

Agenda

www.oxford.gov.uk



West Area Planning Committee

Date: **Tuesday 7 January 2014**

Time: **6.30 pm**

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

For any further information please contact:

Lois Stock, Democratic Services Officer

Telephone: 01865 252275

Email: lstock@oxford.gov.uk

West Area Planning Committee

Membership

Chair	Councillor Oscar Van Nooijen	Hinksey Park;
Vice-Chair	Councillor Michael Gotch	Wolvercote;
	Councillor Elise Benjamin	Iffley Fields;
	Councillor Anne-Marie Canning	Carfax;
	Councillor Bev Clack	St. Clement's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Graham Jones	St. Clement's;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

The quorum for this meeting is five members. Substitutes are permitted

HOW TO OBTAIN AGENDA

In order to reduce the use of resources, our carbon footprint and our costs we will no longer produce paper copies of agenda over and above our minimum internal and Council member requirement. Paper copies may be looked at the Town Hall Reception and at Customer Services, St Aldate's and at the Westgate Library

A copy of the agenda may be:-

- Viewed on our website – mycouncil.oxford.gov.uk
- Downloaded from our website
- Subscribed to electronically by registering online at mycouncil.oxford.gov.uk
- Sent to you in hard copy form upon payment of an annual subscription.

AGENDA

	Pages
1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS	
2 DECLARATIONS OF INTEREST	
3 ROGER DUDMAN WAY REVIEW: INDEPENDENT REPORT AND RECOMMENDATIONS	1 - 4
<p>The Executive Director of City Regeneration and Housing has submitted the final report and recommendations from the Roger Dudman Way independent review.</p> <p><u>Officer recommendation:</u> That the Committee</p> <ol style="list-style-type: none">1. Receive the final report of the independent review overseen by the Working Group and note the findings and recommendations.2. Endorse the proposals to address the recommendations with an action plan and embed best practice.3. Thank Mr Vincent Goodstadt, the independent reviewer and Dr Lucy Natarajan for their work, and the members of the Working Group for their contributions. <p>This item is attached as a supplement.</p>	
4 23 AND BASEMENT FLAT 23 WALTON CRESCENT: 13/03031/FUL	5 - 12
<p>The Head of City Development has submitted a report which details a planning application to demolish existing single storey rear extension and erection of conservatory to rear. Erection of part single storey, part two storey side extension, including conservatory and roof terrace. Insertion of double doors to front of property at basement level.</p> <p><u>Officer recommendation:</u> That the Committee REFUSE the planning application for the following reasons:-</p> <ol style="list-style-type: none">1 The proposed side extension would result in the near total enclosure of the rear garden of 24 Richmond Road. This would significantly reduce the quality of the outlook from the rear garden as well as significantly reduce the levels of daylight and sunlight it receives. Consequently the proposals fail to accord with the requirements of policies CP1 and CP10 of the Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.2 The introduction of a raised outdoor terrace within an enclosed residential environment will give rise to a significant reduction in actual and perceived privacy for occupiers of neighbouring dwellings, in particular No. 24 Richmond Road. Consequently the proposals fail	

to adequately safeguard neighbouring residential amenity contrary to the requirements of policies CP1 and CP10 of the Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.

5 102 SOUTHMOOR ROAD: 13/03091/FUL

13 - 20

The Head of City Development has submitted a report which details a planning application to erect a first floor rear extension and formation of dormer to rear.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions:

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

6 TOWN HALL, ST ALDATE'S STREET: 13/02687/CT3

21 - 26

The Head of City Development has submitted a report which details an application for Listed Building Consent for internal alterations to upgrade and refurbish existing toilets involving removal of walls and partitions and formation of lobby and doorways

Officer recommendation: That the Committee APPROVE listed building consent subject to the following conditions

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 LB/CAC specific agreed amended plans -3771-02 A - 3771-07 A, 18/11/2013, 18/11/2013,
- 4 7 days' notice to LPA
- 5 LB notice of completion
- 6 Further works - fabric of LB - fire regs
- 7 Repair of damage after works
- 8 Walls/openings to match adjoining
- 9 careful removal and retention/reuse of doors and window glass
- 10 further details a) new lighting units, b) external louvers c) new handrail, d) fixture and finish of new suspended ceiling

7 CUTTESLOWE COMMUNITY CENTRE: 13/02922/CT3

27 - 34

The Head of City Development has submitted a report which details a planning application to insert new doors and windows to east, south and west elevations.

Officer recommendation: That the Committee APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

3 Materials as specified

8 PLANNING APPEALS

35 - 40

To receive information on planning appeals received and determined during November 2013.

The Committee is asked to note this information.

9 MINUTES

41 - 46

Minutes from 10 December 2013

Recommendation: That the minutes of the meeting held on 10 December 2013 be APPROVED as a true and accurate record.

10 FORTHCOMING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

- 13/03320/PA11: Whitehouse Road: Replacement footbridge.
- 13/02557/OUT: Westgate: Retail centre.
- 13/02558/FUL: Oxpens Road: Temporary decked car park.
- 13/02563/FUL: Redbridge Park & Ride: Temporary coach park.
- 13/03213/FUL: 9 Green Street
- 13/03252/FUL: Alma Place
- 13/01376/FUL: Abbey Road
- 13/03001/FUL: 22 Linkside Avenue
- 13/02866/VAR: Site of 21 and 23 Temple Road

11 DATE OF NEXT MEETING

The Committee NOTES the following future meeting dates:

Thursday 9 January if necessary

Tuesday 11 February 2014 (and Thursday 13 February if necessary)

Tuesday 11 March 2014 (and Thursday 13 March if necessary)

There will be a members briefing on Wednesday 15 January 2014 for the Westgate application

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 lstock@oxford.gov.uk 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 of the public are reminded that the recording of the meeting (audio or visual) is not permitted without the consent of the Committee, which should be sought via the Chair
7. 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.

This page is intentionally left blank

To: West Area Planning Committee

Date: 7th January, 2014

Report of: Executive Director, City Regeneration and Housing

Title of Report: Roger Dudman Way Review: Independent Report and Recommendations

Summary and Recommendations

Purpose of report: To receive the final report and recommendations from the independent review

Key decision? No

Executive lead member: Councillor Colin Cook

Policy Framework: Efficient and effective Council

Recommendation(s):

1. To receive the final report of the independent review overseen by the Working Group and note the findings and recommendations.
2. To endorse the proposals to address the recommendations with an action plan and embed best practice.
3. To thank Mr Vincent Goodstadt, the independent reviewer and Dr Lucy Natarajan for their work, and the members of the Working Group for their contributions.

Appendix:

Roger Dudman Way Main Report and Recommendations

BACKGROUND

1. Following the approval in February 2012 of the proposal by the University of Oxford for graduate student accommodation at Castle Mill, Roger Dudman Way, West Area Planning Committee decided that it wished to commission an independent review of the planning procedures to identify where processes could be improved. A Working Group comprising a cross-party group of Councillors together with members of external interested organisations was established to oversee the review and an independent expert, Vincent Goodstadt, a past President of the Royal Town Planning Institute, was appointed to undertake the assignment.

