

# Agenda

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## West Area Planning Committee

Date: **Tuesday 24 January 2017**

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Time: **6.00 pm**

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

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For any further information please contact the Committee Services Officer:

**Catherine Phythian, Committee and Member Services Officer**

Telephone: 01865 252402

Email: [democraticservices@oxford.gov.uk](mailto:democraticservices@oxford.gov.uk)

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If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer before the start of the meeting.

# West Area Planning Committee

## Membership

<b>Chair</b>	Councillor Louise Upton	North;
<b>Vice-Chair</b>	Councillor Tom Landell Mills	St. Margaret's;
	Councillor Colin Cook	Jericho and Osney;
	Councillor Steven Curran	Iffley Fields;
	Councillor Jean Fooks	Summertown;
	Councillor Alex Hollingsworth	Carfax;
	Councillor Jennifer Pegg	Northfield Brook;
	Councillor Bob Price	Hinksey Park;
	Councillor John Tanner	Littlemore;

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

### Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

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- viewed on our website – [mycouncil.oxford.gov.uk](http://mycouncil.oxford.gov.uk)
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# AGENDA

## Pages

- |          |   |         |
|----------|---|---------|
| <b>1</b> | <b>Apologies for absence and substitutions</b>  |         |
| <b>2</b> | <b>Declarations of interest</b>   |         |
| <b>3</b> | <b>16/02687/FUL: 265 - 279 Iffley Road And Garages, Percy Street, Oxford, OX4 4AH</b> | 15 - 44 |

**Site address:** 265-279 Iffley Road And Garages, Percy Street, OX4 4AH

**Proposal:** Re-development of the application site to include the demolition of existing buildings, erection of buildings to provide student accommodation (117 student rooms) and ancillary facilities, 11 x self-contained flats, a single storey garden room accommodating flexible space for use as student common room/teaching/lecturing space, 150sqm GIA for employment uses (Use Class B1), and associated landscaping and infrastructure. (Amended plans)

### **Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons in the officer's report and subject to and including the following conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

### **Conditions**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sample materials and panels
4. Large-scale drawings of design details
5. Student accommodation, out of term use
6. Student Management Plan
7. Bin and cycle storage
8. Revised travel plan
9. Travel Information Pack

10. Student - no cars
11. Car parking spaces
12. Construction Traffic Management Plan
13. Fire hydrants
14. Landscape plan
15. Landscaping carried out by completion
16. Tree Protection Plan
17. Arboricultural Method Statement
18. Removal of trees - Percy St garage site
19. Details of boilers and CHP
20. Boundary treatments
21. Sustainable design and energy efficiency
22. Biodiversity enhancements
23. Noise levels - air conditioning, plant
24. Kitchen extraction equipment
25. Demolition strategy and validation plan
26. Phased risk assessment - land quality
27. Remedial works and validation report
28. Watching brief unexpected contamination
29. B1 office use
30. Surface water - SUDS details
31. SUDS maintenance plan
32. Drainage infrastructure details

### **Legal agreements**

Section 106 agreement to secure affordable housing contribution of £643,432.72

Note: The Highways Authority has requested a contribution towards a Controlled Parking Zone however this is covered under CIL.

### **Community Infrastructure Levy (CIL):**

The development is liable for £276,115.92 of CIL.

## **4 16/01909/FUL: Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ**

**Site address:** Linton Lodge Hotel, 11-13 Linton Road, OX2 6UJ

**Proposal:** Erection of a part one and half storey, part two and half storey rear extension to provide an additional 22 bedrooms, following demolition of existing stair core. Replacement windows to east and west elevations of existing rear three storey wing. Replacement windows and alterations to roof and facade materials of existing rear single storey wing. Replacement of front lobby extension, including formation of roofs to existing bay windows, replacement of windows, replacement of 3No. dormer windows and alterations to facade materials. Alterations to existing car parking and landscaping with provision of bin and cycle store.

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

**Conditions:**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Samples in Conservation Area
4. Revised Landscape plan & long term maintenance schedule required to include living walls
5. Landscaping - carry out after completion
6. Arboricultural Method Statement – as approved
7. Tree Protection Methods – as approved
8. Car parking laid out - as approved
9. Cycle parking - further details required
10. Travel Plan - draft approved & update required post occupation
11. Construction Traffic Management Plan required
12. Ground resurfacing - SUDS compliant
13. Glasshouse – restoration prior to occupation of rear extension

**Legal Agreement & CIL:**

The development is CIL liable: £15,157.09

**County:**

A legal agreement required: A Travel Plan monitoring fee of £1,240 is required prior to first occupation of the additional hotel rooms to

enable the Travel Plan to be monitored for a period of five years.

**5 16/03030/VAR: 376 Banbury Road, Oxford OX2 7PW**

61 - 68

**Site address:** 376 Banbury Road, Oxford OX2 7PW

**Proposal:** Variation of condition 2 (Approved plans) of planning permission 14/03445/FUL (Demolition of existing building. Erection of school boarding house on 3 and 4 storeys, plus basement. Provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works) to remove basement floor and lightwells, removal of timber fins to first floor terrace, corridor projecting into north elevation shortened on upper floors, insertion of brick column to north elevation to support upper floors. Projecting box windows to first and second floor east elevation to be replaced with normal windows, concrete canopy at first floor level to west and south elevation to be reduced, alterations to windows and doors on north, south and east elevations, alterations to the lift so overrun is visible and fitting of low headroom device to lower height of lift shaft roof.

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

**Conditions**

1. Approved plans
2. Materials as approved
3. Boundary treatment
4. Lighting
5. Obscure glazing to north facing windows
6. Landscape plan carry out after completion
7. Landscape management plan
8. Landscape hard surfaces
9. Tree protection
10. Arboricultural method statement
11. Top soil retention

12. Parking spaces
13. Cycle parking
14. Variation of Road Traffic Order
15. Travel plan
16. Students no cars
17. Full time students
18. Supervision of students
19. Use as boarding school only
20. Contamination - risk assessment
21. Construction management plan
22. Ground resurfacing - SUDS compliant
23. Piling methods
24. Mechanical plant
25. Extraction equipment
26. Noise attenuation
27. Drainage strategy

#### **Legal agreement / Community Infrastructure Levy (CIL)**

The original application, 14/03445/FUL, was not subject to a legal agreement. Due to a change in the floor plans proposed with this variation application, the CIL liability has been recalculated and would amount to £81,648.90.

## **6 16/03094/VAR: The King's Centre Osney Mead Oxford OX2 0ES**

69 - 74

**Site address:** The King's Centre, Osney Mead, Oxford, OX2 0ES

**Proposal:** Variation of condition 3 (Start & finish times for ancillary uses) of planning permission 07/00603/VAR (Amendment to planning permission 02/01252/VAR allowed on appeal (reference APP/G3110/A/1121230) by (i) Variation of condition 5 to allow permanent use as a Class D1 (Non-residential Institution) as a place of worship: and (ii) Deletion of condition 6 requiring submission of a Travel Plan) to remove the restriction of the users of the place of worship.

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

**Conditions**

1. Specified drawings
2. Restricted uses
3. Start & finish times for ancillary uses
4. Travel Plan
5. Car parking
6. Cycle parking

**7 16/02894/FUL: 4 North Parade Avenue, Oxford, OX2 6LX**

75 - 84

**Site address:** 4 North Parade Avenue, Oxford, OX2 6LX

**Proposal:** Part change of use of ground floor and first floor from restaurant (Use Class A3) to form 1 x 2-bed flat at ground floor and an additional 1 x 1-bed flat at first floor (Use Class C3). Alterations to windows and doors. Provision of private amenity space and bin store.

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

**Conditions**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Cycle parking details required
4. Parking Permits
5. Roof cladding

**8 16/01827/FUL: 17 St Margaret's Road, Oxford, OX2 6RU**

85 - 92

**Site address:** 17 St Margret's Road, Oxford, OX2 6RU

**Proposal:** Demolition of an existing rear and side extension. Erection of a single storey rear extension with formation of patio at lower ground floor, and two storey side extension at ground



floor (amended plans).

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out in the report and subject to the following conditions.

**Conditions**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. Surface water drainage

**9 16/02424/FUL: 23 Thorncliffe Road, Oxford, OX2 7BA**

93 - 100

**Site address:** 23 Thorncliffe Road, Oxford, OX2 7BA

**Proposal:** Erection of a basement extension under existing rear room. Extension to rear, including basement level, ground floor extension and small first floor extension. Loft conversion and insertion of a dormer window. Detached building in garden.

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

**Conditions**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Extension materials
4. Outbuilding and dormer materials

**10 16/02377/FUL: 134 Wytham Street, Oxford, OX1 4TW**

101 - 108

**Site address:** 134 Wytham Street, Oxford, OX1 4TW

**Proposal:** Erection of a single storey side and front extension.

**Officer recommendation:**

The West Area Planning Committee is recommended to GRANT

planning permission for the reasons set out in the report and subject to the following conditions.

### **Conditions**

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Sustainable Drainage Measures
4. Materials - matching
5. Plan of Car Parking Provision

## **11 Minutes**

109 - 120

Minutes from the meeting of 13 December 2016.

