Road.
2. Sandfield Road is characterised by a mix of generally detached, individual properties of different sizes and architectural styles. Number 16 Sandfield Road to the south of the application site is a modest chalet style bungalow and is probably the smallest and lowest property in the road.
3. The existing dwelling currently enjoys an extensive side and rear garden which contains a number of mature trees and shrubs along the side and rear boundaries. There are two, existing vehicle access points to the dwelling and the site lies within a Controlled Parking Zone, within walking distance of Headington District Shopping Centre.

The Proposal

4. The application seeks planning permission for the erection of a pair of 4/5 bedroom dwellings with the accommodation being laid out over 3 floors including the roofspace. Each dwelling would be served by two off street car parking spaces together with a private, rear garden and the new building would conform to the general building line evident in Sandfield Road.
5. The new dwellings would have a maximum height of 9 metres and an overall depth of some 18 metres. The new building would reduce in height to 7.8 metres and would be single storey at its rear. It would be erected using facing bricks to be agreed, render and plain, clay tiles for the roof. The layout of the dwellings would result in their front doors being sited in the side elevations of the new building.
6. The new dwellings have been designed to have only one, first floor, obscure glazed bathroom window in the side elevations that look towards numbers 16 and 20 Sandfield Road together with two high level rooflights [1.7 metres above finished floor level].

Demolition of the existing dwelling

7. The existing building is of insufficient quality to be listed nor does it lie in a Conservation Area and the Council therefore has no controls to resist its demolition or to insist on its retention within a development for this site.

The principle of 2 semi detached dwellings on the site

8. Policy HP10 of the Sites and Housing Plan allows for suitably designed development on residential gardens provided that any biodiversity losses are avoided or mitigated. The site constitutes an existing residential plot and there is therefore no 'in principle' objection to its residential redevelopment subject to consideration of design and biodiversity issues.
9. Policy CP6 of the Oxford Local plan states that suitably designed development proposals should make maximum and appropriate use of land and best use of site capacity in a manner that does not compromise the character of the surrounding area. Redevelopment of the site to provide 2 houses is therefore appropriate in principle subject to suitable design.
10. It is the case that the side garden of the existing dwelling is an obvious gap in an otherwise generally built up street frontage and outline planning permission was granted in the early 1970's for a new dwelling. The erection of a pair of family sized new dwellings would also increase the housing supply and comply with the general principle of the National

Planning Policy Framework which states that there is a presumption in favour of sustainable development that accords with an up to date and compliant Development Plan.

Form and appearance

11. Policy CP1 of the Oxford Local Plan states that planning permission will only be granted for development that shows a high standard of design, that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP6 states that development proposals should make the best use of site capacity but in a manner that would be compatible with both the site itself and the surrounding area.
12. Policy CP8 of the Oxford Local Plan states that the siting, massing and design of any new development should create an acceptable visual relationship with the form, grain, scale, materials and detailing of the surrounding area and policy CP10 states that planning permission will only be granted where proposed developments are sited to ensure acceptable access, circulation, privacy and private amenity space.
13. Policy CS18 of the adopted Core Strategy emphasises the importance of good urban design and its contribution to the provision of an attractive public realm.
14. The new pair of dwellings would have a symmetrical appearance when viewed from Sandfield Road and would be erected using primarily facing bricks and plain clay tiles with small areas of render on the front and rear elevations. The new building would have a footprint of 12.5 x 18 metres with a maximum roof height of some 9 metres which would be lower than the height of the adjacent dwelling at 20 Sandfield Road which has a maximum roof height of approximately 10.5 metres. Officers accept that the proposed new building would be substantially higher than both numbers 14 and 16 Sandfield Road but these properties are both unusually low in terms of the majority of the dwellings in the vicinity of the application site and do not represent the general character of the size of dwellings in Sandfield Road.
15. The new building would be set back some 6 metres from the edge of the pavement and there would be a dividing brick wall which would separate the two parking areas serving the two dwellings. It would be sited 1.8 metres from the joint boundary with 20 Sandfield Road and 3.4 metres from the joint boundary with 16 Sandfield Road. Both new dwellings would have a private rear garden extending to approximately 27.5 metres in length.
16. The accommodation would be laid out over 3 floors with living accommodation on the ground floors, 3 bedrooms and 3 bathrooms on the first floors with a further 2 bedrooms/study and bathroom on the third floor which would be within the roofspace of the building. Officers accept that the new building would be larger than the existing dwelling on the site

but take the view that the size and bulk of the new building would not appear unacceptably out of character with the street scene and, in visual terms, would relate satisfactorily to the form and appearance of neighbouring dwellings.

Impact on neighbours

17. Policy HS19 of the Oxford Local Plan states that planning permission will only be granted for development that adequately provides both for the protection and/or creation of the privacy or amenity of the occupiers of the proposed and existing, neighbouring, residential properties.
18. The only two properties that would be directly affected by the proposal are numbers 16 and 20 Sandfield Road. Given the depth of the application site, there would be no impact on properties in Woodlands Close to the rear of the site.
19. As regards number 20 Sandfield Road, there is a side garage abutting the joint boundary with the application site with the main dwelling being set in by some 3 metres. There is an existing first floor window that faces towards the existing dwelling at close range and it is considered that the proposed development would have no additional adverse impact upon the outlook from this window. In addition, the proposal does not breach a line drawn at 45 degrees from this window.
20. The occupier of number 20 has also expressed concern that the proposed dwellings would be much deeper than the existing dwelling and would extend beyond the rear wall of number 20 resulting in a loss of light to and outlook from the rear windows. Officers do not agree with this assertion as firstly, the rear projecting part of the new building that would be closest to number 20 would be single storey only and would therefore not affect sunlight or daylight reaching the rear windows at number 20 and secondly there are a number of sheds and outbuildings that exist and are sited along the joint boundary of the application site with number 20. It is considered that the removal of all of these outbuildings and the erection of a single storey structure further away from the boundary would actually improve the outlook from number 20. There is no breach of the 45 degree line as regards the rear windows at number 20.
21. Number 16 Sandfield Road is a modest, chalet style bungalow with a maximum height of 6.5 metres. A total of 3 windows face towards the application site and views from these windows are currently towards an open side garden with the blank, side wall of the existing house some 10 metres away. The windows serve a kitchen/dining room and a separate study on the ground floor and a bedroom on the first floor. The kitchen window is a secondary window with the room having double and single doors and a further window which look down and give access to the rear garden.

22. The proposal would result in the new building being sited some 6 metres from the side wall of number 16 which, in terms of the normal spacing of dwellings in a street, is considered to be a generous gap. Plans submitted with the application show that there will be no breach of the 45 degree line from either the ground floor or the first floor side windows. However it is accepted that the new dwellings would be larger and higher than the existing dwelling and would be closer to number 16 and it is therefore necessary to consider the issue of outlook and whether the new dwellings would appear unacceptably overbearing in the outlook from the house and garden at number 16.
23. Officers have visited the site and viewed the application site from all of the windows affected at number 16. The existing boundary fence is low and does not block the view from the two ground floor windows. If a standard, 1.8 metre high boundary fence was erected along the side boundary of the application site [which could be done without planning permission], then the view from both of the ground floor windows would be substantially compromised in terms of the current outlook. Officers therefore take the view that it would not be possible to satisfactorily defend a reason for refusal that related to the impact of the development on the ground floor windows at number 16.
24. In terms of the first floor bedroom window, it is the case that the view from this window will be compromised. However the new dwelling will be 6 metres away from this window and the side wall of the new dwelling has no habitable room windows that would result in any overlooking. Given these circumstances, officers do not consider that the resultant harm is sufficient to warrant a reason for refusal on amenity grounds.
25. The occupiers of number 16 have also raised concerns regarding the siting of the front door on the side wall of the new dwellings which they feel would result in increased noise and disturbance close to their side windows. The erection of a substantial fence along the joint boundary would effectively screen use of this front door and would also, to some extent, mitigate against any additional noise and disturbance. Any residual disturbance would be no greater than would usually be the case between adjoining, residential properties. It is also the case that number 16 has a side front door close to the boundary with 14 Sandfield Road.
26. As regards views from the garden of number 16, the two storey element of the rear part of the new dwellings would be some 6 metres away from the joint boundary with the remaining single storey structure, with a height of 3.3 metres, being set in from the boundary by 3.4 metres. Given these distances and heights, officers do not consider that the proposal would unacceptably impact upon the enjoyment of the garden area of number 16.