REPORT FINDINGS AND RECOMMENDATIONS

2. The independent review confirms that the City Council met its statutory obligations in handling the planning application. However, there are recommendations on embedding best practise. The final report and recommendations, which includes an executive summary, are attached. There are six principal sets of recommendations covering:
 3. **1. Planning Procedures**
 - Improving the clarity of the informal and formal liaison arrangements and the documentation of the pre-application process;
 - Providing a clearer auditing regime of the submitted documents against the requirements in the published guidance in the registration process on major applications;
 - A review the EIA-related procedures.
 4. **2. Consultation Processes.**
 - Further development of pre-application guidelines;
 - Post-application guidance on planning processes.
 5. **3. Visual Impacts & Quality of Design**
 - Developing greater technical capacity (IT and skills) to take advantage of the rapidly evolving potential for interpreting design and integration with established GIS systems;
 - Improving the advice on the design evidence used to support application, in particular in the preparation of Design and Access Statements;
 - Enhancing member 'training' on design and planning;
 - Investigating and adopting the best new field-based approaches to assessing the visual impact of new development.
 6. **4. Committee Reporting**
 - A systematic documentation of the policy evaluation including clarification of the extent and nature of any departure from policy;
 - A more evidenced-based approach to the presentation of the choices before committee, and the impact of mitigation through conditions in reports; and

- The use of alternative means of addressing design considerations (e.g. in terms of visualisations and where necessary site visits).

7. **5. Planning Conditions**

- An auditable process for determining the appropriate enforcement action;
- A review of the use of standard planning conditions, and updating of them where necessary;
- Inter-agency co-ordination to address the issues set out in the main report;
- The use of a range of media should be considered to provide accurate and accessible information that addresses these concerns.

8. **6. Wider Planning Issues**

- Enhancing the planning service in terms of planning process, policy and strategy
- Progressing and formalising a more strategic approach to the future development needs and engagement with the Universities and Colleges.

9. The recommendations are set out in full in the attached report. Officers will be preparing an action plan to address the recommendations. The report notes that the City Council is already taking action in areas identified in the report.

10. The proposal is that a small steering group is established, including one or two specialist experts as required, to oversee the implementation of the action plan on a task and finish basis. Councillor Cook, the Executive Member with responsibility for planning, will consult with Members on the detail of the steering group and the programme.

RECOMMENDATIONS

11. The Committee is recommended to:

- To receive the final report of the independent review overseen by the Working Group and note the findings and recommendations.
- To endorse the proposals to address the recommendations with an action plan and embed best practice.
- To thank Mr Vincent Goodstadt, the independent reviewer and Dr Lucy Natarajan for their work, and the members of the Working Group for their contributions.

Name and contact details of author:-

Name:	David Edwards
Job title:	Executive Director
Service Area / Department:	City Regeneration and Housing
Tel:	01865 252394
e-mail:	dedwards@oxford.gov.uk

This page is intentionally left blank

WEST AREA PLANNING COMMITTEE

7th January 2013

Application Number: 13/03031/FUL

Decision Due by: 6th January 2014

Proposal: Demolition of existing single storey rear extension and erection of conservatory to rear. Erection of part single storey, part two storey side extension, including conservatory and roof terrace. Insertion of double doors to front of property at basement level.

Site Address: 23 and Basement Flat 23 Walton Crescent – **Appendix 1**

Ward: Jericho and Osney

Agent: N/A

Applicant: Miss N K Fayers-Kerr

Application called-in by Councillors Pressel, Price, Fry, Kennedy and Khan due to the potential impact on neighbouring properties.

Recommendation:

APPLICATION BE REFUSED

For the Following Reasons:-

- 1 The proposed side extension would result in the near total enclosure of the rear garden of 24 Richmond Road. This would significantly reduce the quality of the outlook from the rear garden as well as significantly reduce the levels of daylight and sunlight it receives. Consequently the proposals fail to accord with the requirements of policies CP1 and CP10 of the Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.
- 2 The introduction of a raised outdoor terrace within an enclosed residential environment will give rise to a significant reduction in actual and perceived privacy for occupiers of neighbouring dwellings, in particular No. 24 Richmond Road. Consequently the proposals fail to adequately safeguard neighbouring residential amenity contrary to the requirements of policies CP1 and CP10 of the Oxford Local Plan 2001-2016 as well as policy HP14 of the Sites and Housing Plan 2011-2026.

Main 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
HE7 - Conservation Areas

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

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

Other Material Considerations:

- National Planning Policy Framework
- The application site falls within the Jericho Conservation Area.

Relevant Site History:

12/01625/CEU - Application for a certificate of lawful use for the subdivision of the property into a separate basement flat with a dwelling on upper floors. **Permitted** 4th October 2012.

12/01626/FUL - Erection of two storey side extension and three storey rear extension. **Refused** 28th August 2012.

13/01938/FUL - Erection of three storey side extension including basement and ground floor extensions with conservatory and roof terrace at second floor level. Erection of single storey basement level rear extension. Provision of new access staircase and basement level entrance to front. **Refused** 1st October 2013.

Representations Received:

Three third party representations have been received, all objecting to the proposals. The concerns raised can be summarised as follows:

- The properties are tightly constrained and the introduction of a raised terrace will significantly harm the privacy for existing neighbouring occupiers;
- The combination of the side and rear extensions would significantly enclose the rear garden of 24 Richmond Road and substantively block out one of the main sources of daylight;
- Disruptive behaviour and noise on the terrace (if not from the existing occupiers, potentially from future tenants/owners) would jeopardise use of the rear garden of 24 Richmond Road;
- The impact of enclosure would be increased by the rear conservatory given

the very tight rear amenity spaces and it would almost abut the rear garden of 24 Richmond Road;

- It is not reasonable to improve the amenity of one property at the expense of significant harm to occupiers of another;
- The gaps between the houses maintain a balance in a densely crowded area and prevent any sense of architectural and social claustrophobia. To disturb this would be amount to “planning and architectural vandalism and to allow this extension would create a precedent that could change Jericho for the worse and plunge it into a monotonously regular brick corral”;

Statutory and Other Consultees:

No comments received.

Officers’ Assessment:

Application Site and Locality

1. The application site consists of a 2 ½ storey townhouse building with basement level. The building was formerly a single large house set over four floors though a separate one bedroom flat has been created at basement level which became immune from enforcement action in 2012 due to the passage of time. The building therefore provides two dwellings with a family sized dwelling set over three floors and a basement flat. Both dwellings share a small L-shaped outdoor amenity space that wraps around the building.

2. The site is located within the Jericho Conservation Area, a designated heritage asset to which the Council has a statutory obligation to give due regard to the desirability of preserving its special character and appearance. The site is located towards the western end of Walton Crescent as it approaches its junction with Richmond Road where buildings become more tightly constrained with reduced spacing between the backs of opposing properties on Walton Crescent and Richmond Road. This gives these houses a denser, more urban feel particularly when viewed from the intervening rear gardens.

3. The application site can be viewed on the site location plan attached as **Appendix 1**.

Description of Proposed Development

4. The application seeks consent for a two storey side extension which would incorporate an outdoor terrace and conservatory at first floor level. The application also proposes a separate single storey conservatory extension to the rear following the demolition of the small existing lean-to extension. Alterations are also proposed to the front elevation where new double doors are proposed within the existing bay window.

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

- Design and Appearance;
- Living Conditions of Existing Occupiers of 23 Walton Crescent; and
- Impact on Neighbouring Properties.

Design and Appearance

6. The site lies within the Jericho Conservation Area where policy HE7 of the Local Plan requires proposals to at least preserve the special character and appearance of the area.