**Recommendation:** That the minutes of the meeting held on 13 December 2016 are approved as a true and accurate record.

## **12 Forthcoming applications**

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

Chiltern Line - East West Rail link	all applications
16/02689/FUL: Unither House, 15 Paradise Street, Oxford, OX1 1LD (was Cooper Callas)	major application
16/03056/FUL: Balliol College Sports Ground, Jowett Walk, Oxford, OX1 3TN	major application
16/03166/FUL: Junction Of Headington Road and Morrell Avenue, Oxford (Spanish Civil War memorial)	Called in
16/02293/FUL: 40 St Thomas Street, Oxford, OX1 1JP	major application
16/00882/FUL: 135 - 137 Botley Road, Oxford	Called in
16/02945/FUL: Oxford Business Centre Osney Lane Oxford Oxfordshire OX1 1TB	major application
16/02745/CT3: Seacourt Park And Ride, Botley Road, Oxford	Major application - Council application
16/03062/FUL: Somerville College, Woodstock Road, Oxford, OX2 6HD	major application

16/02152/CT3: 161 - 161B Iffley Road, Oxford	Council application
16/02619/FUL: Garages Rear Of 38 Hertford Street, Oxford	Called in
16/01220/FUL & 16/01221/FUL: 16 Northmoor Road, Oxford, OX2 6UP	Called in
16/01541/FUL: The Honey Pot, 8 Hollybush Row, OX1 1JH	major application
16/03189/FUL: 8 Hollybush Row, Oxford, OX1 1JH	Major application
15/03524/FUL: Oxford Spires Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	major application
15/01601/FUL: 26 Norham Gardens, Oxford, OX6 6QD	Called in

### **13 Dates of future meetings**

The Committee will meet at 6.00pm on the following dates:

21 Feb 2017  
14 Mar 2017  
11 Apr 2017  
9 May 2017

## **Councillors 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. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

### **At the meeting**

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 (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may 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;
  - (d) 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;
  - (e) 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 Officers and/or other speakers); and
  - (f) voting members will debate and determine the application.

### **Preparation of Planning Policy documents – Public Meetings**

4. At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

### **Public requests to speak**

5. Members of the public wishing to speak must notify the Democratic Services Officer before the meeting starts giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda) or given in person before the meeting starts.

### **Written statements from the public**

6. Members of the public and councillors can send the Democratic Services Officer written statements and other material to circulate to committee members, and the

planning officer prior to the meeting. Statements and other material are accepted and circulated by noon, two working days before the start of the meeting.

7. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising. Any such material will not be displayed or shown at the meeting.

### **Exhibiting model and displays at the meeting**

8. Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention by noon, two working days before the start of the meeting so that members can be notified.

### **Recording meetings**

9. Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
10. The Council asks those recording the meeting:
  - Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
  - To avoid recording members of the public present unless they are addressing the meeting.

### **Meeting Etiquette**

11. 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.
12. 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; or
  - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

***Code updated to reflect changes in the Constitution agreed at Council on 25 July 2016.***

## West Area Planning Committee

24th January 2017

**Application Number:** 16/02687/FUL

**Decision Due by:** 20th January 2017

**Proposal:** Re-development of the application site to include the demolition of existing buildings, erection of buildings to provide student accommodation (117 student rooms) and ancillary facilities, 11 x self-contained flats, a single storey garden room accommodating flexible space for use as student common room/teaching/lecturing space, 150sqm GIA for employment uses (Use Class B1), and associated landscaping and infrastructure. (Amended plans)

**Site Address:** 265 - 279 Iffley Road And Garages Percy Street (**site plan: appendix 1**)

**Ward:** Iffley Fields Ward

**Agent:** Mr Vickesh Rathod

**Applicant:** Mr Ian Thompson

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### Recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons below and subject to and including conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

### Reasons for Approval

- 1 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 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.
- 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 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Sample materials and panels
- 4 Large-scale drawings of design details
- 5 Student accommodation, out of term use
- 6 Student Management Plan
- 7 Bin and cycle storage
- 8 Revised travel plan
- 9 Travel Information Pack
- 10 Student - no cars
- 11 Car parking spaces
- 12 Construction Traffic Management Plan
- 13 Fire hydrants
- 14 Landscape plan
- 15 Landscaping carried out by completion
- 16 Tree Protection Plan
- 17 Arboricultural Method Statement
- 18 Removal of trees - Percy St garage site
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- 23 Noise levels - air conditioning, plant
- 24 Kitchen extraction equipment
- 25 Demolition strategy and validation plan
- 26 Phased risk assessment - land quality
- 27 Remedial works and validation report
- 28 Watching brief unexpected contamination
- 29 B1 office use
- 30 Surface water - SUDS details
- 31 SUDS maintenance plan
- 32 Drainage infrastructure details

### **Legal agreements**

Section 106 agreement to secure affordable housing contribution of £643,432.72

Note: The Highways Authority has requested a contribution towards a Controlled Parking Zone however this is covered under CIL.

### **Community Infrastructure Levy (CIL):**

The development is liable for £276,115.92 of CIL.



## **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
- CP13** - Accessibility
- CP14** - Public Art
- CP17** - Recycled Materials
- CP18** - Natural Resource Impact Analysis
- CP19** - Nuisance
- CP21** - Noise
- CP22** - Contaminated Land
- CP23** - Air Quality Management Areas
- TR1** - Transport Assessment
- TR2** - Travel Plans
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- TR13** - Controlled Parking Zones
- HE2** - Archaeology
- HE7** - Conservation Areas
- NE14** - Water and Sewerage Infrastructure
- NE15** - Loss of Trees and Hedgerows

### **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
- CS18\_** - Urban design, town character, historic environment
- CS19\_** - Community safety
- CS23\_** - Mix of housing
- CS24\_** - Affordable housing
- CS25\_** - Student accommodation
- CS28\_** - Employment sites

### **Sites and Housing Plan**

- MP1** - Model Policy
- HP1\_** - Change of use from existing homes
- HP2\_** - Accessible and Adaptable Homes
- HP3\_** - Affordable Homes from Large Housing Sites
- HP5\_** - Location of Student Accommodation
- HP6\_** - Affordable Housing from Student Accommodation

**HP9\_** - Design, Character and Context  
**HP11\_** - Low Carbon Homes  
**HP12\_** - Indoor Space  
**HP13\_** - Outdoor Space  
**HP14\_** - Privacy and Daylight  
**HP15\_** - Residential cycle parking  
**HP16\_** - Residential car parking

#### **Other planning documents**

Affordable housing and planning obligations SPD  
Parking standards SPD  
Natural Resource Impact Assessment (NRIA) SPD  
Balance of Dwellings SPD  
Technical Advice Note – Space Standards for Residential Development  
Technical Advice Note – Waste and Bins Storage

#### **Statutory consultees**

- Oxfordshire County Council

No objection subject to conditions and legal agreement.

It is proposed that the development is to be car-free, as is required under policy HP16. Policy HP16 also states that car-free developments will be approved where they are located within a Controlled Parking Zone. However the development site is not located within a Controlled Parking Zone. Therefore, in order to ensure that the car-free nature of the development can be enforced and to provide direct mitigation against the development's likely transport impacts, a contribution towards the consultation and implementation of a Controlled Parking Zone (CPZ) secured through a Section 278 Agreement is required.

Without the above the County Council would object to the application. The direct mitigation required to ensure the acceptability of the development cannot be secured through CIL contributions since CIL funds are not linked to specific developments. There can be no way to ensure that any CIL contributions that the development will make would be spent on a CPZ in the area of the development, required to mitigate against the development's likely impact, rather than on any other item of Strategic Infrastructure listed on the CIL Regulation 123 list.

Further work required on the submitted Travel Plan. A Construction Traffic Management Plan is required.

Drainage proposals are acceptable subject to condition.

- Environment Agency Thames Region: no objection subject to condition
- Thames Water Utilities Limited: no comments received
- Natural England: no objection with regards to Iffley Meadows SSSI, refer to Standing Advice on other matters, biodiversity enhancements should be

considered.

### Third parties

- Oxford Preservation Trust: Overall support for the more sympathetic development of site. Objection due to scale and mass of Iffley Road frontage resulting in a rather overbearing air, negative impact on character of street scene and Conservation Area.
- Oxford Civic Society: Welcomes redevelopment as student accommodation, but objects to overbearing height of buildings, parking pressure given lack of CPZ, more credible Construction Management Plan needed.
- Iffley Road Area Residents' Association: no comments received
- Cyclox: Objection due to lack of cycling infrastructure proposed with the application
- Iffley Fields Parking Action Group: Objection due to on-street parking pressure. Development should only be approved if a CPZ is created.
- Iffley Fields Residents' Association: Objection due to on-street parking pressure – car-free development not enforceable without CPZ – dominant mass of continuous terrace on Iffley Road, inadequate light impact assessment, drainage capacity, scope of leaflet drop as part of Construction Travel Plan.

### **Representations Received:**

Representations were received from the following addresses:

56 Argyle Street; 37 Bedford Street; 16 Carlton Road; 1 Charles Street (two representations); 3 Charles Street (two representations); 32 Charles Street; 46 Chester Street; 1, 104, 4, 5, 84 Fairacres Road; 1, 6, 8, 9, 11, 15 Harold Hicks Place; 50 Hurst Street; 263, 276, 284, Flat 1 266 Iffley Road; 5, 6, 7, 26, 66, 100, 105, 106 Percy Street; 94 Percy Street (two representations), 8, 52, 53, 54 Stratford Street; 39, 46, 60, 66, Warwick Street; 81 Warwick Street (two representations).