Private amenity space

27. Policy HS21 of the Oxford Local Plan states that planning permission will not be granted for development proposals involving residential uses where inadequate or poor quality private open space is proposed. It goes on to say that each dwelling should have access to a private, open space and that family dwellings of two or more bedrooms should have exclusive use of an area of private open space which should generally have a length of 10 metres.
28. Policy HP13 of the Sites and Housing Plan also requires the provision of an appropriate amount of private amenity space but is not so specific regarding its size, requiring only that it is proportionate to the size of the dwelling proposed.
29. In this case, the proposed dwellings are large, family dwellings and both would have a long, rear garden extending to some 27.5 metres with widths of between 8 and 9.7 metres. It is considered that these garden areas are generous, acceptable and more than proportionate to the size of the proposed dwellings.

Trees

30. Officers have been involved with the applicant at pre-application stage to discuss any tree implications. As a result of these discussions, the semi-mature, purple leaved plum tree that exists in the front garden of the application site is to be retained and protected during construction. It is also proposed to retain all the trees that are remote to the building works, particularly the trees close to the rear boundary.
31. There is also a sorbus tree adjacent to the boundary with number 16 Sandfield Road which it is proposed to remove. This is considered to be acceptable subject to appropriate replacement planting following the completion of the building works. A suitable condition is therefore recommended to ensure this replanting takes place.

Highways and parking

32. Oxfordshire County Council as Local Highway Authority is not raising an objection to the application subject to a number of conditions and informatives as set out earlier in this report. The LHA make the point that the site lies in a Controlled Parking Zone and that there was no observed on street parking pressure at the time of the site visit. Two off street parking spaces are proposed to serve each of the two new dwellings and there are two existing dropped kerbs serving the application site.

Sustainability

33. The application is accompanied by an Energy Statement which makes the following statements:

- The orientation and internal layout of the new dwellings allows for the maximum amount of natural light
 - Roof mounted photovoltaic panels will be installed to meet Part L of the Building Regulations [condition 18 refers]
 - Bins will be provided for general waste and recycling
 - The building will have good levels of insulation to achieve u-values above those specified in the Building Regulations
 - Low energy light fittings will be used
 - To reduce water use, all WC's will be of a low flush type and taps will be spray headed
 - Water butts will be provided to collect water from the roofs
 - All windows will be opening to allow maximum ventilation
 - Efficient gas boilers will be used.
34. The plans submitted with the application do not show any details of photovoltaic panels and therefore a condition is recommended to ensure that these details are submitted and that the panels are fitted to each dwelling.

Biodiversity

35. The application is not accompanied by any details relating to biodiversity and officers are satisfied that the site does not contain any protected species that would require particular attention or mitigation.

Conclusion:

36. The proposal is considered to form an appropriate visual relationship with the street scene and would not appear out of keeping with the character of the area. Although the new dwellings would be large, the site is of generous proportions and would satisfactorily accommodate the new dwellings together with adequate parking and private amenity space. No objections have been received from statutory consultees and the proposal complies with adopted policies in the Oxford Local Plan and the Core Strategy and advice contained in the NPPF that encourages efficient and effective use of land in sustainable locations.

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:

12/02653/FUL

Contact Officer: Angela Fettiplace

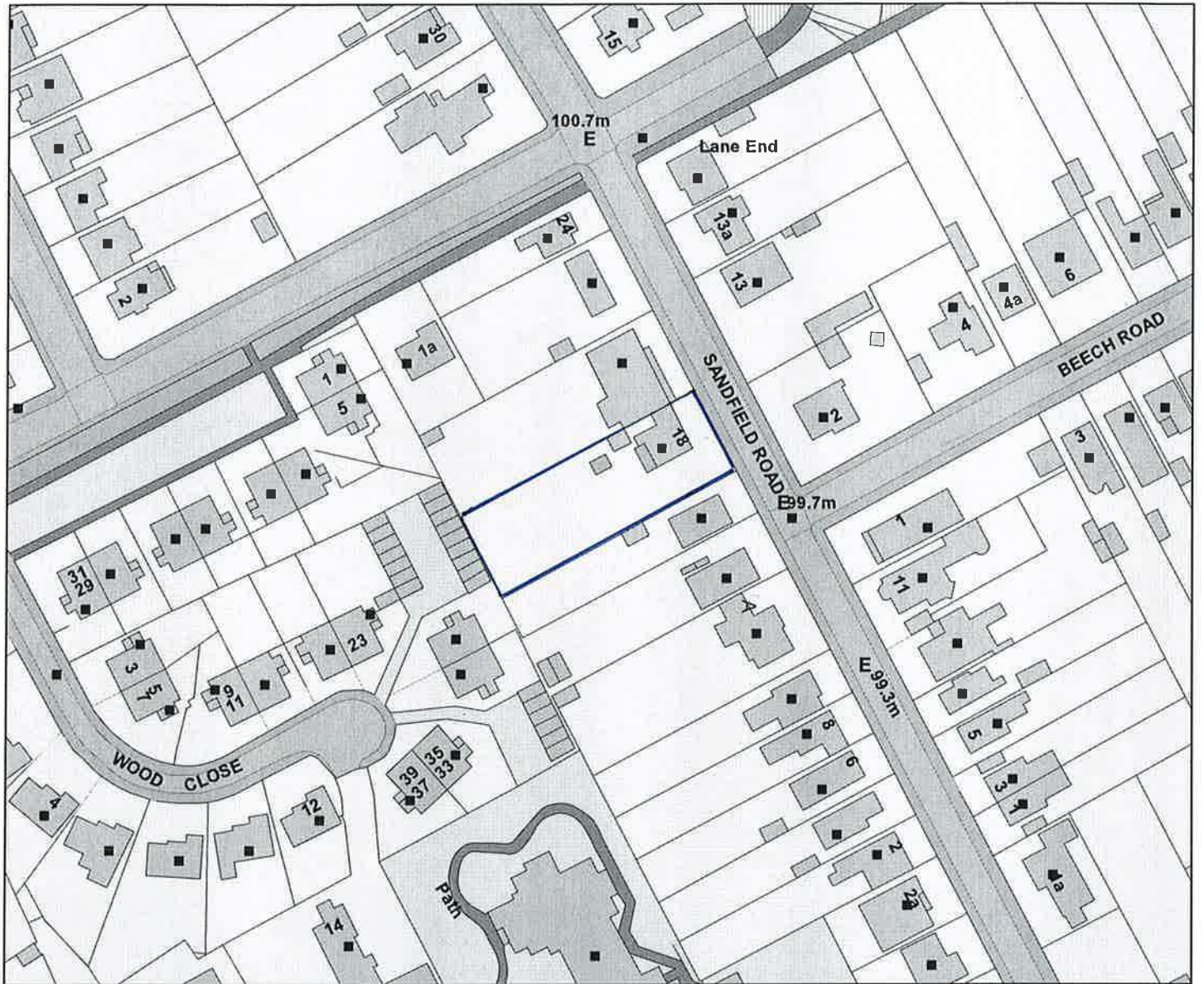
Extension: 2445

Date: 13th December 2012

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Appendix 1

18 Sandfield Road, Headington



Legend

Scale: 1:1250



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Organisation	Not Set
Department	Not Set
Comments	
Date	18 December 2012
SLA Number	Not Set

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East Area Planning Committee

8th January 2013

Application Number: 12/02698/FUL

Decision Due by: 19th December 2012

Proposal: Erection of single storey side and rear extension.
Subdivision of dwelling house to form 3 self-contained flats
(Class C3).