7. Policies CP1 and CP8 of the Local Plan as well as policy HP9 of the Sites and Housing Plan (SHP) require development proposals to form an appropriate visual relationship with the surrounding area.

8. The proposed extension has a traditional lean-to roof form which is characteristic of that found in the area and, on its front elevation, replicates many of the design detailing found in the existing building including matching brick and fenestration style. The scale of the extension similarly preserves the primacy of the host building and does not detract from the appreciation of it when viewed from Walton Crescent. The gap between the building and the neighbouring 24-28 Walton Crescent (a restaurant) is not considered to be of any particular importance and indeed has something of a poor quality appearance allowing views of the hard surfaced side garden of 23 Walton Crescent. A view of the roof tops of the houses to the rear on Richmond Road would still however be mostly visible above the proposed extension.

9. From its side elevation the extension would introduce a conservatory element at first floor level which would not be immediately apparent within views from the road. Higher level conservatory features were not uncommon on Victorian era buildings and officers do not consider this element in itself to be out of character in this locality.

10. The rear conservatory element would not be visible from public views but, in any event, it is considered to be of a scale and form appropriate to its locality and in keeping with the appearance of the building. The alteration to the bay window at the front to facilitate the creation of front doors to the basement flat would replicate the style of the existing window and would have no discernible impact on the appearance of the building.

11. Overall officers therefore have no concerns about the visual appropriateness of the extensions proposed. Furthermore, concern was not raised about the design and appearance of the previously proposed extension or the principle of partly enclosing the gap as these issues did not form a reason for refusal of the previous scheme.

Living Conditions of Existing Occupiers of 23 Walton Crescent

12. The existing dwellings on the site share an outdoor amenity space that is of an awkward shape, receives little sunlight and is overlooked from the road. The application proposes to create two separate amenity spaces for both dwellings where the basement flat would be served by a small amenity space to the rear and the upper floor family flat served by a conservatory and terraced garden at first floor level.

13. Whilst the outdoor space for the basement flat would be relatively poor in quality and rather overshadowed, it would represent a private space and the proposals would facilitate an improved internal layout. The upper floor flat would similarly have separate outdoor space that would be more private and, since set at a higher level, enjoy greater sunlight and daylight.

14. Consequently the proposals would help facilitate an improved residential environment for occupiers of the dwellings on the site which, in principle, officers would support subject to other considerations.

Impact on Neighbouring Properties

15. The existing gap to the side of 23 Walton Crescent is important to the level of light and outlook experienced by occupiers of 24 Walton Crescent when enjoying their rear outdoor amenity space. This space already has an enclosed feel and does not receive much sunlight throughout the day such that it can already feel rather gloomy at times. The proposed development would substantively enclose this important gap and thereby result in the rear garden of 24 Richmond Road being nearly totally enclosed and receive materially less daylight and sunlight than it currently does. Whilst the current proposals have sought to reduce the impact on 24 Richmond Road by setting back the main bulk of the first floor, the privacy screen and ground floor brickwork will still have an enclosing feel. Furthermore the introduction of a raised amenity space within this tightly enclosed residential environment is considered to be unacceptable where it would give rise to both a perceived and actual reduction in privacy for users of the rear garden of 24 Richmond Road. The privacy screen would also have an awkward and unusual appearance that would be out of character with the constrained residential environment in which it would be located.

16. Consequently, as a result of the cumulative effect of the loss of daylight, outlook and privacy for occupiers of 24 Richmond Road when using their rear garden, the proposals are considered to fail to adequately safeguard neighbouring residential amenity as required by policies CP1 and CP10 of the Local Plan as well as policy HP14 of the SHP. For this reason officers find the proposals unacceptable and cannot be supported.

17. Whilst concern has been raised by occupiers of 24 Richmond Road about the impact of the development on rear facing windows to habitable rooms, officers are not of the view that the extension proposed would significantly harm the light or outlook that these windows enjoy. Officers also do not consider the proposed rear ground floor conservatory to be significantly harmful to the enjoyment of the rear garden of 24 Richmond Road given its limited height and bulk.

Other Matters

18. The application site lies within flood zone 2 as defined by the Environment Agency (EA). It therefore has a greater risk of flooding and, to accord with the EA's standing advice for residential extensions, finished floor levels must be set no lower than the existing house with entrance door levels raised by 300mm from ground level. The proposals are shown to comply with this standing advice and, in the event that planning permission is granted, a condition should be imposed requiring the development to be carried out in accordance with the standing advice from the EA.

Conclusion:

19. Whilst the proposals may help to improve the living conditions of occupiers of the application dwellings, the proposals are considered to give rise to significant harm to neighbouring residential amenity contrary to the requirements of a number of policies

of the development plan. Consequently Members are recommended to refuse planning permission for the reasons set out at the beginning of this report.

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

Background Papers:

12/01625/CEU

12/01626/FUL

13/01938/FUL

13/03031/FUL

Contact Officer: Matthew Parry

Extension: 2160

Date: 20th December 2013

Appendix 1

13/03031/FUL - 23 And Basement Flat 23 Walton Crescent



© Crown Copyright and database right 2011.
Ordnance Survey 100019348

This page is intentionally left blank

WEST AREA PLANNING COMMITTEE

7th January 2014

Application Number: 13/03091/FUL

Decision Due by: 13th January 2014

Proposal: Erection of first floor rear extension and formation of dormer to rear. (Amended Plans)

Site Address: 102 Southmoor Road Oxford Oxfordshire OX2 6RB

Ward: North

Agent: Roland Huggins Architect

Applicant: Mr & Mrs David Edwards

This application is being determined by committee as the application has been submitted by a council officer. The monitoring officer confirms the application has not had any special treatment.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is acceptable in design terms, would preserve the character and appearance of the North Oxford Victorian Suburb Conservation Area and would not cause any significant levels of harm to neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8 and HE7 of the Local Plan, MP1, HP9 and HP14 of the Sites and Housing Plan and CP18 of the Core Strategy
- 2 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

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

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

Main Planning Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- HE7** - Conservation Areas

Core Strategy

- CS18_** - Urban design, town character, historic environment

Sites and Housing Plan

- MP1** - Model Policy
- HP9_** - Design, Character and Context
- HP14_** - Privacy and Daylight

Other Material Considerations:

- National Planning Policy Framework
- The application site falls within the North Oxford Victorian Suburb Conservation Area.

Relevant Site History:

None

Representations Received:

No comments received

Statutory and Internal Consultees:

No comments received

Determining Issues:

- Design and Impact on Conservation Area
- Impact on Neighbouring Amenity

Officers Assessment:

Site

1. The application site comprises a four storey mid-terrace Victorian property located on the eastern side of Southmoor Road. The property is located within the North Oxford Victorian Suburb Conservation Area.

Proposal

2. The application proposes a first floor rear extension over the existing outrigger and the insertion of a rear dormer window. The application also proposes changes to the fenestration to the rear lower ground and ground floor.

Design and Impact on Conservation Area

3. Policy HE7 of the Oxford Local Plan states that planning permission will

only be granted for development that preserves or enhances the special character and appearance of the conservation area of their setting. Policy CP8 states that planning permission will only be granted where the siting, massing and design of proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.