The main points raised were:

- General support for redevelopment of the site
- Loss of employment use on Iffley Road
- More space for workshops – lacking in Oxford – rather than B1 office use
- Overdevelopment of site
- Scale and mass – too great on Iffley Road, on Charles Street & Percy Street at 3 storeys and deep footprint, harmful impact on streetscene and character
- Overbearing, dominant – main building on Iffley Road
- Building line – too far forward on Iffley Road and on garage site on Percy Street
- Monotonous façade, monolithic, out-of-keeping, generic design
- Balconies on Garage site are out-of-keeping

- Students' cars exacerbating on-street parking pressure and doubts about car-free proposal being enforceable
- Visitor parking exacerbating on-street parking pressure – particularly at start and end of term, and for non-term conference accommodation use
- Lack of CPZ means car-free/low-car development cannot be secured
- Loss of parking adjacent to rear access lane on Charles Street
- Impact of construction phase on on-street parking – unrealistic that contractors would use park & ride service
- New cycle lane along front of main site on Iffley Road and in Percy Street should be provided
- Cycles should be prioritised over car parking spaces, eg on Percy Street
- Access for emergency vehicles must be secured
- Bulk and proximity to adjacent properties
- Overlooking and loss of privacy to adjacent properties
- Concerns that Daylight/Sunlight Assessment is inadequate
- Loss of light to side-facing first-floor window at 1 Charles Street (comment made prior to amended plans submission)
- Loss of light and overshadowing to properties on Charles Street and Iffley Road
- Noise and security caused to neighbouring properties by activity in lane to rear
- General noise and disturbance with introduction of students
- Side windows overlooking 106 Percy Street
- Condition requested to prevent building of loft extensions in flats backing onto Harold Hicks Place
- Loss of light to 14 and 15 Harold Hicks Place
- Overlooking to 15 Harold Hicks Place
- Disturbance during construction works – no hours of work specified, deliveries during school rush hour
- Disturbance of offices in residential area
- Impact of development on water pressure and sewerage capacity
- Renewable energy should be incorporated
- High concentration of students could make area unattractive to non-students and alter demographic of area
- Concern over impact of removal of leylandii on surrounding buildings
- Desire for high-quality replacement planting and greening following removal of leylandii. Concern that this may have a short life and die away.
- More trees on the front elevation

#### Pre-application consultations by applicant

Details of consultation are included in the Statement of Community Involvement of the five main stakeholder groups that have been consulted by the applicant:

- Oxford City Council (both officers and ward councillors) and Oxfordshire County Council;
- Friends of Iffley Road (local stakeholder group);
- Local residents and businesses;
- Oxford Design Review Panel (ODRP);
- Heritage organisations and interest groups.

The responses from the ODRP following the two design reviews are included in **appendix 2 and 3**.

### **Relevant site history**

The site has been the subject of a number of applications over the years, none of which is of particular relevance to the application.

### **Background to proposals**

1. The site is made up of two parcels of land. The main site is the former car sales and repairs garage with flats above fronting Iffley Road and bounded by Percy Street and Charles Street. The smaller parcel lies on the corner of Percy Street and Harold Hicks Place and is currently occupied by lock-up garages (no longer in use). The St Clement's and Iffley Road Conservation Area lies to the west of the site.
2. The site has been acquired by Wadham College who are seeking to redevelop it to provide student accommodation for their second-year cohort of approximately 135 students who currently live in privately rented housing.
3. Following demolition of the existing three-storey concrete-framed building, a four-storey building is proposed fronting Iffley Road. This site would have two three-storey buildings – one facing Charles Street and one facing Percy Street – and a single-storey building backing onto the gardens on the east side of the site. This single-storey building has a dual pitched roof with two areas of flat green roof to either side of the pitch. The Percy Street building would have an area of basement for plant and storage. Gaps between the four and three-storey buildings would allow views into the informal quad. The accommodation would include 117 student bedrooms, eight self-contained flats, and the various ancillary facilities such as common rooms, canteen, storage, reception and manager's office. A service lane between Percy Street and Charles Street is proposed.
4. The accommodation will also be used for summer-school students and conference guest accommodation outside term-time, but not as a conference venue.
5. The garage site is proposed for a two-storey building with 150m<sup>2</sup> of office space at ground floor and three open-market flats at first floor.
6. Amended plans were received that altered the roof form of the three-storey building adjacent to 1 Charles Street and the detailed layout of some of the self-contained units in order to comply with National Space Standards.

## **Officers' assessment**

7. Officers consider the principal determining issues to be:

- Principle of development
- Site layout and built forms
- Residential amenity
- Impact on neighbouring amenity
- Transport
- Landscaping
- Flood risk and drainage
- Land quality
- Biodiversity
- Sustainability

## **Principle of development**

8. The National Planning Policy Framework (NPPF) states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in policy CS2 of the Core Strategy which states development will be focused on previously developed land. The site would constitute previously developed land as defined by the NPPF.

## Student accommodation

9. The provision of purpose-built student accommodation in Oxford eases demand from student occupiers in the private rental market and is therefore considered beneficial to the wider housing market. Thus the scheme would be consistent with the objectives of Policy CS25 (Student accommodation) of the Core Strategy. The location of the student accommodation would comply with Policy HP5 of the Sites and Housing Plan in that the site is located on Iffley Road, one of Oxford's main thoroughfares.

10. Although Policy CS25 limits occupation to full-time students enrolled on courses of one academic year or more (including vacation periods), this restriction does not apply outside the semester or term-time, provided that during term-time the development is occupied only by university students. This ensures opportunity for efficient use of the buildings for short-stay visitors, whilst providing permanent university student accommodation when needed. The proposed summer use of the site is therefore considered acceptable in principle.

## Employment

11. Policy CS28 of the Core Strategy allows for the modernisation and regeneration of an employment site providing the development:

- secures or creates employment important to Oxford's local workforce; and

- allows for higher-density development that seeks to make the best and most efficient use of land; and
- does not cause unacceptable environmental intrusion or nuisance.

12. The site was, until recently, home to a car repair business and car sales business. For the purposes of Policy CS28, the term 'employment sites' refers only to land and premises in Class B or closely related Sui Generis uses, therefore the 'employment' element of this site is the car repair business only. When fully operational, this part of the business is understood to have provided 15-20 full-time equivalent jobs.

13. Office/workshop space of 150m<sup>2</sup> in Use Class B1 is proposed on the ground floor of the garage site. This is considered appropriate in that such a space is likely to provide 15-18 full-time equivalent jobs, and there is a significant demand for this kind of space on a sustainable transport route into the city. The employment affected by the development of the site is therefore considered to have been addressed, in compliance with Policy CS28. This B1 use would be secured by condition.

#### Loss of dwellings

14. Policy HP1 of the Sites and Housing Plan states that there shall not be a net loss of one or more self-contained dwellings on a site. The eleven existing units, nine of which are currently in use as Houses in Multiple Occupation (HMOs), are to be re-provided on the site as follows:

- 3 x studio flats
- 2 x 1-bed flats
- 1 x 2-bed flats
- 5 x 3-bed flats

15. While the three flats on the garage site are to be open-market housing, seven units on the main site will be used to house students and one as the manager's flat. The units on the main site would house people associated with the college who need accommodation in Oxford, and, because the units are self-contained and accessed from Charles Street and Percy Street, they could come forward as market housing in future. Policy HP1 does not prescribe the occupation of units; it states that there should be no net loss. Therefore, the development's reprovision of eleven self-contained units is acceptable in principle.

#### Affordable housing

16. Due to the net reprovision of residential units on site, there is no net increase in the number of flats. Therefore it is not considered reasonable to require affordable housing provision or contributions under Policy HP3 or HP4 of the Sites and Housing Plan. However, Policy HP6 (Affordable Housing from Student Accommodation) applies; the development would be subject to an affordable housing contribution, secured by Section 106 Agreement.

## Site layout and built forms

17. The principal building element on the main site has been designed as a series of tall, four-storey, gabled elements linked together to form a terrace or linear element fronting onto Iffley Road. The plan form follows single rooms either side of a central corridor grouped together as flats of 6-7 rooms with shared kitchen/communal room. Behind this, enclosing the central garden sit two, shorter and lower blocks each fronting onto the relevant side street. Here the plan form varies accommodating studio, 1, 2 and 3 bed flats.
18. On the north side of Percy Street, replacing the post-war garage block, a two storey building with pitched roof, designed to complete the horseshoe of Harold Hicks Place is proposed.
19. The scheme has been developed following lengthy pre-application dialogue and multiple iterations of the design taking on board comments received from the local authority, other stakeholders and the ODRP and, whilst many of the fundamental principles of the design have remained, there have been changes and developments that have resulted in a very carefully considered design that importantly takes reference from its immediate and wider surroundings as well as responding to that context.
20. The ODRP, following the last review, commented as follows:

*The architectural approach appears to work well overall, with the resulting building appearing appropriately collegiate in character, whilst also relating well to the domestic environment within which it sits. The distribution of building heights across the site and footprint of development are now acceptable.*

*Overall we are supportive of the proposal, but there is still scope for further refinement of the design, which would ensure that a new building on this site achieves its full potential, not only for future students, but also the local area and the environment more generally. To achieve this objective we suggest enhancing the sense of variation in the Iffley Road elevation, simplifying the form of the roofs and reviewing the landscape treatment along the building's main frontage.*

See **Appendix 3** for the full ODRP letter.