Site Address: 59 Littlemore Road, Oxford.

Ward: Littlemore Ward

Agent: G Soame Planning And
Development Ltd

Applicant: Response Organisation

Application Called in: by Councillors Seamons, Fry, Rowley and Clarkson on the grounds that it is considered that a planning committee should consider the issues regarding this application. Whilst it is usually undesirable for a family sized house to be converted in this way the applicant's desire is to provide more move-on accommodation in line with the City Councils corporate objectives to reduce homelessness.

Recommendation:

APPLICATION BE REFUSED

For the Following Reasons:-

1. The proposed development would result in the loss of a family dwelling to 3 x 1 bed flats and therefore be contrary to the aims of policies HS11 of the Oxford Local Plan, HP12 of the Sites and Housing Plan, and the supporting Balance of Dwellings Supplementary Planning Document.
2. The proposed flats would fall short of the required minimum floorspace for an independent dwelling. As such the proposal is contrary to policy HP12 (d) of the Sites and Housing Plan.
3. The depth of the bedroom/living room extension in flat 59b would have an unacceptable impact upon the levels of light into the living/kitchen and dining area of flat no 59, which is contrary to the aims of policy HS19 of the Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing Plan, by breaching the 45 and 25 degree guidelines.
4. The proposed development would result in the over development of the site, which cannot adequately provide for the needs and facilities required of 3 flats; which would be contrary to CP6 of the Oxford Local Plan 2001-2016.

5. The proposed development provides inadequate car parking provision, only providing parking spaces for 2 of the 3 flats, resulting in the need to park on the busy Littlemore road. As such the proposal would be contrary to TR3 of the Oxford Local Plan 2001-2016.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP13 - Accessibility
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
NE15 - Loss of Trees and Hedgerows
HS11 - Sub-Division of Dwellings
HS19 - Privacy & Amenity
HS20 - Local Residential Environment
HS21 - Private Open Space

Core Strategy

CS18_ - Urban design, town character, historic environment
CS23_ - Mix of housing

Sites and Housing Plan - Submission

HP1_ - Changes of use to existing homes
HP2_ - Accessible and Adaptable Homes
HP9_ - Design, Character and Context
HP12_ - Indoor Space
HP13_ - Outdoor Space
HP14_ - Privacy and Daylight
HP15_ - Residential cycle parking
HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

- Balance of dwellings Supplementary Planning Document (Draft) June 2007
- Supplementary Planning Document (SPD): Parking Standards, Transport Assessments and Travel Plans Adopted Feb 2007.

Relevant Site History:

99/00296/P - Demolition of single storey rear addition. Construct single storey rear extension.. Permission not required 4th March 1999.

09/02613/FUL - Erection of single storey side and rear extensions and conversion of extended building to form 3 x 1 bed flats.. Withdrawn 26th January 2010 following concerns from the case officer regarding conflict with planning policy.

Representations Received:

Objection received from resident at 57 Littlemore road: reasons for objection are effect on privacy, noise disturbance and parking provision:

'The dividing partition wall between our house 57 and number 59 does not currently stop sound travelling between the two houses sufficiently. We are able to hear clearly conversations, radio and Buddhist chanting. I'm sure that our neighbours find our TV and music a disturbance'.

There is concern that the division of the house into flats will increase the noise disturbance, to both downstairs and upstairs to their property.

There is also a concern about smell that travels between each property, the residents at 57 already experience the smell of tobacco, and are concerned that the smell of cooking will also travel through, into their upstairs bedrooms.

The objector is concerned about the provision of parking; and wonder whether the proposal will lead to an increase in on street-parking.

Statutory and Internal Consultees:

County Highways Authority- raise no objections to the proposed loss of off street parking within the curtilage of the development providing it is for the intended use specified in the application. They recommend that a condition be imposed which ensures that the dwelling is retained for the intended use specified in the application. This is in the interests of minimising on-street parking pressure which is likely to result from the addition of 3 self contained flats.

Thames Water Utilities Limited-raise no objection.

Oxfordshire County Council Drainage Team Manager-recommends that a full sustainable urban drainage system be incorporated for the development at the site.

Site Description:

1. The property is situated on Littlemore Road in Cowley, and forms part of a pair of post war semi-detached dwellings. One off-street parking space is provided at the front of the property adjacent to a small front garden, although there is gated access to the side of the property which could potentially provide another parking space. To the south of the site lies a footpath which connects Littlemore Road to Van Diemens Lane to the rear.
2. The property is currently used as 3 bedsits, sharing a kitchen and bathroom. In accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended), Class C3 allows dwelling houses to be used by a single person or by families. Class C4 allows dwelling houses to be used by up to six residents living together as a single household. The current use therefore falls

within Use Class C4.

3. The applicant also states that the current occupants are cared for by a Charity called the Response Organisation Mental Health Charity, which provides a diverse range of high quality accommodation, support and care services to meet the needs of those who experience enduring mental health problems in Oxfordshire and beyond. This property is occupied by 'vulnerable' people with mental health issues who can lead a semi-independent life, yet need daily supervision by competent staff from the charity.
4. The site lies well situated for access to Rose Hill and Cowley shopping areas. Littlemore Road is a busy road with on-street parking and is not within a Controlled Parking Zone.

Proposed development:

5. The application proposes the conversion of the property to 3 x 1 bedroom flats. On the ground floor, it is proposed to convert the existing bedroom, dining and living room into one flat. A single storey extension is proposed to the side and rear of the property which will create the second flat, borrowing some of the old kitchen. The third flat will occupy the top floor of the existing property providing a living room, kitchen/diner, bedroom and bathroom.
6. The application states that although bin and cycle store areas can be provided, as the current occupants are cared for by the Response Organisation, they and future occupants will not require either cycles or cars. However, the applicant has taken account of the long term possibility that flat owners might require cars, and two off street car parking spaces can be provided to meet needs in this particular location.

Determining Issues:

- Principle of development/ Loss of dwellinghouse
- Impact on living conditions and Amenity
- Highways issues.

Officers Assessment:

Principle of development / Loss of dwellinghouse/Design

7. Although the property is currently owned by a charity, the property is still classed as a family dwelling which should ultimately be protected. The Balance of Dwellings Supplementary Planning Document (SPD) provides for a balanced distribution of housing and the safeguarding of family dwellings. In the case of residential developments proposing one to three units, it states that there should be no net loss of a family unit (which is a dwelling house whose size as originally built or at 1 July 1948 should not exceed 110 m² (gross floorspace)). In relation to the creation of new flats either through conversion of a dwellinghouse over 110m² or new build, a flat suitable for a

family should comprise a minimum of three bedrooms, a floor area of at least 75m² and access to a private garden area. The property currently measures less than 90m² internal floorspace, therefore in accordance with this policy, it should be protected as a family dwelling.