4. The proposed first floor extension would be sited wholly to the rear of the property and therefore not visible from the street scene. The extension has been designed to be subservient to the existing dwelling and will feature a pitched roof. A number of alterations have been carried to the outriggers of other properties in the street in the past, and when viewed from the rear the addition of this extension would not have an adverse impact on either the dwelling or conservation area in which it stands.
5. The application also proposes the insertion of a dormer window into the rear roof slope. The application as submitted sought the introduction of one large dormer of the same size as an existing one, and with a single sash window. The existing dormer structure possess two small windows however and amended drawings were sought and received indicating the same arrangement in the new structure which would better retain the character and appearance of the house.
6. The proposal also proposes other changes to the fenestration. At lower ground level an existing window would be replaced by double doors, whilst at main ground level an existing side (north) facing door would be replaced by a full length window and the door repositioned to the rear.
7. The materials proposed will match those of the existing dwelling, consisting of timber sash windows, and matching red brick and clay tiles.. Overall it is therefore considered that the proposed extensions and alterations will create a visually appropriate relationship with the dwelling and will not have a detrimental impact on the conservation area. Therefore the design is considered acceptable.

Impact on Neighbouring Amenity

8. HP14 of the Sites and Housing Plan states that planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. HP14 also states that planning permission will not be granted for any development that has an overbearing effect on existing homes.
9. The principle properties that will be affected by the proposal is No. 100 and No. 104 Southmoor Road due to their proximity to the application site.

Loss of Privacy and Overlooking

10. The proposed rear extensions would include new rear facing windows at first floor level serving a new bathroom, and at roof level within the new dormer

servicing a bedroom, as well as a high level side window to the bathroom. The dormer window would be located in a position on the roof slope that is consistent with many others nearby, and as such any overlooking of neighbouring gardens would be no greater than those, and in line with that to be expected of rear facing windows in a terraced context.

Outlook and Overbearing Impact

11. The proposed dormer would be located in a position that would not impact the outlook or have an overbearing impact. The rear first floor extension would extend only 2.2m from the rear of the house and would be set against the common boundary and close to a neighbouring window located at No. 100. It is considered that due to the small scale of the extension and the size of the neighbouring window the proposed extension would not have any detrimental impact on its outlook or be considered overbearing.

Loss of Light

12. Policy HP14 of the Sites and Housing Plan sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25-degree code of practice, detailed in Appendix 7 of the Sites and Housing Plan. In normal circumstances, no development should intrude over a line drawn at an angle of 45° in the horizontal plane from the midpoint of the nearest window of a habitable room and rising at an angle of 25° in the vertical plane from the sill. The extension complies with the guidance in relation to sunlight/daylight in relation to both neighbouring properties. Due to the scale and orientation of the rear extension it is not considered to significantly impact the level of light afforded to No.100.

Sustainability:

13. This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site within an existing residential area.

Conclusion:

14. The proposal is similar to many others in the immediate locality and would not be visible from the public realm. Overall it is considered to be acceptable in design terms, and would preserve the character and appearance of the North Oxford Victorian Suburb Conservation Area and not cause harm to neighbouring properties. The proposal therefore accords with policies CP1, CP6, CP8 and HE7 of the Local Plan, MP1, HP9 and HP14 of the Sites and Housing Plan and CP18 of the Core Strategy and can be supported.

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: 13/03091/FUL

Contact Officer: Sarah De La Coze

Extension: 2186

Date: 19th December 2013

This page is intentionally left blank

Appendix 1

13/03091/FUL - 102 Southmoor Road



© Crown Copyright and database right 2011.
Ordnance Survey 100019348

This page is intentionally left blank

West Area Planning Committee

7th January 2014

Application Number: 13/02687/CT3

Decision Due by: 16th December 2013

Proposal: Listed Building Consent for internal alterations to upgrade and refurbish existing toilets involving removal of walls and partitions and formation of lobby and doorways

Site Address: Town Hall St Aldate's– **Appendix 1**

Ward: Holywell

Agent: N/A

Applicant: Oxford City Council

Recommendation: Approve listed building consent

For the following reasons:

- 1 The Council considers that the proposal, subject to the conditions imposed regarding retention of historic doors and windows, new ventilation and lighting, would ensure the internal works will not harm the character and appearance of the listed building. There are no amenity issues that weigh against approval and the development complies with the relevant Oxford Local Plan and Core Strategy policies.
- 2 The Council considers that the proposal, subject to the conditions imposed, would enhance the special character and appearance of listed building. It has taken into consideration all other material matters, including matters raised by English Heritage in response to consultation and publicity.

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

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
3. LB/CAC specific agreed amended plans -3771-02 A - 3771-07 A, 18/11/2013, 18/11/2013,
- 4 7 days notice to LPA
- 5 LB notice of completion
- 6 Further works - fabric of LB - fire regs
- 7 Repair of damage after works
- 8 Walls/openings to match adjoining
- 9 careful removal and retention/reuse of doors and window glass
- 10 further details a) new lighting units, b) external louvers c) new handrail, d) fixture and finish of new suspended ceiling

Main Planning Policies:

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

The application affects a Grade II* listed building within the Central Conservation Area

Relevant Site History:

11/01299/CT3 - Listed Building Consent for internal alterations to convert cloakroom into museum retail area and information point, involving new security screen, new counters and changes to suspended ceiling – **APPROVED**

05/02296/LBC - Listed Building Consent for internal alterations to provide a platform lift within an existing store with a new opening into the Drill Hall Corridor, to overcome the difference in floor levels. Ground floor adjacent to cloakrooms (works under the Disability Discrimination Act 1995) - **APPROVED**

Representations Received:English Heritage – have raised no objections

Statutory and other Consultees:

English Heritage – have raised no objection

Officers Assessment:

Application site:

1. The Town Hall is listed Grade II*, built between 1893 -97, the fourth generation municipal building to occupy the site. The list description notes that the architectural form of the Town Hall, together with its high quality materials, fixtures, and fittings, civic pride and aspirations are expressed in an architecturally impressive manner that survives very well.
2. The building was one of the best works of the architect Henry .T. Hare, for whom town halls and libraries became a true trademark. The design made excellent use of the available site and positioned the major rooms at first floor level, marked by tall, high windows on the St Aldates frontage.
3. The Main Hall and Assembly Room are placed centrally, with City Council Offices and Council Chamber to the left. The Museum of Oxford and shop now occupy the area to the right of the main entrance hall leading to the Drill Hall corridor, Town Hall café, exhibition space and other offices behind the St Aldates' frontage.

Heritage Significance

4. The Town Hall is one of Oxford's best known buildings and contributes to the historic skyline and is the fourth generation of municipal building to occupy the site.

5. The building is designed by an architect of national and local significance and it is highly valued by local residents, visitor and business community.
6. The Town Hall is grade II* listed and has high architectural, aesthetic and historical significance. Its continued use for the purpose for which it was originally designed, also has significance and is rare. The building is not as originally designed and its continuous adaptation to meet the needs of the local community and growing business needs is an important part of its interest.