21. The character and appearance of Iffley Road runs through a series of changes as it proceeds south away from St Clement's. The changes are effected by change on the western side of the road with a consistent pattern of tall paired or terraced houses set square to the road with short or very short frontages, on occasion being no more than a set of steps to a raised ground floor, on the eastern side of the road.
22. The first section, closest to St Clement's, has a more open, spacious character with larger, individual buildings set back from the road on the west side in landscaped gardens or settings opposite slight variations on the tall



(three storey with semi-basements and raised ground floors) semi-detached and terraced town houses on the eastern side of the road.

23. Beyond St John's Church where the road bends westward slightly the character is transitional with modern, late 20<sup>th</sup> century terraces of town houses on the west side of the road but still set back from the road. There is more sense of enclosure but it is not until a further change, after Jackdaw Lane that the character becomes more enclosed; villas on the west side in gardens but sited much closer to the road than the developments further north and becoming smaller and paired on moving further south towards the site.
24. The design of the front building range takes a strong reference from the tall town house form of the east side of the street and the design has been developed and refined through discussion and comment retaining some of the key elements of relief that derive from a study of the buildings further up the road and which provide interest and delightful detail across the long brick façade.
25. The small frontage is sufficient to provide privacy for the ground floor rooms and reflects the typical set backs on this side of the street. The buildings will have a strong presence, however the sense of continuity with the character and appearance of the buildings and spaces in the adjacent conservation area is clear and the strong change in character that occurs immediately to the south of the site allows this development to replace a current anomaly with buildings that have a strong affinity with those in the Conservation Area and make a positive contribution to the setting of the heritage asset.
26. To the rear, the side building ranges provide a transition from the character of the road to the tighter, two storey, 19<sup>th</sup> century terraces of the side streets. The architecture is of a piece and although the buildings are of a different form there is a sense of "one place" with the rhythms of windows and solid to void repeated in the "outer" enclosing wall. The reference to the "College" form with glimpsed views from public spaces in to the private garden spaces within the site is typical of the main college campus in the city. The strong definition at two-storey height on the side buildings together with the deliberate front gardens enclosed by hedgerow and low wall allows them to sit comfortably alongside the more obviously domestic scale of the 19<sup>th</sup> Century terraces of Percy and Charles Streets.
27. The architecture of the interior space is more open; the glazed timber frame being a pre-dominant theme, begun at the main entrance/porter's lodge and then continued in the projecting vertical bays that accommodate the shared spaces and kitchens.
28. The replacement for the garage range on Percy Street also has architectural references, proportions and elements taken from the main site but its simple pitched roof and expressed chimneys or flues allows it to sit comfortably into the rhythms and expressions of the street and, despite the varied alignment from that of the existing terraces and the overhanging balconies, it still has a

frontage and it is separated from the long terraced run by the access road into Harold Hicks Place which provides a natural break.

29. Overall the design responds intelligently to its context offering a well-considered replacement for the incongruous concrete framed structure that will reinforce the existing character of the streets whilst making a good, new place for the future. As such, the proposal is considered to comply with policies CP8, CP9, CP10 and HE7 of the Oxford Local Plan and policy CS18 of the Core Strategy.

### **Residential amenity**

30. The student accommodation includes good quality indoor and outdoor communal space, as required by Policy HP5.
31. The self-contained units on the main site and the three flats on the garage site all comply with National Space Standards. The balconies provided with the three garage site flats comply with Policy HP13 and as such provide adequate outdoor amenity space. The intention is for the self-contained units on the main site to use the communal gardens as their outdoor amenity space. However, were the units to be used as market housing in future, the four ground-floor units would have the use of the front gardens as outdoor amenity space. The four upper-floor units within the Charles Street building would have rear balconies of sufficient size. Officers consider that, given that none of the existing 11 units has outdoor amenity space, the outdoor amenity space proposed for the replacement units is acceptable in the overall scheme.
32. Bin storage on the main site is discreetly and conveniently located for collection close to the Percy Street end of the service lane. For the garage site, there is adequate space for bin storage for both the flats and offices. Details of bin storage for both the main and garage site will be required by condition to ensure compliance with Policy HP13 of the Sites and Housing Plan.
33. The office use, being small-scale, is considered to be appropriate within a residential area and typical of the development pattern of East Oxford.

### **Impact on neighbouring amenity**

34. The change in built form and the creation of a service lane on the main site will result in a reduced impact on 1 Percy Street and a more comfortable separation from the rear gardens on Percy and Charles Street. The single-storey building to the rear of the site will have a pitched roof but will be set further from the rear gardens of Percy and Charles Street than the existing single-storey building.
35. The development will lead to an increase in built form closer to 1 Charles Street and its adjoining properties in the terrace. Amended plans were received that alter the roof of the Charles Street block from gable to hipped

roof to reduce the impact on the upper-floor side-facing window at 1 Charles St. The revised proposal complies with the 45-degree daylight/sunlight guidance contained within Appendix 7 of the Sites and Housing Plan.

36. There are at least 27 metres between the rear-facing windows on the upper floors of the four-storey building on the main site and the rear gardens on Percy and Charles Street. This is considered a comfortable distance that would not cause any harmful overlooking or loss of privacy to these properties' gardens.
37. A Daylight and Sunlight Assessment has been carried out and submitted with the application; this concludes that there are no significant material aspects relating to daylight / sunlight, with the proposals adhering closely to the target criteria within the BRE Guide. Officers consider that the proposal would comply with Policy HP14 in relation to privacy and daylight.
38. The closer positioning of the building on the main site to Iffley Road is considered typical of development along the road and not harmful to the amenity of properties on the opposite side of Iffley Road.
39. Overall, the level of disturbance from traffic movements on the site is likely to be reduced as compared with the previous garage activity; the lane will be gated and therefore traffic movement will be controlled by the site manager. A management regime on the main site, including an on-site manager, is considered sufficient to manage any potential disturbance caused by the increase in number of residents on the site as compared with the garage use. This would be secured by condition in accordance with Policy HP5 of the Sites and Housing Plan.
40. The proposed built form on the garage site will result in an increase in height and mass but, because it will not extend the full length of the site, this is not considered to have a harmful impact on amenity in terms of loss of light or overlooking for 15 Harold Hicks Place and its adjoining neighbours. The properties in the close will benefit from the improved landscaping and the reduction in overshadowing that will result from the removal of the leylandii trees.
41. Outlook from first floor windows to the rear will be onto the parking area to the front of houses in Harold Hicks Place, and will therefore cause no loss of privacy. The first floor windows serving the flat closest to the junction with Harold Hicks Place are set forward in relation to the nearest property at 106 Percy Street. There is a comfortable distance between the two such that any views into this property's rear garden would be oblique and not considered harmful nor materially different from the existing situation in terms of overlooking from surrounding properties.
42. Comments have been raised in relation to dormer windows to the rear of the flats. Flats do not benefit from permitted development rights and so planning permission for any such development would need to be sought from the local planning authority.

## Transport

43. The development is proposed to be largely car-free. Only two disabled parking spaces to the rear of the main site and two parking spaces to serve the flats on the garage site are proposed. The site is in a highly sustainable location close to frequent bus services on an arterial route into the city with good cycle and pedestrian links and the neighbourhood centre of the Iffley Road close by. The site is not within a controlled parking zone (CPZ) and it is in an area that has high demand for on-street parking.
44. The Highway Authority considers that the development would only be acceptable in parking terms if a Section 278 Agreement is entered into to secure funding towards the implementation of a CPZ. The applicant has agreed to enter into such an agreement with the Highway Authority; however officers would advise members that this is a matter between the applicant and the Highway Authority and is not a matter for members to consider as part of the recommendation. No such contribution can be required towards the implementation of a CPZ as part of this planning permission because the mechanism for raising such funds is through the Community Infrastructure Levy (CIL). Members must determine the application based on the merits of the proposal and in the absence of a CPZ in the site's immediate area.
45. Policy CS25 and HP5 state that, for student accommodation, the Council will secure an undertaking to ensure that students do not bring cars to Oxford. Policy HP16 and Appendix 8 of the Sites and Housing Plan states that no student parking spaces are permitted for new student accommodation other than some limited operational and disabled parking space. No requirement for a CPZ is included in these policies when referring to parking for student accommodation. The submitted Student Management Plan includes the College's undertaking to ensure resident students do not bring a car to Oxford as a condition of their tenancy, as well as details of the management of pick-up/drop-off for students and their families arriving and departing at the start and end of the academic year. The main site's student accommodation parking provision is therefore consistent with the Local Plan.
46. The three open-market flats on the garage site are to be provided with two off-street parking spaces. These units constitute infill housing and, in accordance with Appendix 8 of the Sites and Housing Plan, should be decided on their merits, to reflect local context and existing parking capacity and safety issues. The parking provision for the flats is below the maximum parking standards of three spaces and this is considered appropriate given the sustainable location of the site and consistent with Policy HP16 of the Sites and Housing Plan.
47. No off-street parking is proposed for the ground-floor office space on the garage site. The Oxford Local Plan states that, if a site is well served by shops and services, and has good access by walking, cycling and public transport, lower levels of parking will be sought. It also notes that implications for on-street parking pressure must be taken into account. The small scale of the office use means that the level of parking pressure is low (the maximum

parking standard is 4 spaces) and employees are likely to live in the local area.