8. Policy CP6 of the OLP states that development proposals should make efficient use of land by making best use of site capacity in a manner that does not compromise the surrounding area. The development proposed on the site would result in the plot being over-developed, the site is unable to cater for the needs required for the sub-division of a modest 3 bedroom family house into 3 separate flats. It would not be able to deliver adequate internal living space, levels of light, amenity space, car parking spaces, bins and cycle storage.
9. Under the Balance of Dwellings SPD, the application site falls within the Littlemore 'Neighbourhood Area' which is defined as an 'Amber' area which indicates that the scale of pressure is considerable and therefore requires both to safeguard family dwellings and achieve a reasonable proportion of new family dwellings as part of the mix for new developments.
10. Whilst the property is currently occupied by a charity, planning is concerned about the use of land and the planning implications of the proposal. The application to divide the property into 3 flats results in the loss of a family dwelling.
11. As a part of the application there is a single storey side and rear extension, which will form the majority of flat 59b. The extension would be subservient to the existing dwelling, and would be constructed of matching materials.

Impact on Living Conditions and Amenity.

12. Policy HP12 (d) of the Sites and Housing Development Plan Document (DPD) indicates that Planning permission will not be granted for new dwellings where any single dwelling would provide less than 39m² of floorspace (measured internally). The internal measurements of each flat have been calculated as follows: Flat 59b (side extension) =28m²; Flat 59 (main house) =31m²; and Flat 59a (upstairs) =35m². Therefore the proposed accommodation falls short of the requirements of this policy and would provide an inadequate level of living conditions.
13. Concern is expressed regarding the proposed layout of the three flats, in that the depth of the bedroom/living room extension in flat 59b would have an impact upon the quality of light into the living/kitchen and dining area of flat no 59, which is contrary to the aims of policy HS19 of the Oxford Local Plan 2001-2016 and HP14 of the Sites and Housing Plan, by breaching the 45 and 25 degree guidelines. This is the Council adopted Standard and failure to adhere to this would result in unacceptable harm to the amenities of the adjoining residential occupiers.
14. The supporting information accompanying this application states that the garden would remain as existing for all residents to use as and when they may

wish to do so. Officers do not have particular concerns but if the application were recommended for approval would be seeking to secure the privacy of the occupants of the ground floor flats by preventing direct views into the habitable room windows.

Highways Issues.

15. Whilst the applicant states that provision can be made for two off-street parking spaces for the occupiers of the flats if necessary, no details are provided of this, and of course this would only make provision for two of the three flats on the basis of 1 off-street space per flat. The Highways Authority are of the view that the proposed development would only be acceptable if the development was restricted to the intended use specified in the application, and in the event that permission is granted, would recommend that a condition be imposed which ensures that the dwelling is retained for the intended use specified in the application in order to minimise on-street parking pressure which is likely to result from the addition of 3 self contained flats. However it would be difficult to undo such a conversion if permission were to be given, future residents of the property may have the need to own and use a car and would require parking. Without sufficient spaces off road for all 3 flats, the result would be to park on what is a busy road.

Other matters

16. Whilst officers appreciate the concerns of the objector regarding the issues and concerns about the insufficient partition wall, these matters are not a planning concern and cannot be dealt with through the planning system.

Conclusion:

Whilst the aims and objectives of the charity are commended, unfortunately the proposed development involves the loss of a dwellinghouse which is contrary to policies HS11 of the Oxford Local Plan, HP12 of the Sites and Housing Development Plan Document, and the supporting Balance of Dwellings Supplementary Planning Document. In addition the proposed flats are of insufficient floorspace to meet the Council's minimum space requirements and in general the application site is unable to adequately cater for the requirements of the proposal. The physical extension proposed to the dwelling house to create 59b would have a negative impact on the quality of light to the habitable room of flat 59 and the car parking provision is inadequate for the number of flats proposed.

Human Rights Act 1998

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.

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

Background Papers: 12/02698/FUL.

Contact Officer: Kerrie Gaughan

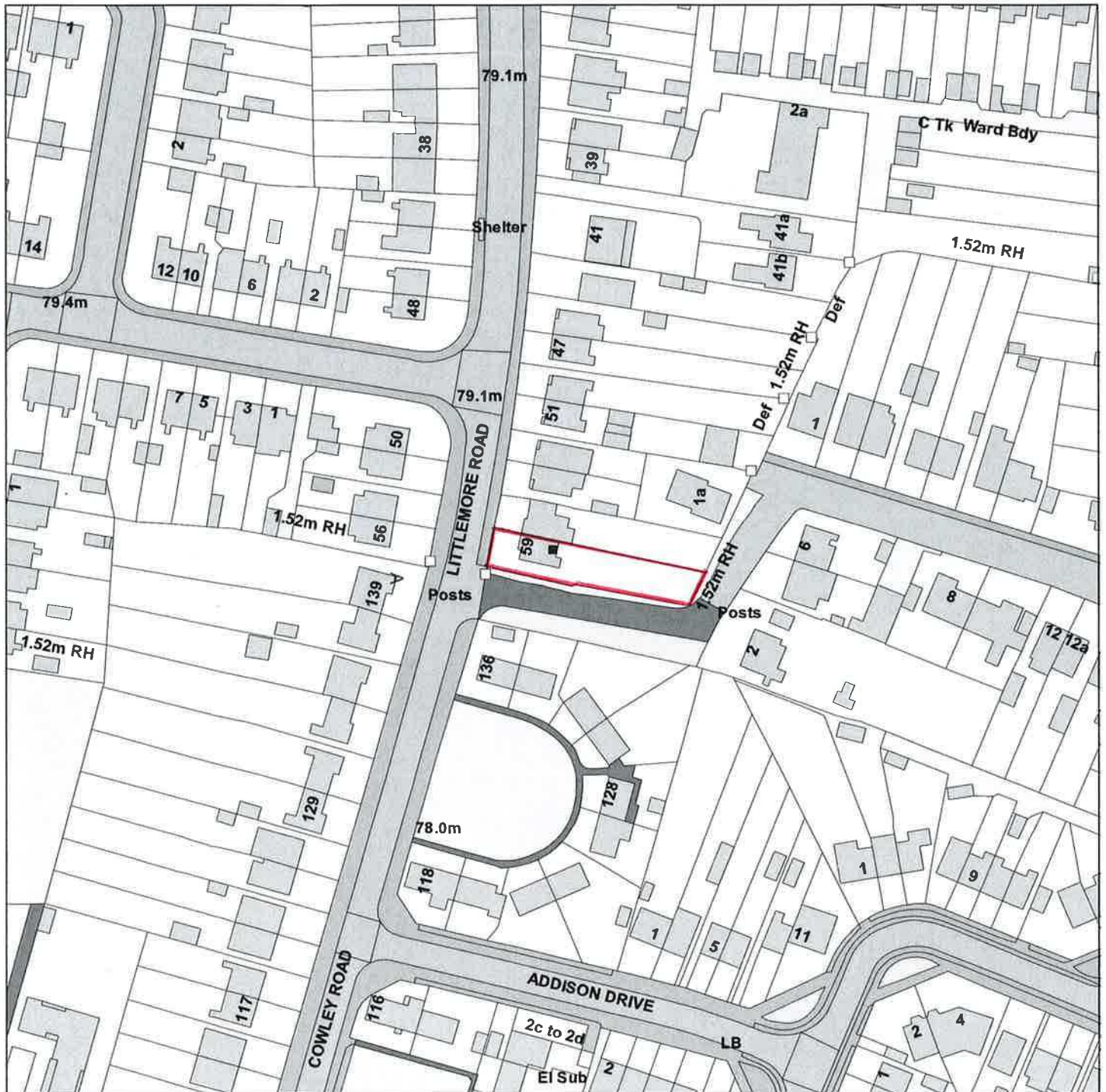
Extension: 2718

Date: 20th December 2012

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Appendix 1

12/02698/FUL 59 Littlemore Road, Oxford.