Proposed works:

7. Works are proposed along the corridor leading to the Drill Hall Corridor. This area was once used to hang cloaks until the museum shop was formed in 2011. This involved the removal of internal walls and insertion of new bespoke bi-fold doors to secure the shop out of hours. A new platform lift and new opening into the Drill Hall Corridor at the east end of the corridor beyond the shop area was also approved in 1995.
8. On the left-hand side of the corridor are the toilets. The toilets were refurbished in 1990 and 2005 including new Disability Discrimination Act (DDA) and baby changing facilities formed. A new locker room was also established for the town hall keepers within the original footprint of the Gents Cloakroom.
9. The number of people using the toilets has increased since 2005 and additional toilets are needed to meet demand when large functions are held at the Town Hall. The current toilets are also looking tired and are in need of refurbishment. The works will increase female toilets from 11 to 16 cubicles and from 6 to 16 wash basins. The Gents will increase from 10 to 11 urinals, 3 to 5 cubicles and 6 to 12 wash basins
10. Works are proposed to remove 20th century partitions and insert new partitions and form new openings through existing brick walls to improve upon the existing layout and increase sanitation provision for users. This will involve the removal of modern partitions which form the Accessible toilet and baby changing facilities and partitions and doors which form the lobby areas to both toilets. In addition, new partitions will be inserted and openings formed through existing brick work to improve the existing layout. .
11. As part of the works additional ventilation is required in the male toilets and replacement louvers in the female toilets. In the Gents this will involve inserting new window louvres in the top of the existing windows and replacing the existing modern suspended ceiling. The works will also involve the formation of new doorways to access the new facilities from the corridor and new lobby area and handrail to the doorway to Drill Hall corridor to improve fire safety measures and access to the Drill Hall Corridor.

Assessment:

12. The refurbishment of the existing toilets at the Town Hall involves remodelling the current facilities to increase provision to meet current demand. These

toilets are the main toilets on the ground floor for staff and visitors to the Town Hall. There has been an increase in the number of people using these facilities since they were last refurbished in 2005. This has been due in part from the closure of other public facilities in the City and the increased in the number of visitors to the Town Hall to visit the Museum and Shop and Town Hall café and attending large public and private functions at the Town Hall. The increase in provision will overcome this shortfall.

13. The existing units and décor is also very tired and stained. The new wall tiling, white ceiling tiles and flooring will refresh and brighten the facilities. The new ventilation system will provide fresh air to the toilets and improve air quality for users. The new fresh air intake system will also comply with current building regulations and efficiency.
14. The new doorways to the Male toilet and Accessible facilities maintain access from the Corridor and are discretely sited along the wall to avoid the existing piers and display cases. The new doorways will be a consistent size and design to match the existing two panelled door to the Ladies. The display cases will be retained and repositioned and fixed into existing piers which will be marginally widened to 1.6m. This will align the display cases and improve the visual appearance of the corridor.
15. The formation of openings in the walls which form the Keeper's room will make better use of the space to provide additional sanitation facilities for staff and visitors to the Town Hall. The retention of sections of the existing brick wall and four corner columns will show the original plan form. A condition is appropriate to ensure that the existing 19th century 2 panelled door to the Keeper's room is retained and reused in the new scheme. The other door from the entrance lobby will be locked and retained in situ.
16. The introduction of a new ventilation system will comply with current building regulations and improve facilities and comfort for users. The two new ventilation louvres will only be visible from rooms overlooking the enclosed courtyard to the left.
17. The insertion of the louvres will retain the design of the windows which has both mullions and transoms. A condition is recommended to ensure the careful removal and reuse/storage of the existing window glass as appropriate and further details of the design, material and fixing of the new louvres.
18. The formation of a new fire lobby at the end of the corridor will improve fire safety within the building and the additional handrail will improve access to and from the Drill Hall Corridor for visitors and staff. The new handrail will be brass to match the handrail on the Main Staircase. Amended plans have been received to infill the shallow recess to the left of the doorway to overcome the gap and to fix the new handrail to. The door to the Drill Hall Corridor will be carefully removed and stored/reused within the building.

Conclusion:

19. The proposal is required to allow full public use of the building and meet current demand. The proposals have been designed to minimise or eliminate any adverse impacts on the heritage significance of the listed building. There are no other planning issues to consider; the development accords with the relevant development plan policies and approval is recommended.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant listed building consent, 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: 13/02687/CT3

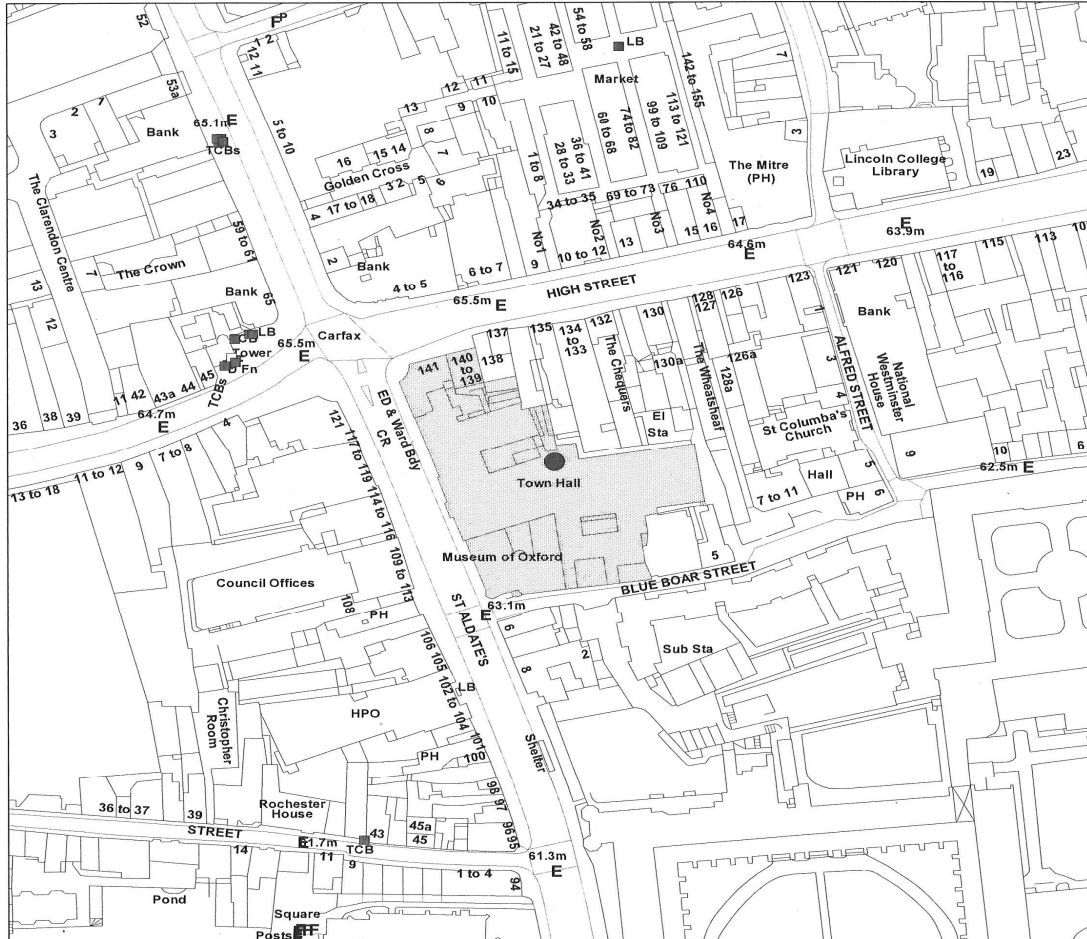
Contact Officer: Sarah Billam

Extension: 2640

Date: 19th December 2013

Town Hall - Toilet Refurbishment

13/02687/CT3



Scale : 1:1500

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	16 December 2013
SLA Number	Not Set

West Area Planning Committee

7th January 2014

Application Number: 13/02922/CT3

Decision Due by: 13th January 2014

Proposal: Insertion of new doors and windows to east, south and west elevations.