48. It is also noted that the existing use had provision for on-site parking for the car showroom but has no off-street parking for the 11 flats. Overall, therefore, Officers do not consider it to be reasonable to refuse the application on the basis of the level of parking provision for the three flats and office space. It is considered that these elements will have less impact on on-street parking than the existing 11 flats.
49. The Student Management Plan sets out a strategy for dealing with drop off and collection times for students, including time slots using the rear access lane. It is noted that tenancies are for nine months and therefore this would only take place at the start and end of the academic year. The Plan also deals with how transport for summer visitors will be managed, with coach drop-offs on the Iffley Road and no on-site parking offered to guests. These arrangements are considered acceptable and would be secured by condition to minimise the impact on the highway and disturbance to local residents.
50. While there will be a loss of some on-street parking spaces on the Iffley Road and Charles Street, there will be additional dropped kerb lengths on Percy Street reinstated that will provide on-street parking. The removal of parking on Iffley Road will be of benefit to any future plans to improve bus or cycle links that the Highway Authority may bring forward.
51. Cycle parking for 134 cycles is to be provided on the main site which is in excess of the minimum standards for the development. This is considered appropriate given that most residents are likely to travel by bicycle. Eight spaces are provided on the garage site in line with Policies TR4 and HP15. Details and the retention of cycle parking are recommended to be secured by condition.
52. While the Highway Authority objects to the development in the absence of a direct contribution towards the consultation and installation of a CPZ, it does not object to the detail within the application, subject to conditions, and Officers recommend these conditions be applied to any permission.

## **Landscaping**

53. The application includes an Arboricultural Impact Assessment which includes a tree survey that categorises the quality and value of existing trees, identifies the constraints that they impose on site layout and assesses the impact of the proposals on them. All of the existing trees within both application sites have been classified as being low quality and value which should not constrain the layout of the development
54. There are trees adjacent to both sites that will be affected by the development including a plum street in the garden of 1 Charles Street that will need to be protected during the construction phase, and a row of very tall cypress trees (G1) and a cherry (T5) growing adjacent to the Percy Street garages in Harold

Hicks Place that will need to be removed. They are also low quality and value and should not constrain the layout of the development.

55. New tree planting is proposed that will fully mitigate the visual impact of removing the existing trees and will make a significant positive contribution to the appearance of the area. Two large growing trees – a copper beech at the junction with Percy Street and a small-leaved lime near the junction with Charles Street – will be planted that have the potential to become landmark trees along Iffley Road; this is particularly helpful to sustain mature tree canopy cover along the street because there are other trees nearby in the area that are in late maturity and appear to be nearing the end of their lives. The several smaller trees, species including crab apple, false acacia and a broadleaved thorn, and other soft landscaping that will be planted along the Iffley Road frontage will also benefit visual amenity in the area providing a diverse and informal tree canopy along the street with an attractive range of ornamental attributes that will help soften the appearance of the new building behind. Tree and shrub planting proposed internally within the courtyard of the Iffley Road building will help create an attractive space.
56. New false acacia trees and other soft landscaping will help to ‘green’ Charles Street and Percy Street. A new false acacia tree and other planting is also proposed at Harold Hicks Place to replace the row of cypress trees (G1) and cherry (T5) that must be removed. These are significant enhancements.
57. It is very important for safety reasons that if planning permission is granted the third party owned off-site cypress trees (G1) and cherry tree (T5) are removed before foundations are excavated for any new building, and that the replacement planting that is proposed in the Landscape Strategy for Harold Hicks Place is implemented. A condition is recommended to secure this, should permission be granted, in addition to the more standard tree protection conditions and detailed landscape plan.
58. Concerns were raised by neighbours during the consultation period regarding the risk of damage to neighbouring foundations following removal of the trees; this is a matter of due diligence for the developer to address, not a material planning consideration.

### **Flood risk and drainage**

59. A Flood Risk Assessment Report and Drainage Statement have been submitted with the application, and have been subject to discussion with officers and the lead local flood authority. Subject to a condition seeking approval of the detailed design of the drainage scheme using the principles outlined in these documents, officers are satisfied that the drainage strategy will meet the requirements of Policy CS11.
60. The scheme shown in the FRA is acceptable to the Lead Local Flood Authority (Oxfordshire County Council) due to the contamination and makeup of the underlining ground conditions. The porous pavement construction and the use of green roofs will improve the water quality entering the local Surface

Water Sewers. A SuDS management plan is required for the development.

61. Concerns were raised during the public consultation in relation to sewerage capacity and water pressure, however no comment or objection was received from Thames Water in response to consultation. Officers therefore have no grounds to object to the proposal in relation to this matter. Officers understand that the applicant is in discussion with Thames Water.

### **Sustainability**

62. Policy CS9 of the Core Strategy requires all developments to minimise their carbon emissions and are expected to demonstrate how sustainable design and construction methods would be incorporated. Policy HP11 of the Sites and Housing Plan is specified to residential development including student accommodation and requires developments of this size to generate at least 20% if its total energy use through on-site renewable energy generation unless not feasible or financially viable.

63. An energy statement has been submitted for the development which specifies a central Combined Heat and Power engine to provide heating and hot water loads, natural ventilation where possible and high thermal mass to make the 25.8% overall energy offset by low and zero carbon technologies possible. Further details of these measures could be secured by way of a planning condition.

### **Other matters**

64. Biodiversity: Biodiversity enhancement measures (bird nesting and bat roosting devices) will be required in accordance with Policy CS12 of the Core Strategy.

65. Air quality: The proposed development is located within an Air Quality Management Area. An Air Quality Assessment has been submitted with the proposal which demonstrates both that the proposed location is suitable for the proposed development, and that the proposed development will not have a detrimental effect on air quality in the area. The proposed development will result in a significant decrease in traffic compared to the existing use. The assessment assumes that the emissions from the proposed boilers and CHP unit will comply with specific criteria and this is recommended to be secured by condition.

66. Noise: A noise impact assessment has been submitted with the application. Conditions are recommended to ensure the noise levels for future and neighbouring residents are satisfactory. No kitchen extraction equipment is proposed with the application, although it is noted that the single-storey building is to be used as a canteen. A condition is therefore recommended for details of any extraction equipment to be approved in the interests of neighbouring amenity.

67. Land quality: A Land Contamination Assessment and Ground Investigation

report was submitted with the application. Given the former land use, presence of oil storage tanks on the main site, and the limited sampling across the site, Officers recommend additional sampling is undertaken on site after the demolition works, particularly in areas of proposed soft landscaping, and at the garage site. A demolition strategy and validation sampling plan has been included in the remediation strategy and this is considered acceptable. Officers recommend a number of conditions to secure the additional information necessary to ensure the site will be suitable for its proposed end use.

68. Archaeology: An archaeological desk based assessment has been submitted. The site is identified as having generally low potential for archaeology, with a slight question mark over the potential for Palaeolithic and Neolithic flint scatters given the recording of a significant scatter of prehistoric material 170m to the south-east. Due to the distance of the development plot from the recorded archaeology and the history of development on the proposal plot, this application is unlikely to have any significant archaeological applications. No further archaeological work is therefore required.

### **Conclusion:**

69. The proposed development would make an efficient use of previously developed land and provide replacement employment and housing, as well as student accommodation. The siting, layout, external appearance and landscaping of the proposed development would create an appropriate visual relationship with the surrounding area without having a harmful impact upon adjoining properties and make a positive contribution to the setting of the St Clement's and Iffley Road Conservation Area and the public realm. The proposal complies with local plan policies for parking for student accommodation and for the office and flats on the Percy Street garage site. Any impacts can be successfully dealt with by appropriately worded conditions. The proposal would therefore accord with the aims of the National Planning Policy Framework, Oxford Core Strategy 2026, Sites and Housing Plan 2011-2026 and Oxford Local Plan 2001-2016.

### **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:** 16/02687/FUL

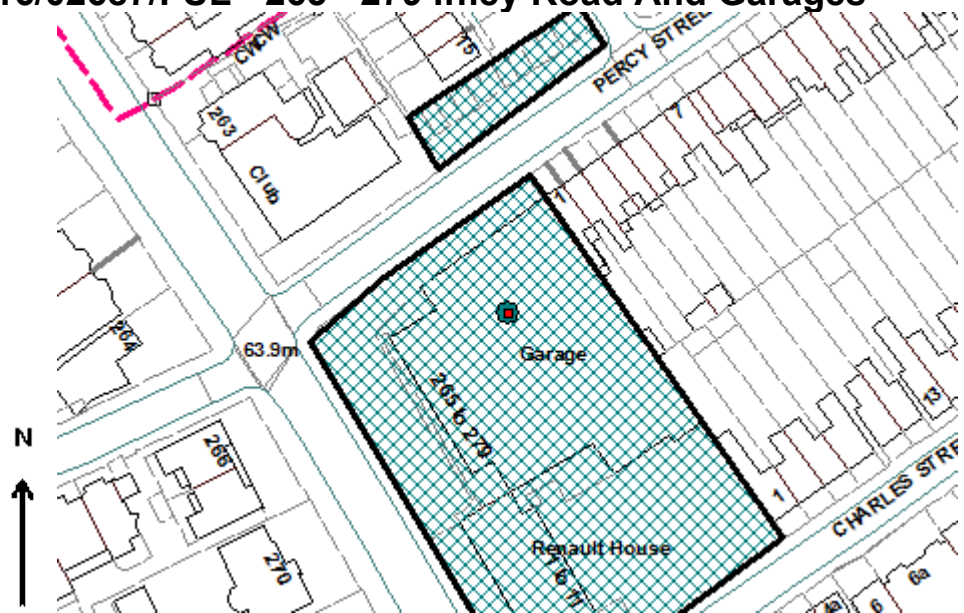
**Contact Officer:** Nadia Robinson

**Date:** 6th January 2017

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# Appendix 1

## 16/02687/FUL - 265 - 279 Iffley Road And Garages



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Ordnance Survey 100019348

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## Appendix 2

16/02687/FUL - 265 - 279 Iffley Road & Garages Percy Street  
Oxford Design Review Panel letter 27 May 2016

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Tel +44(0)20 7420 5200 Fax +44(0)20 7420 5300  
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### CONFIDENTIAL

27 May 2016

Ian Thompson  
Wadham College  
Parks Road  
Oxford  
OX1 3PN

Our reference: DCC/0768

**Oxford City Council: Wadham College, 265 – 279 Iffley Road**

Dear Ian Thompson,

Thank you for providing the Oxford Design Review Panel with the opportunity to advise on this proposal at the Design Review on 12 May 2016. We look forward to engaging in future dialogue as the proposal progresses.