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	22 November 2012
SLA Number	Not Set

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EAST AREA PLANNING COMMITTEE

8th January 2013

Application Number: 12/02738/FUL

Decision Due by: 25th December 2012

Proposal: Erection of a two storey side extension and enlarged front porch (Amended plans)

Site Address: 19 Cavendish Drive, Oxford – **Appendix 1**

Ward: Marston Ward

Agent: N/A

Applicant: Nr Naveed Akhtar

Application called-in by Councillors Clarkson, Coultor, Clack and Seamons due to concerns about overdevelopment and because another application was recently refused on the site.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed two storey extension is considered to be of a form, scale and appearance that is visually commensurate with the existing house and surrounding development, preserves sufficient amenity space for a family dwelling and does not result in significant harm to neighbouring residential amenity. Consequently the proposals accord with policies CP1, CP6, CP8, CP9, CP10, HS19 and HS21 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy 2026 as well as emerging policies HP9, HP12, HP13 and HP14 of the Sites and Housing Plan.
- 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.

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 - matching
- 4 First floor rear windows obscure glazed
- 5 Removal of permitted development rights to build other extensions
- 6 Car parking required to be laid out prior to occupation of extension
- 7 SuDS compliant hardstanding shall be incorporated into the development

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Developmt to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Developmnt to Meet Functionl Needs
- HS19** - Privacy & Amenity
- HS21** - Private Open Space

Core Strategy

- CS18_** - Urb design, town character, historic env

Sites and Housing Plan - Submission

- HP9_** - Design, Character and Context
- HP12_** - Indoor Space
- HP13_** - Outdoor Space
- HP14_** - Privacy and Daylight

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

12/01813/FUL - Erection of a 2 storey side and rear extension to form 1 x 2 bedroom dwelling – Refused 17.09.2012

Representations Received:

Four third party objections received from properties along Arlington Drive citing the following concerns:

- The proposal would add to on-street parking and congestion on the T-junction between Cavendish Drive and Arlington Drive;
- The proposal would devalue neighbouring properties;

- The proposal does not provide adequate amenity space in proportion to the size of the extended dwelling;
- First floor windows would allow overlooking of neighbouring properties;
- The extension proposed is too large and would harm the character of the existing modest house.

Statutory and Internal Consultees:

Old Marston Parish Council – No objection

Drainage Officer – Sustainable drainage system should be incorporated

Highway Authority – No objection subject to parking spaces being of the required dimensions, adequate vision splays being provided and a condition imposed requiring sustainable drainage methods being incorporated into the driveway.

Officers' Assessment:

Site Description

1. The application site relates to one of a pair of two storey semi-detached houses of 1950's construction located on a corner plot within a wider suburban residential area of Oxford. The house has not been significantly altered or extended since its construction though recent conifer boundary vegetation has been removed such that the house is now more visible from the street. A location plan is provided at **Appendix 1**.

The Proposal

2. The application seeks consent for the demolition of the existing detached single garage and the erection of a two storey side extension along with an enlarged front porch. Additional off-street parking provision to the front of the property is also proposed as part of the application.

3. Amended proposals were submitted to the Council following officer suggestions to reduce the height of the extension and increase the gap to the adjacent property No. 57 Arlington Drive. It is on the basis of the amended plans that the application has been considered though Members should note that the representations received and summarised above relate to the original proposals. Given the reduction in scale of the development and therefore its reduced potential to have an adverse impact, it was not considered necessary or appropriate to re-consult. Members should bear this in mind when considering the representations made on the application.

4. Officers consider the principal determining issues in this case to be:

- Relationship to Refused Scheme;
- Design/Amenity;
- Impact on Neighbouring Properties; and
- Parking.

Relationship to Refused Scheme

5. A planning application for two storey side and rear extensions to 19 Cavendish

Drive was refused planning permission earlier in September 2012 under delegated powers principally due to the unsympathetic size of the extensions proposed and the inadequate space on the site to accommodate a reasonable sized new dwelling. The current application instead seeks permission for a considerably smaller side extension to the property (the rear extension has been omitted) so as to provide additional living accommodation for the existing house. It therefore has little in common with the previously refused application particularly as the amenity space policy requirements for a new dwelling are far different to that considered adequate for an extended house. Members are therefore advised that the previously refused application is not of particular relevance to the determination of this current application other than as a reference to those physical works previously proposed that were not considered to be visually commensurate with the existing house and its setting.

Design/Amenity

6. Policies CP1 and CP8 of the Local Plan as well as emerging policy HP9 of the Sites and Housing Plan require new residential development to form an appropriate visual relationship with the surrounding area in terms of form, scale, grain, materials and design detailing. It is against this development plan policy backdrop that the scheme should be considered with respect to its general design and appearance.

7. The existing house is not considered to be of any particular architectural merit with the area featuring generally modern two storey family sized housing in a suburban setting. The two storey extension proposed is considered to respect this character by being subservient in height, width and depth to the host dwelling which helps preserve the primacy of the host dwelling and therefore prevents significantly unbalancing the pair of semi-detached houses when viewed from the street. Indeed in this regard the proposals are very similar in form and scale to an extension constructed on the corner plot directly opposite the application site at 40 Cavendish Drive as well as further along the road at Nos. 13 and 32. Consequently two storey extensions of similar form, scale and appearance have been approved elsewhere within the same street and are considered to have been successfully incorporated into the built fabric of the locality. A small enlargement to the front porch is also proposed though the visual impact of this is considered negligible and it should be noted that a porch of similar size could, in any event, be constructed under householder permitted development rights, had these been retained.

8. The existing garden of the house is, when taken as a whole, of a reasonable size though of relatively awkward layout such that it does not include vast amounts of genuinely usable space. The majority of the garden is not particularly private space as it is visible from Cavendish Drive and Arlington Drive due to the house being on a corner plot. The two storey extension will however not result in any meaningful loss of private amenity space given that it will, in the main, be constructed on the footprint of the existing detached garage such that the genuinely private space to the rear will not be affected. However, to ensure that further extensions do not take place that could cumulatively result in significant loss of garden space, a condition is recommended to be imposed removing permitted development rights for later extensions to the house and garden

buildings. Consequently, providing such a condition is attached, officers have concluded that adequate amenity space remains to serve the extended dwelling such that it would still remain suitable for a family in accordance with the requirements of policy HS21 of the Local Plan and emerging policy HP13 of the Sites and Housing Plan.

Impact on Neighbouring Properties

9. Policies CP1, CP10 and HS19 of the Local Plan require development proposals to adequately safeguard established residential amenity in order to be considered acceptable. The extension proposed projects directly away from its adjoining property, No. 17, such that it will not have any material impact on the living conditions of occupiers of this neighbouring dwelling.

10. Given the orientation of the plot, the extension will project relatively close to the boundary with No. 57 Arlington Drive. However, it is not considered to be of such significant scale to unacceptably overbear or harm the outlook from this adjacent property or indeed materially block significant levels of light into the rear garden or its habitable rooms. Two windows are proposed at first floor level to the rear (including one to a bathroom) that could potentially allow increased overlooking of the rear garden of No. 57. A condition is therefore recommended to be imposed ensuring that such windows are obscurely glazed and fixed shut so as to prevent any potential loss of privacy in this regard.

Parking

11. The extension is proposed to create an additional bedroom along with a living room and bathroom. With an increase of only one bedroom it is not considered reasonable to assume that there would be any material increase in car parking associated with the house. In any event, there is sufficient space for off-street parking to be accommodated on the site and the application proposals three off-street parking spaces. Such provision well exceeds that required by policy TR3 of the Local Plan for four bedroom dwellings with the result that officers are not concerned about the impact of the proposed development on the functioning of the highway. The Highway Authority has similarly concurred with this view. It is however recommended that a condition be imposed requiring the off-street parking spaces to be laid out and made available for parking prior to the occupation of the extension.

Other Matters

12. One of the objections received cites concern about the impact of the proposals on nearby property values. Members are advised that this is not a planning consideration as is made clear by well established Government guidance.