Site Address: Cutteslowe Community Centre, Wren Road. Site plan at **Appendix 1**

Ward: Summertown

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified

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

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18_ - Urban design, town character, historic environment

CS20_ - Cultural and community development

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

57/06435/A_H - Extension to form a committee room. TEM 22nd October 1957.

60/06435/A_H - Renewal of temporary consent for community center and extension to form a committee room. TEM 8th November 1960.

82/00306/GF - Land adjacent to 29 Wren Road - 6 car parking spaces for Cutteslowe Community Centre. DMD 29th October 1982.

87/00161/GF - Formation of new access road to Cutteslowe First School. Construction of new Community Centre (demolition of existing) with car parking for 18 cars (Amended Plans). DMD 6th April 1987.

02/01304/CT4 - Single storey rear extensions. PER 12th September 2002.

Representations Received:

No representations had been received at the writing of this report. However should any be subsequently received they will be reported verbally to members.

Statutory and Internal Consultees:

No comments had been received at the writing of this report. However should any be subsequently received they will be reported verbally to members.

Issues:

- Design/Visual Impact
- Sustainability/Security

Officers Assessment:

Site Description

1. Cutteslowe Community Centre lies at the northern end of Wren Road. To the north is Cutteslowe County Primary School and the bridge over the A40 which leads to Cutteslowe Park. To the east and south are playgrounds and to the immediate west is the car park which serves the community centre.

Proposal

2. The application is seeking permission for the replacement of window and doors on the west, east and south (front) elevations. The new windows are double glazed powder coated aluminium in seal grey with the doors again being powder coated aluminium, double glazed laminated glass, all seal grey.
3. The proposed works have come about following an assessment of the long term fabric condition of various elements of the building and in particular the security and thermal issues with poor door and window sections.

Officers' Assessment

Design/Visual Impact

4. The west elevation comprises five groups of three narrow vertical windows and a solid door. The narrow windows will be amalgamated utilising the existing structural opening. The proposed windows will build up the window apron in materials matching the existing external brickwork to form large single window sections with a variety of opening and fixed casements. One set of the narrow vertical windows will be replaced with a set of double doors. The door will be replaced in the same opening with a partially glazed door.
5. The east elevation comprises four high level windows, one set of three narrow vertical windows and a set of timber double doors. There are also three high level windows at the flat roof level which are to be replaced. The high level windows are to be replaced in the same size and location, the set of three narrow vertical windows are to be replaced in the same manner as the west elevation as will the double door.
6. The south (front) elevation comprises the main entrance which is a set of timber double doors with a set of three narrow vertical windows to the left and a single window to the right which has horizontal bars in it. The door is to be replaced to as per the east elevation as is the set of three narrow vertical windows. The window to the right is to be replaced with a same size window but no horizontal bars.
7. The replacement doors and windows are considered to be a visual improvement on the existing ones and will not compromise the character and appearance of the building and its surroundings.
8. The proposal is therefore considered acceptable in terms of policy CS18 of the Core Strategy 2026 and CP1, CP8 and CP10 of the Oxford Local Plan 2001 – 2016 in that it respects the character and appearance of the area, uses materials of a quality appropriate to the nature of the development, the site and its surroundings and creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.
9. The City Council is keen to improve the quality, accessibility and use of all community facilities where need justifies, and all cultural facilities where they

contribute to cultural diversity. This would include protecting and enhancing existing facilities, whilst recognising that the needs of the community can sometimes be better met by improving facilities elsewhere, or providing new facilities on an alternative site. The Community Centres Assessment found that Oxford is relatively well provided for in terms of community centres, with a city-wide average of one community centre per 2,582 people. In terms of Council-run community centres, the city-wide average was one community centre for every 5,836 people.

10. Policy CS20 of the Core Strategy 2026 states the City Council will seek to protect and enhance existing cultural and community facilities. This proposal is therefore in accordance with policy CS20 as it is seeking enhance the existing community facility.

Sustainability/Security

11. All windows will be formed of thermal bridged powder coated aluminium sections which meet current building regulation standards. The glazing will be formed of toughened double glazed sections retaining vandal resistance but significantly enhancing the thermal efficiency and security of the property.
12. The new doors will be renewed in matching materials to the new window sections again providing better thermal insulation, security and access. The upper section will be finished in toughened glass and with new ironmongery which is robust and vandal resistant.

Conclusion:

13. In the light of the above officers recommend that planning permission be granted.

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:

Contact Officer: Lisa Green

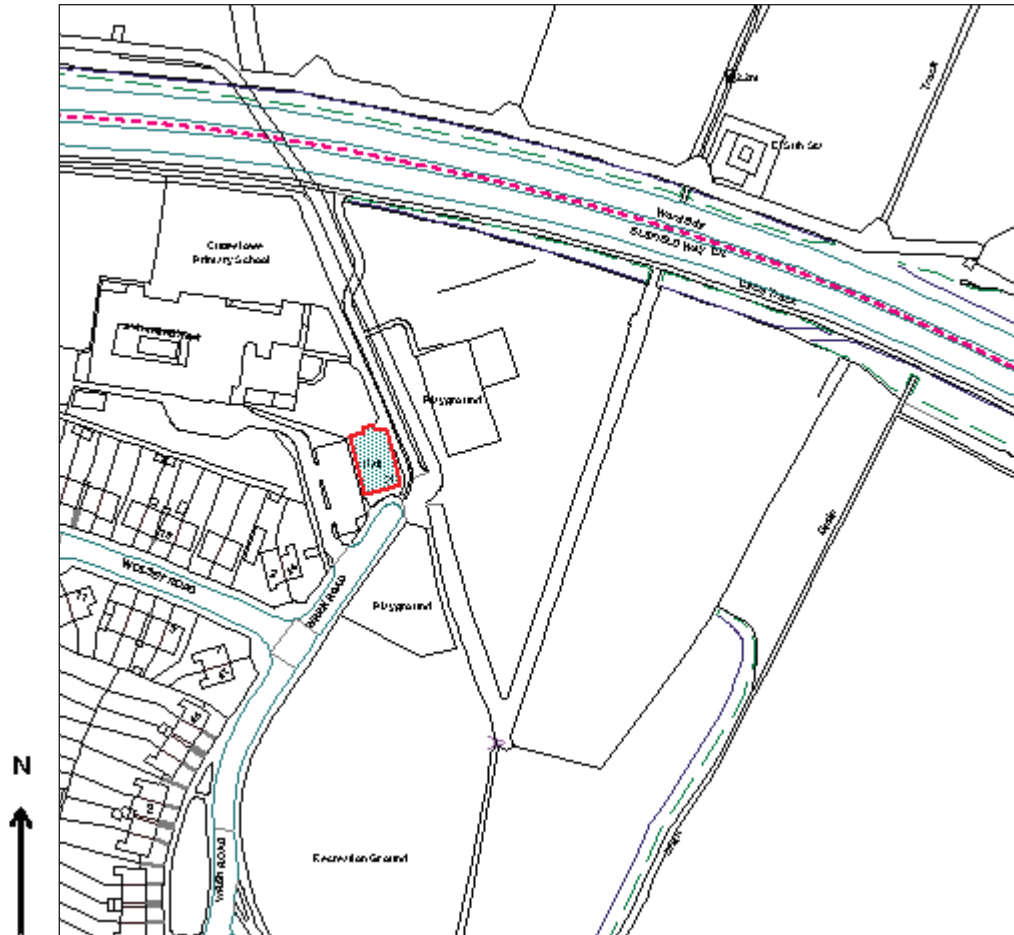
Extension: 2614

Date: 18th December 2013

This page is intentionally left blank

Appendix 1

13/02922/CT3 - Cutteslowe Community Centre



© Crown Copyright and database right 2011.
Ordnance Survey 100019348

This page is intentionally left blank

Agenda Item 8

Monthly Planning Appeals Performance Update – November 2013

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 2013, while Table B does the same for the current business plan year, ie. 1 April 2013 to 30 November 2013.