#### Summary

The commitment of the client and design team to delivering high quality student accommodation for Wadham College is impressive. The proposed building provides a much needed facility for students and helps the college demonstrate its ambitions. The design team has taken great care in developing a scheme that, although still in progress, promises to be inclusive and well integrated in the residential context of this part of Oxford. Approaching a landscape architect at this early stage, and developing a strong collaboration between client and community groups are encouraging steps. There are some elements of the design that need further work, such as the articulation of the main façade and the transition to the terraced houses on Percy Street and Charles Street. We would suggest preparing a greater level of detail for the planning application, and would welcome the opportunity to review the scheme prior to submission.

#### Site context

Creating a collegiate building that reflects the principles of the historic Wadham College quad is positive. However, the site is located in a residential area on Iffley Road, fronted by 19<sup>th</sup> century Victorian and Edwardian villas, townhouses and terraces, to which the scheme has to respond. In order for the scheme to strike the right balance between a confident contemporary institutional building and this domestic surrounding, we suggest reviewing the relationship between the main street frontage and the side streets.



## **CONFIDENTIAL**

### **Height and massing**

Whilst the height of the building on Iffley Road is appropriate, the height and massing along Percy Street and Charles Street appears less comfortable in relation to the adjacent low terraces. The robust nature and character of Iffley Road is very different from the quieter and small scale residential character of Percy Street and Charles Street. In order to address the height on the lateral buildings, one option could be to reduce the height and proportion of the floor to ceiling windows which make the façade appear tall.

### **Entrance and Access**

Introducing a mews lane along the eastern site border, which creates a buffer to the neighbouring houses, works well. It provides a practical solution for movement to and from the development, without compromising the existing streets. However, the hierarchy of access points into the site could be strengthened further. Currently, the main entrance from Iffley Road via the porter's lodge is likely to be underused, given that most students will cycle and enter from the back. We suggest exploring ways to strengthen the main entrance, by further activating the frontage and making it easy to use for cyclists. An interesting solution could be to widen the archway, making it feel more like an external space and allowing glimpses of the courtyard from Iffley Road.

### **Landscape**

The landscape ideas for both the courtyard and the front gardens are promising. However, the proposed landscape designs could express more clearly whether the space is a collegiate or domestic environment. The design could also be reflective of the way students living on site will use the courtyard.

The lush planting proposed for the internal courtyard works well, but to make best use of the sunlight we suggest reviewing the positioning of some of the seating areas, as they are likely to be overshadowed for most of the day. Integrating seating with backs would help make the garden a place where students want to spend longer periods studying and relaxing, as well as being more generally accessible. The communal building with the glazed garden room is a successful addition to the scheme. Its low pitch offers the opportunity to integrate a large sedum or green roof. This would improve the sustainability credentials of the scheme and provide for pleasant views from the upper storeys.

The courtyard garden's secret nature – akin to the enclosed historic quad spaces – merits a different treatment from the gardens fronting the street. However, we suggest echoing the richness of the courtyard planting in the perimeter gardens. Overall, the design of the perimeter gardens should have the same attention to detail as the internal courtyard.

Introducing a low garden wall along Iffley Road appears domestic and not appropriate for student accommodation. A hedge would work better to protect ground floor bedrooms from car fumes. Another option would be to explore widening the space along Iffley Road to increase privacy for the bedrooms. In this case a meaningful use for the generous front space should be

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found, for example introducing mature trees for which the current strip of front garden is too narrow.

### Building design

We suggest reassessing the contrast between institutional use and domestic appearance. To address this concern, it is recommended that the design of the elevational treatment expresses the difference between the front building and the lateral buildings and the type of accommodation they provide. Whilst the proposed approach, which introduces a series of gables, is sound and the quality of materials and detailing is promising, the success of the scheme will depend on how the details such as the copings of the gables, shadow gaps and the size of window openings will be developed further.

There are other aspects of the building that would benefit from further attention. Firstly, the main façade onto Iffley Road is likely to appear large in the context of the conservation area. Staggering the frontage, or introducing more variety along its length would be advisable. Secondly, the corner treatment lacks the refinement of the rest of the scheme and we suggest developing a more meaningful transition from Iffley Road to the side streets. A different design approach for the lower lateral blocks would help with the transition to the small scale houses.

### Internal layout

Allocating bedrooms facing onto the main road seems questionable, and we suggest exploring the possibility to replace the bedrooms by the dayrooms to allow a greater number of bedrooms to have views onto the garden, increase their privacy and further animating the main frontage.

In order to create an environment that is inclusive and welcoming for all, we suggest distributing the accessible rooms throughout the scheme and ensuring wheelchair users have access to the entire building. We recommend providing the necessary number of Disability Discrimination Act (DDA) compliant kitchens, and consulting comprehensively with residents to achieve the best solution that reflects the diversity and needs of residents, rather than making all kitchens compliant. This approach would help reduce costs and improve usability for all residents.

### Percy Street

Proposing a mix of business uses and live work accommodation for the site on Percy Street seems appropriate. In order to maximise the benefit of the site and integrate it better within the character of the residential context, we suggest removing the car parking spaces and introducing on-street parking with well-designed pavement.

Thank you for consulting us and please keep us informed of the progress of the scheme. If there is any point that requires clarification, please telephone us.

Yours sincerely,

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Rachel Mundell	Allies and Morrison
Clare O'Hanlon	Carter Jonas
Andrew Murdoch	Oxford City Council
Gillian Butter	Oxford City Council
Maura Cordell	Oxford City Council
Richard Todd	Bidwells

### **Review process**

Following a site visit, and discussions with the design team and local authority, the scheme was reviewed on 12 May 2016 by Keith Bradley – Chair, Eddie Booth, Ruth Butler, Dan Jones, Deborah Nagan and Pauline Nee. These comments supersede any views we may have expressed previously.

### **Confidentiality**

Since the scheme is not yet the subject of a planning application, the advice contained in this letter is offered in confidence, on condition that we are kept informed of the progress of the project, including when it becomes the subject of a planning application. We reserve the right to make our views known should the views contained in this letter be made public in whole or in part (either accurately or inaccurately). If you do not require our views to be kept confidential, please write to [cabe@designcouncil.org.uk](mailto:cabe@designcouncil.org.uk).



## Appendix 3

### 16/02687/FUL - 265 - 279 Iffley Road & Garages Percy Street Oxford Design Review Panel letter 29 September 2016

**Design Council**, Angel Building, 407 St John Street, London EC1V 4AB United Kingdom  
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29 September 2016

**Our reference: DCC/0768**

**Oxford City Council: Wadham College, 265 – 279 Iffley Road**

Dear Ms O'Hanlon,

Thank you for providing the Oxford Design Review Panel (ODRP) with the opportunity to advise on this proposal at the Design Review on 15 September 2016.

### Summary

The commitment of the client and design team to delivering high quality student accommodation for Wadham College is impressive. The proposed building provides a much needed facility for students and helps the college demonstrate its ambitions.

It is evident that substantial work has been undertaken since the last review in May 2016, and this substantially addresses the issues previously raised by the panel. The architectural approach appears to work well overall, with the resulting building appearing appropriately collegiate in character, whilst also relating well to the domestic environment within which it sits. The distribution of building heights across the site and footprint of development are now acceptable.

Overall we are supportive of the proposal, but there is still scope for further refinement of the design, which would ensure that a new building on this site achieves its full potential, not only for future students, but also the local area and the environment more generally. To achieve this objective we suggest enhancing the sense of variation in the Iffley Road elevation, simplifying the form of the roofs and reviewing the landscape treatment along the building's main frontage.

### Landscape

Overall, the landscape design appears sound and elements work well - the additional space and 'bookend' trees achieved by cutting back the building corners on Iffley Road being particularly successful. We suggest reviewing the hard and soft landscape treatment along the Iffley Road frontage to provide:

- a wider opening to accommodate movement and milling at the entrance to the building
- planting that offers suitable protection to ground floor rooms while allowing litter and debris to be removed easily

### Architecture

The proposed elevation on Iffley Road appears rather homogenous due to the limited palette of materials and repeated pattern of bays and fenestration. We would suggest using exploring ways to add more interest and articulation to this elevation.



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In contrast, the buildings appear over-complex from the gardens behind, and we recommend exploring simplifying this composition. The mix of roof types and orientations across the site also appears complex, which risks creating an over-elaborate roof profile, due to the varying eaves heights, and the relatively heavy presence of the dormer windows, particularly when viewed from the rear. We therefore recommend reviewing and simplifying the roofscape of the scheme.