Conclusion:

13. The proposals are considered to result in development that is visually appropriate to the site and its surroundings whilst adequately safeguarding neighbouring amenity. Additionally officers have no concerns about the proposals with respect to parking provision as more than adequate levels are included as part of the scheme. Consequently Committee is recommended to resolve to approve the application subject to the conditions suggested.

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

Background Papers: 12/01813/FUL & 12/02738/FUL

Contact Officer: Matthew Parry

Extension: 2160

Date: 21st December 2012

Appendix 1

19 Cavendish Drive



Scale : 1:1250

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Organisation	Oxford City Council
Department	City Development
Comments	12/027384/UL
Date	04 December 2012
SLA Number	Not Set

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East Area Planning Committee

8th January 2013

Application Number: 12/02782/FUL

Decision Due by: 18th January 2013

Proposal: Erection of part single storey, part two storey, rear extension. (Amended description)

Site Address: 19 Rymers Lane Oxford OX4 3JU
Location plan – Appendix 1

Ward: Cowley Ward

Agent: N/A

Applicant: Ms Josephine Huntley

The applicant is an employee of Oxford City Council and determination at Committee is therefore required. In accordance with the Council's Constitution (24.9(b)) the Monitoring Officer has been informed of this application. The Monitoring Officer has confirmed that the application has not had any special treatment.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The development is considered to form an acceptable visual relationship with the existing building and local area and is unlikely to have a significant effect on the current and future occupants of adjacent properties. The proposals therefore comply with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy. No objections have been received from third parties.
- 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.

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 - matching

- 4 Details excluded submit revised plans the roofline and intersection at the eaves with number 17

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

CP1 - Development Proposals

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HS19 - Privacy & Amenity

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None relevant

Representations Received:

No comments had been received at the time of writing this report. If any comments are received by the end of the consultation period, officers will provide a verbal update at the meeting.

Statutory and Internal Consultees:

No comments had been received at the time of writing this report. If any comments are received by the end of the consultation period, officers will provide a verbal update at the meeting.

Issues:

Design

Effect on adjacent properties

Officers Assessment:

Site description and proposal

1. 19 Rymers Lane is an end of terrace house with side access to the rear. The houses in this part of Rymers Lane are unusually small compared to the typical house in the Florence Park area and many of them have been extended on the ground and first floors, including the adjacent houses at 17 and 21 Rymers Lane. Parking for two cars is provided to the front of the plot.

2. Permission is now sought for a single and two storey extension to the rear of number 19 to provide additional accommodation.

Design

3. Oxford City Council desires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The Local Development Plan provides policies to support this aim and CP1, CP8 and CS18 are key in this regard.
4. The proposed development is not highly visible from the public domain. The extension is somewhat awkward in its detailing and its relationship to the adjoining property at number 17, however subject to conditions of planning permission to control the appearance of materials used in the build and to require revised details of the intersection with number 17 at the eaves, the proposal is not considered to be unacceptably out of character with the existing house or local area, and complies with Policies CP1 and CP8 of the OLP and CS18 of the Core Strategy.

Effect on adjacent properties

5. Oxford City Council requires development proposals to safeguard the privacy and amenities of adjoining occupiers and policies CP1, CP10 and HS19 of the OLP support this aim. Appendix 6 of the OLP sets out the 45 degree guidance, used to assess the effect of development on the windows of neighbouring properties.
6. The proposal complies with the 45-degree guidance. The extensions will not lead to a material loss of light to the adjacent houses, create an unacceptable increase in overbearing or overlooking and the proposal complies with Policies CP1, CP10 and HS19 of the OLP.

Sustainability

7. The site lies within a sustainable location within easy reach of local services and public transport and the development makes more efficient use of land.

Other matters

8. No changes to the existing parking provision or the number of bedrooms is proposed. The parking situation is therefore considered acceptable.

Conclusion:

9. The development is considered to form an acceptable visual relationship with the existing building and local area and is unlikely to have a significant effect on the current and future occupants of adjacent properties. The proposals therefore comply with Policies CP1, CP8, CP10 and HS19 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Core Strategy.

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: 12/02782/FUL

Contact Officer: Tim Hunter

Extension: 2154

Date: 20th December 2012

APPENDIX 1

19 Rymers Lane, Oxford

12/02782/FUL



Scale : 1:1250



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Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	
Date	20 December 2012
SLA Number	LA100019348

East Area Planning Committee

8th January 2013

Application Number: 12/02969/VAR

Decision Due by: 17th January 2013

Proposal: Application for variation of conditions 3 [tree protection], 4 [landscaping], 6 [means of enclosure], 11 [means of access], 12 [bin and cycle stores] and 13 [vision splays] of planning permission 07/01984/FUL to allow post-commencement discharge of conditions. (Amended description) (Amended plans)

Site Address: 139 Rose Hill Oxford Oxfordshire OX4 4HT

Ward: Littlemore Ward

Agent: Pope Ingram Associates

Applicant: Mair Properties

Application called in by Councillors Tanner, Rowley, Coulter and Fry on grounds that the site is a significant local development.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal to vary conditions 3, 4, 6, 11, 12 and 13 of planning permission 07/01984/FUL to allow discharge of these conditions post commencement of the development is considered to be acceptable given the details provided with the application. A previous planning permission [12/01886/VAR] has been issued in respect of the variation of condition 2 [materials] and the facing bricks and roof tiles used in the erection of the building have now been approved. The Council is satisfied that the discharge of the above conditions will ensure a good quality form of development that complies with adopted policies contained in the Oxford Local Plan 2001 - 2016 and the Core Strategy 2026.
- 2 A letter of objection has been received from an adjoining occupier and the comments made have been carefully considered. However it is considered that the points raised constitute issues that cannot properly be addressed by the planning process and that the discharge of the conditions will enable the partly erected building to be completed and occupied and the site cleared to the benefit of the visual appearance of the locality.

- 3 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 Design - no additions to dwelling
- 2 Amenity windows obscure glass - second floor dormer rear dormer windows,
- 3 Amenity no additional windows - flank wall elevation of plot 7,
- 4 Details of site levels and excavated material
- 5 Approved tree protection measures to be in place before re-commencement of work on site
- 6 Cycle parking for plot 1

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

TR3 - Car Parking Standards

TR4 - Pedestrian & Cycle Facilities

NE15 - Loss of Trees and Hedgerows

HS19 - Privacy & Amenity

HS21 - Private Open Space

Core Strategy

CS2_ - Previously developed and greenfield land

CS18_ - Urban design, town character, historic environment

Sites and Housing Plan - Submission

HP9_ - Design, Character and Context

HP13_ - Outdoor Space

HP14_ - Privacy and Daylight

HP15_ - Residential cycle parking

HP16_ - Residential car parking

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

07/01984/FUL: Demolish existing house. Erection of terrace of 7 x 3 bedroom, two storey houses [plus rooms in roofspace]. New vehicular access to Rose Hill.

7 car parking spaces and bin store on frontage. Approved
12/01886/VAR: Application to vary condition 2 [materials] of planning permission
07/01984/FUL to allow discharge of condition post commencement of
development. Approved

Representations Received:

1 letter of objection. The main points raised can be summarised as follows:

- The site is prominent and bounded by public roads and a public alleyway
- It is a disgrace that these sorts of applications can be made without interested parties being notified
- Since development began the ground level on the site has been raised by a number of feet and a considerable amount of earth has been dumped on my property, weighing upon another weak fence
- Not sure how a new fence can retain all this earth and possibly a retaining wall should be erected instead of a fence
- The narrowing of a passageway to the side of my property because of all the earth is causing a problem for access
- A member of the developer's family promised that the problem would be addressed by the end of October 2012 but nothing has happened.