Table A. BV204 Rolling annual performance (to 30 November 2013)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	15	(33%)	6 (60%)	9 (25%)
Dismissed	31	67%	4(40%)	27 (75%)
<i>Total BV204 appeals</i>	46		10	36

Table B. BV204: Current Business plan year performance (1 April to 30 November 2013)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	6	(24%)	3 (50%)	3 (16%)
Dismissed	19	76%	3 (50%)	16 (84%)
<i>Total BV204 appeals</i>	25		6	19

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 2013

	Appeals	Percentage performance
Allowed	18	(33%)
Dismissed	36	67%
All appeals decided	54	
Withdrawn	3	

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 2013.
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 2013. 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 1/11/13 And 30/11/13

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	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
13/00706/FUL	13/00025/REFUSE	DEL	REF	DIS	13/11/2013	HEAD	62 Kennett Road Oxford Oxfordshire	Erection of single storey side and rear extension to existing subdivided building to create 1 x 1 bed flat (Class C3) with access from Bateman Street. Alterations to vehicle parking, cycle parking, bin storage and amenity space.
12/02376/FUL	13/00008/REFUSE	DEL	REF	ASP	15/11/2013	WOLVER	Cedar House 2B Bladon Close Oxford Oxfordshire OX2 8AD	Erection of 2 storey 4-bed detached dwellinghouse (use class C3) (retrospective) (amendment to planning permission 11/01398/FUL) and garden outbuilding.
12/02967/FUL	13/00037/REFUSE	COMM	REF	AWD	21/11/2013	COWLYM	Parking Area And Part Sports Field William Morris Close Oxford Oxfordshire OX4 2SF	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. (Amended plans)
13/00953/FUL	13/00035/REFUSE	DEL	REF	DIS	22/11/2013	STMARY	Land Rear Of 187 Iffley Road Oxford Oxfordshire OX4 1ER	Erection of single storey building to form 1 x 1-bed dwelling (use class C3). Provision of private amenity space, bin and bicycle stores.
13/01131/FUL	13/00040/REFUSE	DEL	REF	DIS	27/11/2013	LYEVAL	110 Oliver Road Oxford Oxfordshire OX4 2JG	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.
13/00386/FUL	13/00041/REFUSE	COMM	REF	DIS	27/11/2013	BBLEYS	166 Sandy Lane Oxford Oxfordshire OX4 6LQ	Erection of a two storey side extension and alterations to existing 4 bedroom dwelling to create 1x1 bedroom dwelling and 1x2 bedroom dwelling

Total Decided: 6

Enforcement Appeals Decided Between 1/11/13 And 30/11/13

APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditons, AWD - Appeal withdrawn, DIS - Dismissed

EN CASE	AP CASE NO.	APP DEC	DECIDED	ADDRESS	WARD:	DESCRIPTION
12//0054/4/ENF	13/00023/ENFORC	DISMIS	15/11/2013	Cedar House 2B Bladon Close Oxford	WOLVER	Alleged new dwelling not built in accordance with approved plans (planning permission reference: 11/01398/FUL)

Total Decided: 1

TABLE E**Appeals Received Between 1/11/13 And 30/11/13**

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	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
12/03122/EXT	13/00069/REFUSE	COMM	PER	W	190 Iffley Road Oxford Oxfordshire OX4 1SD	IFFLDS	Application to extend time limit for implementation of conservation area consent 09/01035/CAC (Demolition of 190A Iffley Road, service wing attached to 190 Iffley Road and garden building).
12/03279/FUL	13/00072/REFUSE		REF	I	UK Bathroom Warehouse Abingdon Road Oxford Oxfordshire OX1 4XJ	HINKPK	Demolition of existing building on site. Erection of 83 bedroom hotel on 3 floors accessed from Abingdon Road. Provision of 45 car parking spaces and bin and cycle storage (Amended and additional plans)(Amended Plan)
13/01205/FUL	13/00067/REFUSE	DEL	REF	W	23 Bernwood Road Oxford Oxfordshire OX3 9LG	BARTSD	Erection of 2 x 2 bed dwelling houses (class C3). Provision of cycle parking, bin storage and amenity space.
13/01428/FUL	13/00070/REFUSE	DEL	REF	H	8 Mill Lane Iffley Oxford OX4 4EJ	RHIFF	Erection of two storey extension to side and addition of new first floor and room in the roof and changes to the fenestration
13/01660/FUL	13/00068/REFUSE	DEL	REF	H	5 Lockheart Crescent Oxford OX4 3RN	COWLE	Single storey rear extension.
13/02219/FUL	13/00073/REFUSE	DEL	REF	W	279 London Road Headington Oxford Oxfordshire OX3 9EH	BARTSD	Erection single storey building to form 1-bed bungalow (use class C3) with associated car parking, bin and cycle storage and private amenity space.
13/02220/FUL	13/00071/REFUSE	DEL	REF	W	154 Oxford Road Cowley Oxford Oxfordshire OX4 2EB	COWLYM	Installation of storage container on roof.

Total Received: 7

This page is intentionally left blank

WEST AREA PLANNING COMMITTEE

Tuesday 10 December 2013

COUNCILLORS PRESENT: Councillors Van Nooijen (Chair), Gotch (Vice-Chair), Benjamin, Canning, Clack, Cook, Price, Fooks and Khan.

OFFICERS PRESENT: Murray Hancock (City Development), Michael Crofton-Briggs (Head of City Development), Fiona Bartholomew (City Development), Michael Morgan (Law and Governance) and Sarah Claridge (Trainee Democratic and Electoral Services Officer)

66. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Jones (substitute Councillor Fooks) and Councillor Tanner (substitute Councillor Khan).

67. DECLARATIONS OF INTEREST

Councillor Benjamin declared that she had visited 229 Cowley Road (minutes 70) but was approaching the application with an open mind.

68. FORMER RUSKIN COLLEGE, WALTON STREET: 13/00832/FUL & 13/01075/LBD

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to redevelop the existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works.

External alterations involving demolition of south and west facades of 1913 building, demolition of 1930s, 1960s and 1980s extensions and removal of existing roof. Erection of 4 storey extension to provide 90 student study bedrooms, 3 Fellows/staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof. Alterations to window openings, insertion of replacement windows and new gates to front elevation. Late comments received from the Victorian Society, English Heritage and the Oxford Civic Society was reported to the committee. The Head of City Development confirmed that the Community Infrastructure Levy (CIL) payable would be £60,600.

In accordance with the criteria for public speaking, the Committee noted that Chris Johnson, Mary Keen and Tony Joyce spoke against and William Jensen, Charles Banner and Chris Paterson spoke in favour of the application.