We suggest further considering the form and roof of the lower building that will provide flexible space for students. To make its relationship with the surrounding buildings and roofs simpler and more comfortable, this building could be treated as a separate pavilion, for example. A green roof on this building might work well visually, and would help the project achieve more in terms of its environmental credentials.

Further thought should also be given to the junctions and insertions of secondary materials and forms in the buildings, in order to create a more elegant and refined composition. The glazed vertical elements would benefit from attention, as would the white metal panel on the Percy Street elevation which appears incongruous and unduly prominent. We recommend that this panel be omitted from the final design and that the use of all materials and how they will weather be fully considered at this stage.

### **Entrance and access**

We suggest creating more external space at the Iffley Road entrance to enable safe and easy movement of students, particularly at peak times, and to allow for congregating outside the building. A more generous view of the courtyard garden would enhance the inside/outside feel of the scheme. We also recommend exploring how this entrance could be activated at night time, for example by illuminating the garden to help make the entrance visible and welcoming in the darkness.

Thank you for consulting us and please keep us informed of the progress of the scheme. If there is any point that requires clarification, please telephone us.

Yours sincerely

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Rachel Mundell - Allies and Morrison  
Brita Von Schoenaich - BHSLA  
Richard Todd - Bidwells  
Clare O'Hanlon- Carter Jonas  
Ian Thompson - Wadham College

### **Review process**

Following a site visit, and discussions with the design team and local authority and a pre-application review, the scheme was reviewed on 15 September 2016 by Keith Bradley – Chair, Alan Berman, Dan Jones and Deborah Nagan. These comments supersede any views we may have expressed previously.

### **Confidentiality**

Since the scheme is not yet the subject of a planning application, the advice contained in this letter is offered in confidence, on condition that we are kept informed of the progress of the project, including when it becomes the subject of a planning application. We reserve the right to make our views known should the views contained in this letter be made public in whole or in part (either accurately or inaccurately). If you do not require our views to be kept confidential, please write to [cabe@designcouncil.org.uk](mailto:cabe@designcouncil.org.uk).

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## West Area Planning Committee

24th January 2017

**Application Number:** 16/01909/FUL

**Decision Due by:** 13th September 2016

**Proposal:** Erection of a part one and half storey, part two and half storey rear extension to provide an additional 22 bedrooms, following demolition of existing stair core. Replacement windows to east and west elevations of existing rear three storey wing. Replacement windows and alterations to roof and facade materials of existing rear single storey wing. Replacement of front lobby extension, including formation of roofs to existing bay windows, replacement of windows, replacement of 3No. dormer windows and alterations to facade materials. Alterations to existing car parking and landscaping with provision of bin and cycle store.

**Site Address:** Linton Lodge Hotel 11-13 Linton Road Oxford Oxfordshire

**Ward:** St Margarets Ward

**Agent:** Ms Caroline Wilberforce

**Applicant:** Khanna Enterprises  
(Oxford) Ltd

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### Recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

### 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.
- 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.
- 3 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately

addressed and the relevant bodies consulted.

**Conditions:**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples in Conservation Area
- 4 Revised Landscape plan & long term maintenance schedule required to include living walls
- 5 Landscaping - carry out after completion
- 6 Arboricultural Method Statement – as approved
- 7 Tree Protection Methods – as approved
- 8 Car parking laid out - as approved
- 9 Cycle parking - further details required
- 10 Travel Plan - draft approved & update required post occupation
- 11 Construction Traffic Management Plan required
- 12 Ground resurfacing - SUDS compliant
- 13 Glasshouse – restoration prior to occupation of rear extension

**Legal Agreement & CIL:**

The development is CIL liable: £15,157.09

**County:**

A legal agreement required: A Travel Plan monitoring fee of £1,240 is required prior to first occupation of the additional hotel rooms to enable the Travel Plan to be monitored for a period of five years.

**Main Local Plan Policies:**

**Oxford Local Plan 2001-2016 (OLP)**

- 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
- CP20** - Lighting
- CP21** - Noise
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees
- NE23** - Habitat Creation in New Developments
- TR1** - Transport Assessment
- TR2** - Travel Plans
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- TA2** - Transport & Tourism
- TA4** - Tourist Accommodation
- TR14** - Servicing Arrangements

**TR1** - Transport Assessment

**HE7** - Conservation Areas

**Core Strategy (CS)**

**CS18\_** - Urban design, town character, historic environment

**CS12\_** - Biodiversity

**CS2\_** - Previously developed and greenfield land

**CS32\_** - Sustainable tourism

**Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

This application is in the North Oxford Victorian Suburb Conservation Area.

**Relevant Site History:**

11/02916/FUL - Removal of existing entrance canopy. Erection of new entrance with glazed canopy over, tile hanging to front elevations, single storey extension to create orangery, and creations of additional car parking area to rear. Installation of new windows and doors and metal railing to front boundary wall.. Withdrawn 16th January 2012.

12/01150/FUL - Removal of existing front canopy and erection of new entrance porch. New tile hanging to front elevation. Erection of rear conservatory and installation of new windows and doors. Erection of new railings and wall to front boundary. (Amended Plan). Approved 18th July 2012.

**Statutory Consultees:**

Oxfordshire County Council Highways: No objection raised subject to conditions requiring a Construction Traffic Management Plan; in accordance with draft Travel Plan (updated info post occupation); SUDS measures; and cycle parking details. S106 contribution of £1,240 towards Travel Plan monitoring.

**Representations Received:**

A large number of comments from interested groups, neighbouring residents and residents' associations were received. Comments on the original submission can be summarised as:

Design and impact on the CA

- The size of the development is too large [rear extension]
- The architecture is not in keeping with the area or in keeping with adjacent homes and ugly
- The hotel has a deleterious effect on the aesthetic of the suburb and the proposed plans do not help this problem
- Objection to the appearance and enlargement of the porch
- The present porch was an improvement but the new design is 'grotesquely hideous' and not in keeping with the conservation area
- Unattractive, such as the blue lighting around doorway at night
- The current building fits into the area but if the building increases in size it will not
  
- A hotel in the area is not in keeping with the conservation area to begin with

- Large rear gardens are a typical feature of the area and the extension into the garden is not in keeping
  - The ugliness of the building is mitigated by the garden area, but the extension will fill most of the remaining garden
  - Amount of open spaces between buildings are being eroded. This is an essential element of the area's character
  - Edwardian sunken garden will be affected by new building and construction work
- The development would change the character and appearance of the area
  - It not preserve or enhance the character or appearance of conservation area
  - Compromises the beauty of the area
- In order to conform to national and local policies the proposal should make positive contribution/preserve/enhance the character and distinctiveness of the area.
- It will harm the conservation area even if the harm is not visible to the public
- The Victorian Group of the Oxfordshire Architectural and Historical Society urges the restoration of the conservatory which is 'some hundred years old'
- A grant of consent for this scheme will set a precedent
- The development makes no use to use an appropriate style or materials
- Windows will be replaced in PVC not appropriate timber

#### Highways/ Parking

- Taking place within a controlled parking zone, the additional rooms will lead to extra demands on parking.
- Parking in this area has been reduced in recent years and pressure on spaces will be worsened
- Detrimental effect on street parking which already faces capacity issues
- Increased pollution and disruption from cars
- Danger to pedestrians cyclists, reduces safety of cycle route, increased likelihood of accidents and children travelling to school.
- Increased number of coaches and taxis, many of whom leave their engines on or park overnight
- Unable to cope with the coaches on residential streets
- Contrary to the Oxford Transport Strategy
- Increased number of deliveries at all times of the day would be disruptive

#### Reduced Privacy and Amenity

- The new bedroom block will reduce the privacy and amenity of neighbours
- It will also reduce amount of light coming into their home and garden
- The additional occupants will increase the noise in the area
- The building work will cause noise and dirt
- Artificial light pollution from security lights

#### Flooding

- The rear extension has caused flooding concerns due to reduced soak away and close proximity to river

#### Trees

- Impact on green space and amenity
- Concerns with preservation orders on these trees
- Loss of green space between Northmoor and Charlbury Roads

#### Tourism

- Violates tourism policy TA4



- Large scale tourist infrastructure should be strongly discouraged from residential areas
  - Unwelcomed in the residential area

#### Safety Issues

- Burglaries are a problem in the area and the extension will introduce new activity to the poorly overlooked rear.
  - Feeling of insecurity as a result.
- The hotel already attracts crime ie arson attacks in the past
- Risk of greater problems with more intensive development
- Concerns regarding fire access and safety

#### Support

- Some commenters have welcomed the alterations
  - Cosmetic proposals soften the impact
  - The proposed new building is more attractive and more in keeping than the 1970s block attached

Comments on the revised plans and additional information can be summarised as:

- The changes made do not address previous concerns and objections still stand (as above).
- The Travel Plan published on 30th November is inadequate. Its aspiration to reduce peak time trips by motor vehicle by 25% over five years is weak: the figure of 25%, from a baseline of the increased trip numbers after extension, is arbitrary and given no justification. No target is set for non-peak trips. LTP4 is not mentioned at all.
- Incentive to actively travel (walking and cycling) is unimaginative.
- Scheme offers poor-quality cycle parking at the hotel, failure to offer cycles to guests as some hotels do, failure to promote Oxford's cycle hire schemes.
- Online and well-established journey planners apps are available to help guests find their way by bike or public transport
- Changes to proposed porch are an improvement but still sits uncomfortably in CA

#### **Site Description and Proposals**

1. The site is an existing hotel which lies within the suburban residential area north of Oxford City centre and sits within the North Oxford Conservation Area (NOCA). NOCA is characterised in part by Victorian villas, hotels and academic buildings set within generous gardens, with mature trees and planting.
2. It is proposed to demolish and replace the existing entrance lobby/ porch to the hotel and make changes to a number of existing windows and dormer windows and materials on the front façade. To the side of the hotel it is proposed to make changes to the façade and roof of an existing single storey element that faces onto the car park. The car parking spaces are to be rearranged within the car park and new entrance gates provided onto

Charlbury Road. To the rear it is proposed to erect an extension over two and three floors in a traditional Arts & Crafts style to provide an additional 22 rooms. Elsewhere to the rear it is proposed to replace the existing windows in the east and west elevations of the existing rear three storey wing. New landscaping is indicated together with the retention and restoration of the existing greenhouse.