Statutory and Internal Consultees:

Thames Water: No objection

Issues:

- Trees and landscaping
- Boundary treatment
- Parking areas, access and vision splays
- Bin and cycle stores

Officers Assessment:

Site description and location

1. The application site lies on the east side of Rose Hill and comprises a partly erected two storey building, with accommodation in the roofspace, erected following the grant of planning permission in February 2008 for the erection of a terrace of 7 x 3 bedroom dwellings together with parking, amenity space and bin stores.
2. Access to the site is restricted by way of security fencing and all work on site has now ceased.

The Proposal

3. The application seeks planning permission to vary conditions 3 [tree protection], 4 [landscaping], 6 [means of enclosure], 11 [means of access], 12 [bin and cycle stores] and 13 [vision splays] to allow their discharge after the commencement of development as work on site is now well under way. The application has been submitted following an enforcement investigation in 2012 when it was pointed out to the applicant that certain pre-commencement conditions had not been discharged

which meant that the development that had been carried out on the site was unauthorised and vulnerable to enforcement action.

4. The purpose of this application is to regularise the situation as regards the outstanding planning conditions.

Trees and landscaping – conditions 3 and 4

5. Condition 3 requires the submission of detailed measures for the protection of the trees to be retained during the carrying out of the development. Tree protection measures have not been provided on site to date but details have now been submitted to show how the large tree on the site frontage would be protected and the agent has confirmed that these measures will be in place before works re-commence on site [condition 5 refers].
6. A landscaping plan has been submitted that shows new tree and shrub planting at the front and side of the site together with some additional planting within the individual private gardens of the new dwellings. This planting is considered to be satisfactory.

Boundary treatment - condition 6

7. The proposed boundary treatments are 1.8 metre high close boarded fencing apart from the side boundary adjacent to the public alleyway where there exists a substantial breeze block wall which is to be retained. Officers have no objection to the use of close boarded fences.
8. As a result of the comments received from the occupier of 2 Rose Court regarding earth moving and site levels, it is considered reasonable to impose a further condition requiring details of site levels and any necessary movement of the excavated soil. [condition 4 refers].

Parking areas, vision splays and means of access – conditions 11 and 13

9. Plans submitted with the application show that the area in front of the new building would be laid out using percolating block pavements [terracotta] to provide 7 car parking spaces together with some manoeuvring space to enable cars to access and egress the site in a forward gear. This arrangement would provide a single car parking space per dwelling and would also ensure that the surface of the new parking area would be SUDS compliant. Officers have no objections to these details and are satisfied that they comply with the requirements of condition 11.
10. Vision splays and a new access are also shown on the submitted plans. It is proposed to re-site the vehicle access to the northern end of the site and use part of the existing access as a pedestrian means of access to the development. This has been agreed by the County Council at the time of the original application although the LHA has stated that, given the sensitivity of the new access in terms of its proximity to a pelican crossing

and traffic lights, the developer needs to alert the LHA prior to the construction of the new access in order that appropriate traffic measures can be put into place. It is suggested that this requirement is added to the decision notice as an informative.

Bin and cycle stores – condition 12

11. It is proposed to site a communal bin store close to the pedestrian access to the site and plans submitted show that that this would be a wooden structure which would be effectively screened behind the existing boundary wall. Officers have no objection to these details.
12. As regards cycle parking, this is shown on the plans as being provided in the individual front gardens of plots 2 – 6 and at the side of plot 7. No cycle parking is shown to serve plot 1 and this is therefore required by condition 6. The cycle parking would take the form of covered Sheffield stands which would each accommodate 2 cycles.
13. The other conditions proposed are included in the original planning permission and relate to a restriction on permitted development for the new dwellings, obscure glazing to the second floor dormer windows and a restriction on the insertion of additional windows in the flank wall of the dwelling on plot 7.

Conclusion:

14. The proposal to vary conditions 3, 4, 6, 9, 11 and 13 of planning permission 07/01984/FUL to allow discharge of these conditions post commencement of the development is considered to be acceptable given the details submitted with the application. A previous application [12/01886/VAR] to vary condition 2 [materials] has been approved and the facing bricks and tiles used for the development have been agreed. The Council is satisfied that the discharge of these conditions will ensure a good quality form of development that will comply with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Oxford Core Strategy 2026.

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:

07/01984/FUL

12/01886/VAR

12/02969/VAR

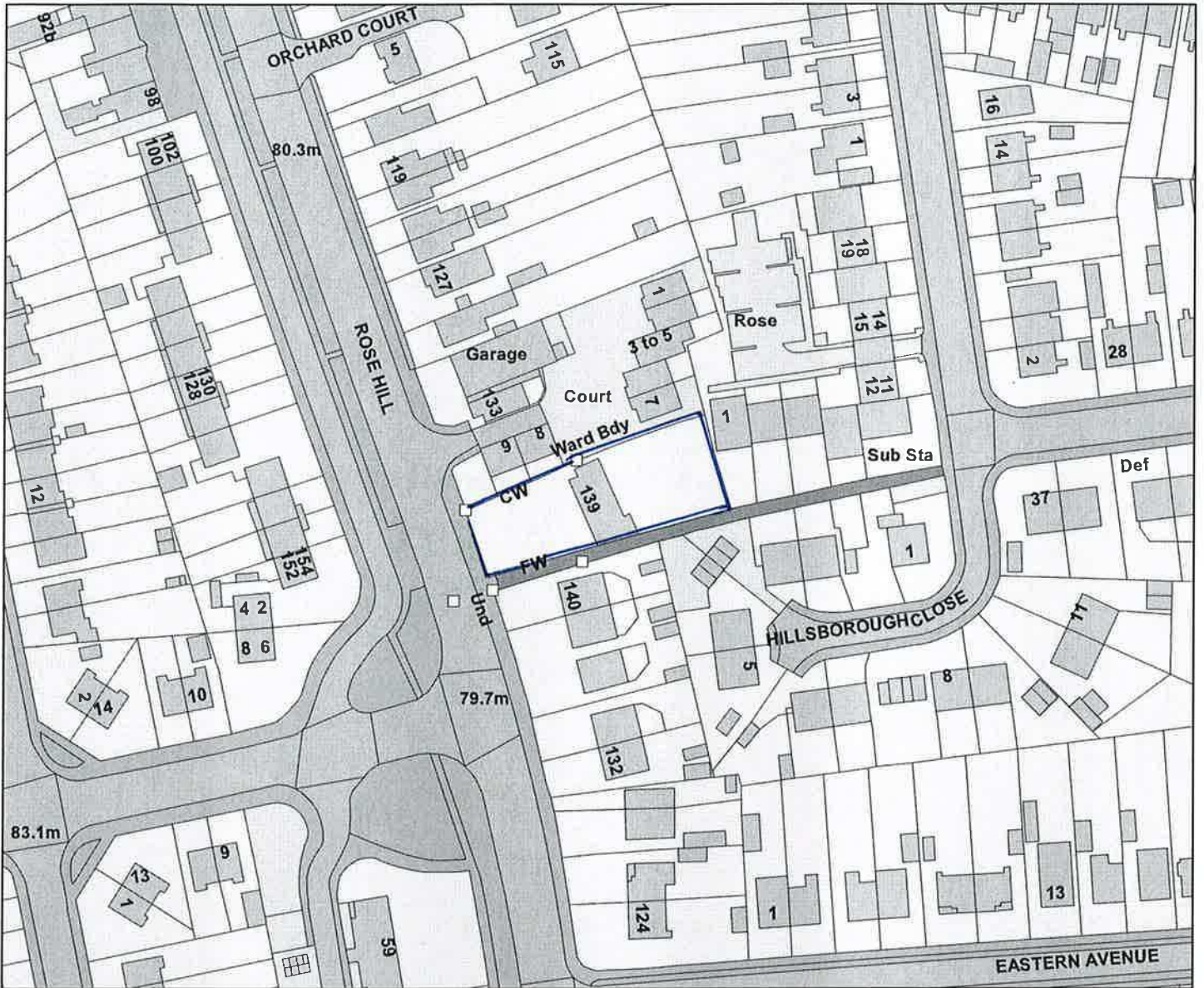
Contact Officer: Angela Fettiplace

Extension: 2445

Date: 19th December 2012

Appendix 1

139 Rose Hill, Oxford



Legend

Scale: 1:1250



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Organisation	Not Set
Department	Not Set
Comments	
Date	19 December 2012
SLA Number	Not Set

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Agenda Item 9

Monthly Planning Appeals Performance Update – November 2012

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is two-fold: a) to provide an update on the Council's planning appeal performance; and b) to list those appeal cases that were decided and also those received during the specified month.
2. The Government's Best Value Performance Indicator BV204 relates to appeals arising from the Council's refusal of planning permission and telecommunications prior approval refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It has come to be seen as an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 30 November 2012, while Table B does the same for the current business plan year, ie. 1 April 2012 to 30 November 2012.