The Committee resolved to SUPPORT the planning application but defer the listed building consent application for referral to the Government Office and to

delegate to officers the issuing of the decision notice after the application has been cleared by the Government Office or 28 days expires without the Secretary of State either directing that the application be referred to him or giving notice that he requires further time to consider making such a direction, subject to the following conditions and informatives:

Conditions

13/00832/FUL

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples in Conservation Area, to be agreed by committee
4. Landscape plan required
5. Landscape carry out by completion
6. Variation of Road Traffic Order – Walton Street/Walton Place
7. Construction Traffic Management Plan
8. SUDS drainage
9. Cycle parking provision
10. Archaeology – Implementation of programme +historic Civic War remains
11. Secure by Design
12. Bat and bird boxes
13. Site Management Plan – 24 hour supervision of students, deliveries and use of roof terrace and lecture hall
14. Students – no cars
15. Flood Risk Assessment
16. Sustainable design/construction
17. No felling, lopping or cutting
18. Privacy and noise control measures for roof terrace
19. Details of external lights
20. Tree protection measures
21. Details of insulation for multi-purpose hall
22. Details of community use of multi-purpose hall

13/01075/LBD

1. Commencement of works LB/CAC consent
2. LB/CAC consent - approved plans
3. 7 days notice to LPA
4. 1 months notice to EH
5. LB notice of completion
6. Further large scale construction details required (including windows, doors, eaves rainwater goods, abutments, parapets etc. in line with EH recommendations)
7. Demolition and wall facade retention methodology
8. Architectural Recording
9. Materials - samples
10. Materials - to be agreed by committee
11. Setting aside/reinstatement of features

Informatives

1. Grey water collection
2. Exeter College to consider offering a subsidised rate to community groups for the use of the multi-use facility.

69. RUSKIN SCHOOL OF ART, BULLINGDON ROAD: 13/02107/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish the existing buildings. Erection of new buildings to provide workshops, studios, seminar room and office accommodation with external yard for servicing and deliveries. Provision of 3 car parking spaces and covered cycle parking. Boundary wall to Bullingdon Road, gates and landscaping

The Committee resolved to APPROVE the planning application subject to the following conditions:

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples
- 4 Details of cycle stores and parking area
- 5 Details of fenestration
- 6 Landscape plan required
- 7 Landscape, carry out by completion
- 8 SUDS
- 9 Car/cycle parking provision before use
- 10 Noise attenuation
- 11 Energy efficiency measures
- 12 Biodiversity mitigation measures
- 13 Construction Traffic Management Plan
- 14 Access to flat roofed areas for maintenance only
- 15 No occupation if 3000 limit exceeded

70. 229 AND LAND TO THE REAR OF 229, 231 AND 233 COWLEY ROAD: 13/02417/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application for a change of use of 229 Cowley Road from dwellinghouse (use Class C3) to student accommodation (Sui Generis). Erection of 1 x 3-bedroom dwellinghouse (use Class C3) on land to the rear of 229, 231 and 233 Cowley Road.

In accordance with the criteria for public speaking, the Committee noted that Stephen Pickles spoke in favour of the application.

The Committee resolved to SUPPORT the development in principle for the following reasons but defer the application in order to draw up a legal agreement in the terms outlined below, and delegate to officers the issuing of the notice of permission, subject to conditions on its completion.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material Samples
- 4 Details of means of enclosure
- 5 Details of refuse and cycle storage
- 6 Amenity no additional windows

- 7 Design - no additions to dwelling
- 8 Energy statement recommendations carried
- 9 Students - Full-Time course academic year or more
- 10 Students - Management Regime
- 11 Students - No Cars
- 12 Sustainable Urban Drainage Scheme
- 13 Construction Traffic Management Plan
- 14 No residents parking permit

Legal Agreement

An undertaking that the student accommodation at 229 Cowley Road will not be occupied until the replacement dwelling has been erected on the parcel of land to the rear of 229-233 Cowley Road and is ready to be occupied.

71. ADJACENT TO THAMES WHARF, ROGER DUDMAN WAY: 13/02350/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to erect 9 student study rooms on 3 floors adjacent to Thames Wharf, East of Fiddler's Island stream, together with pedestrian footbridge to the Thames Towpath, 1 disabled car parking space, bin and cycle stores.

In accordance with the criteria for public speaking, the Committee noted that Cllr Susanna Pressel, Keith Cunningham, Sietske Boeles, Gary O'Neil and John Pusey spoke against the application.

The Committee resolved to REFUSE the planning application on the following grounds,

The site is not allocated for student accommodation in the Local Plan nor is the site location adjacent to a main thoroughfare. Consequently the proposal does not meet Policy HP5 of the Council's Site and Housing 2011-2026.

Although the proposed development is considered an efficient use of land, on balance the application fails to meet Policies CP8 and CP9 of the Oxford Local Plan 2001-2016 and HP9 of the Sites and Housing Plan as the siting, massing and design of the proposed development does not create an appropriate visual relationship with the surrounding environment.

72. 7 MIDDLE WAY: 13/02745/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish a lock up garage and erect 2 storeys, 2-bed dwellinghouse (Use Class C3). Erection of garden office to rear and provision of private amenity space and bins store. (amended plans).

In accordance with the criteria for public speaking, the Committee noted that David Jeffrey spoke against the application.

The Committee resolved to REFUSE planning application for the following reason:

The dwelling proposed is considered to form an inappropriate visual relationship with surrounding development because it would give rise to significant harm to neighbouring residential amenity. Consequently the proposals are not considered to accord with the requirements of the development plan including policies CP8, CP9, CP10 of the Oxford Local Plan 2001-2016, policies CS18 of the Oxford Core Strategy 2026 as well as policies HP9, HP14 of the Sites and Housing Plan 2011-2026.

73. 28 NORHAM ROAD: 13/02640/FUL

The Head of City Development submitted a report (previously circulated now appended) which detailed a planning application to demolish existing side extension and erection of part two storey, part five storey, side and rear extension, plus formation of basement. Erection of brick wall and iron railings to front boundary.

In accordance with the criteria for public speaking, the Committee noted that Paul Brankin and Sarah Coleman spoke against the application and Pank Korja and Kieran Roberts spoke in favour of it.

The Committee resolved to APPROVE the planning application subject to the following conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area North Oxford Victorian Suburb
- 4 No terrace/herb garden at rear
- 5 No Terrace
- 6 Railings - further details
- 7 Mortar
- 8 Arch - Implementation of programme
- 9 Landscape plan required
- 10 Landscape hard surface design - tree roots
- 11 Landscape underground services - tree roots
- 12 Tree Protection Plan (TPP) 2
- 13 Arboricultural Method Statement (AMS) 2
- 14 Access details
- 15 Obscure glazing to east elevation of "conservatory" at upper ground level

74. PLANNING APPEALS

The Committee resolved to NOTE the report on planning appeals received and determined during October 2013

75. MINUTES

The Committee resolved to APPROVE the minutes of the meeting held on 12 November 2013 as a true and accurate record.

76. FORTHCOMING APPLICATIONS

The Committee resolved to NOTE the list of forthcoming applications.

77. DATES OF FUTURE MEETINGS

The Committee NOTED the next meeting would be held on Tuesday 7 January 2014.

The meeting started at 6.30 pm and ended at 9.25 pm