Table A. BV204 Rolling annual performance (to 30 November 2012)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	11	(33%)	2 (40%)	9 (32%)
Dismissed	22	67%	3 (60%)	19 (68%)
<i>Total BV204 appeals</i>	33		5	28

Table B. BV204: Current Business plan year performance (1 April to 30 November 2012)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	7	(33%)	1 (%)	6 (35%)
Dismissed	14	67%	3 (%)	11 (65%)
<i>Total BV204 appeals</i>	21		4	17

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 30 November 2012

	Appeals	Percentage performance
Allowed	14	(36%)
Dismissed	25	64%
All appeals decided	39	
Withdrawn	1	

4. When an appeal decision is received, the Inspector's decision letter is circulated (normally by email) to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table D, appended below, shows a breakdown of appeal decisions received during November 2012.
5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table E, appended below, is a breakdown of all appeals started during November 2012. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Table D Appeals Decided Between 1/11/12 And 30/11/12

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, ALWCST - Allowed with costs, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
12/00972/FUL	12/00038/REFUSE	DEL	REF	ALC	06/11/2012	NORTH	22 Norham Road Oxford Oxfordshire OX2 6SF	Erection of single storey side extension.

Total Decided: 1

TABLE E Appeals Received Between 1/11/12 and 30/11/12

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
12/01188/FUL	12/00045/REFUSE	DEL	REF	H	1 Alhambra Lane Oxford Oxfordshire OX4 1FA		STMARY Demolition of existing single storey extension. Erection of two storey side and rear extension.
12/01394/FUL	12/00048/REFUSE	DELCOM	PER	W	Grove House Club Grove Street Oxford Oxfordshire OX2 7JT		SUMMTN Erection of 2x2 bedroom dwellings. Provision of cycle parking, bin stores and private amenity
12/01780/FUL	12/00046/REFUSE	DEL	REF	W	9 Green Street Oxford OX4 1YB	STMARY	Part removal of existing buildings. Erection of 2 x 4 bedroom dwellings and 1 x 2 bedroom dwelling with associated car parking, cycle parking and bin storage.
12/01829/FUL	12/00049/REFUSE	DEL	REF	H	12 Bertie Place Oxford Oxfordshire OX1 4XH		HINKPK Erection of first floor rear extension (Amended plans)
12/02228/FUL	12/00047/REFUSE	DEL	REF	H	36 Morrell Avenue Oxford OX4 1ND	STCLEM	Formation of dormer window to front roofslope.

Total Received: 5

EAST AREA PLANNING COMMITTEE

Tuesday 4 December 2012

COUNCILLORS PRESENT: Councillors Darke (Chair), Altaf-Khan, Coulter, Curran, Hollick, Lloyd-Shogbesan, Sinclair and Tanner.

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Morgan (Law and Governance), Angela Fettiplace (City Development), Clare Golden (City Development) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

90. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor David Rundle and Councillor Mary Clarkson (substitute Councillor John Tanner)

91. DECLARATIONS OF INTEREST

There were no declarations of interests.

92. ROYAL MAIL, BEAUMONT HOUSE, SANDY LANE WEST: 12/02219/FUL

The Head of City Development submit a report (previously circulated now appended) which detailed a planning application for a change of use from class B1 (office) to class D1 (radiotherapy centre). Enclosure of existing external staircase and new reception/lobby area.

In accordance with the criteria for public speaking, the Committee noted that Clare Blessing spoke against the application and no one spoke in favour of it.

The Committee resolved (by 3 votes to 2) to APPROVE the planning application subject to the conditions listed in the report and the additional condition: A travel plan.

93. HAWKWELL HOUSE HOTEL, CHURCH WAY 11/03107/FUL

The Head of City Development has submitted a report which details a planning application for the refurbishment of hotel by: (i) conversion of conference room to additional 11 bedrooms; (ii) extension to dining room by infilling courtyard and fitting new glazed roof; (iii) re-laying and extending service road and parking area; (iv) excavation and construction of gabion cage, retaining structure and walkways; and (v) fitting of patio doors and external screens. (Amended plans)

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to support the development in principle but defer the application in order to vary the legal agreement in the terms outlined in the report, to delegate to officers the issuing of the notice of permission, subject to conditions on its completion, and to include an additional condition for a travel plan.

The Committee feels that the extra 28 parking spaces are not needed and would like this to be addressed in the travel plan. They also request that the overspill area not be used for parking. Officers are to discuss the travel plan with Councillor Tanner and the Chair before it is approved.

94. 18 COWLEY ROAD: 12/02285/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the conversion of an existing restaurant to provide an additional 1x2 bed flat, erection of a 1x2 bed dwelling and 1x3 bed dwelling [sall Use Class C3] with associated parking (amended plans) (Amended plans)

In accordance with the criteria for public speaking, the Committee noted that Richard Beckett and Holly Thomas spoke against the application and Steve Pickles spoke in favour of it.

The Committee resolved (by 6 votes to 1) to APPROVE the planning application subject to the conditions listed in the report, with an amendment to condition 8 – Velux rooflights - cill height of 1.6m.

95. 109A & 109B LIME WALK: 12/02531/FUL

This application was withdrawn by officers.

96. 110 OLIVER ROAD:12/01990/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for the erection of 2 x 2 bedroom dwellings (Class C3) to the rear of the existing property with associated parking for the existing and proposed dwellings. (Amended plans)

In accordance with the criteria for public speaking, the Committee noted that Julian Philcox spoke in favour of the application and no one against it.

The Committee resolved (by 7 votes to 1) to APPROVE the planning application subject to the conditions listed in the report and the additional condition: Further details on front boundary provision. To address traffic visibility concerns.

97. 9 RUPERT ROAD: 12/02488/FUL

The Head of City Development submitted a report (previously circulate, now appended) which detailed a planning application for the erection of part single storey and part two storey rear extension and single storey side extension.

In accordance with the criteria for public speaking, the Committee noted that no one spoke for or against the application.

The Committee resolved (by 8 votes to 0) to APPROVE the planning application subject to the conditions listed in the report and the additional condition: No permitted development rights for grounds.

98. PLANNING APPEALS

The Committee resolved (by 7 votes to 0) to NOTE the Planning Appeals report for October 2012.

99. MINUTES

The Committee resolved (by 7 votes to 0) to APPROVE the minutes of the meeting held on 6 November 2012 as a true and accurate record.

100. FORTHCOMING PLANNING APPLICATIONS

The Committee NOTED the list of forthcoming planning applications.

101. DATES OF FUTURE MEETINGS

The Committee NOTED that the next meeting is on Tuesday 8th January 2013

The meeting started at 6.00 pm and ended at 7.45 pm

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