### **Officers' Assessment:**

3. Officers consider the following issues are relevant in determining the application:
  - Principle of Development;
  - Design and CA;
  - Highways and Parking;
  - Residential Amenities;
  - Landscaping and Trees;

### **Principle of Development**

4. There is an acknowledged need for short stay hotel accommodation within the City. Policy CS32 of the Core Strategy (2011) seeks to achieve sustainable tourism by encouraging longer stays and greater spend in Oxford. The amount and diversity of short-stay accommodation to support this aim will be achieved by permitting new sites in the city centre (including the West End) and on Oxford's main arterial roads, and by protecting and modernising existing sites to support this use.
5. Policy TA4 of the Oxford Local Plan 2001-2016 states that permission will be granted for development that maintains, strengthens and diversifies the range of short-stay accommodation provided that a) it is located on a main route into the City; b) that it is acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements; c) part of any existing dwelling to be changed to short stay accommodation is retained for residential use; and d) it will not result in an unacceptable level of noise and disturbance to nearby residents.
6. The hotel is an existing hotel and therefore the criteria relating to main routes into the City and changes of use of residential properties are not applicable in this case. The additional accommodation provided would accord with both CS32 of the Core Strategy (2011) and Policy TR4 of the Oxford Local Plan 2001-2016 to strengthen and maintain existing sites. Issues relating to Highways and impact on residential amenities are set out in more detail below and subject to those being satisfactory; the principle of increased hotel accommodation is considered acceptable.

### **Design and the Conservation Area**

7. The application site lies on the north side of Linton Road in the heart of the North Oxford Victorian Suburb Conservation Area (NOVSCA). The road and

the surrounding area is characterised by the large, detached and semi-detached Victorian villas which sit in generous gardens set back from the street behind a mixture of low walls with fences or railings and hedges or shrub planting.

8. Linton Lodge has evolved as the combination of two villas with a considerable 20<sup>th</sup> Century extension to the rear of the original buildings and alteration and extension to the front of the original houses which date from the end of the 19<sup>th</sup> Century or early 20<sup>th</sup> Century and display evidence in surviving remnants of having been designed in an arts and crafts/domestic revival architecture that is not atypical of surrounding houses built at this period. The frontage, forward of the building's street façade, is open, permitting car parking.
9. Local planning authorities have a duty to have special regard to the preservation or enhancement of designated heritage assets, (e.g. listed buildings and conservation areas). In the NPPF the government has reaffirmed its commitment to the historic environment and its heritage assets which should be conserved and enjoyed for the quality of life they bring to this and future generations. Para 132 of the NPPF advises Local Planning Authorities that great weight should be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
10. Policy CP1 of the Oxford Local Plan 2001-2016 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 of the Oxford Local Plan 2001-2016 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. Policy CP8 of the Oxford Local Plan 2001-2016 suggests that the siting, massing and design of any new development should create an appropriate visual relationship with the form, grain, scale, materials and detailing of the surrounding area.
11. Policy HE7 of the Oxford Local Plan 2001-2016 states that planning permission will only be granted for development that preserves or enhances the special character and appearance of conservation areas and their settings. Policy CS18 of the Core Strategy (2011) emphasises the importance of good urban design that responds to its setting, draws inspiration from the historic environment and responds to its unique character and distinctiveness locally.
12. The alterations to the single storey side wing and front façade windows (including the dormers) and rear replacement windows would enhance the appearance of the building and unify previous alterations in the mid-20<sup>th</sup>

Century and harmonise its appearance. They relate well to the earlier existing buildings and it is considered they would not be harmful to the character and appearance of the existing buildings, street scene or NOVCA.

13. The comments made by members of the public regarding the design of proposed new lobby/ porch are noted. It is considered that the revised changes are an improvement on those originally submitted and the new entrance lobby would be a considerable improvement on the existing lobby and would appear more in keeping with the character and appearance of the original Victorian Villas. The property is set back with the existing car parking area in front and the proposed lobby would not appear prominent in the street scene. Whilst it is acknowledged that the design detailing of the lobby could be more reflective of the Victorian Villa Arts & Crafts architectural style, the new proposal would not be harmful to the character and appearance of the existing buildings, street scene or NOVCA and further joinery details in order to raise the overall design quality of these elements could be secured by condition.
14. The comments made by members of the public regarding the design of the rear extension and harmful impact on the NOVCA are also noted. It is this aspect of the proposed development in terms of design, conservation area impact and highway/ parking terms that has caused much of the objections to the scheme, the latter dealt with later in this report. The character of the NOVCA is one of green spaces between buildings with mature trees and planting representative of the original Victorian suburban layout. Officers have given careful consideration to this character of the area in assessing the rear extension element. The two gardens, one sunken, that originally belonged to the two co-joined Villas are still visible within the Hotel garden, despite having been divided by previously built rear extensions, most notably the 1970's one. Nevertheless, the Hotel still retains the feeling of being set within a large garden contemporaneous to the NOVCA. Properties to the west on Northmoor Place, are a 20<sup>th</sup> Century insertion and a-typical of the general character of the suburb with short gardens backing onto the hotel garden to the east. To the West are properties on Charlbury Road, the closet two properties to the new extension would be Nos. 18b & a respectively. Both these properties have been extended in recent times and have resulted in shorter gardens that back onto the sunken garden area of the Hotel.
15. The rear extension has been carefully designed in an Arts & Crafts style and relates well to the existing Victorian house, although at odds with the existing 3 storey rear 1970's extension that it joins onto. (Officers acknowledge that the rebuilding of this 1970's section is financially unviable, which is unfortunate). Nevertheless the proposed architectural style is acceptable and the use of that architectural form to lessen its massing has been used to good effect (e.g. cat-slide roofs and dormer windows). Whilst it uses flat sections of roof in certain parts due to the depth, this would not be highly visible and the overall pitched roof form is acceptable.
16. Its position adjoining the end of the 1970's extension means that the sense of the two original gardens would still be retained. The sunken garden element

is also followed through and the retention of an old boundary wall still delineates the garden in the eastern part of the site. The glasshouse to the rear of the sunken garden, which is thought by Officers to be contemporary to the original Villa, is now to be retained and restored for use by guests. This structure adds value to the character of the Conservation Area and its retention is welcomed. Whilst it is a reasonable sized extension providing 22 rooms and is two to three storeys in height, Officers consider it would not have a significant impact on the existing footprint of the garden(s) or its relationship to adjoining properties. It would maintain approximately 15m to the rear of Northmoor Properties and 20m to the Charlbury Road properties and 19m to the end of the northern sunken garden. The existing landscaping is proposed to be enhanced, including new tree planting. Views to this extension are limited to a small angled view from Charlbury Road otherwise it sits within private rear views from adjacent properties. It responds to the character of the locality in architectural style and form and Officers consider it would not be harmful to the special qualities of the locality, and in particular to the green openness and spaces between buildings which is an important characteristic of this part of the NOVSCA.

## **Highway and Parking:**

### Car parking and Highway Impact

17. The application proposes the extension of the hotel to provide an additional 22 rooms, bringing the total number of rooms at the hotel up from 87 to 109. There are currently 27 car parking spaces on-site and the application proposes the reconfiguration of the existing parking areas to create one additional parking space, new brick piers to Charlbury Road entrance and landscaping improvements. The site lies within a Controlled Parking Zone (CPZ).
18. The provision of 28 car parking spaces for the proposed 109 rooms at the hotel is well below the maximum standard for hotel parking as set out in the Adopted Parking Standards SPD. However, the Transport Statement submitted provides evidence which demonstrates that currently it is not often that the existing car park on-site is at capacity.
19. The County Highways Authority (HA) has commented that the hotel is eligible for Guest House Parking Permits within the CPZ. The submitted Transport Statement states that these permits are not frequently issued and the HA has confirmed that in the previous year (2015) the hotel obtained two Guest House Parking Permit books containing 50 visitor permits per book. The hotel therefore only used up to 100 Guest House Parking Permits during that year. The HA does not consider this to be a significant number. However, they comment further that taking into account the increase of the hotel's capacity with just one additional on-site car parking space, the proposed extension will likely lead to an increase in the frequency in which the on-site car parking is at capacity and that on-street parking permits are issued by the hotel. Unless measures are put in place to reduce the number of vehicle trips generated by the hotel and the hotel's parking demand.

20. In line with requirements set out in the County's Oxford Transport Strategy where an increase in on street parking is proposed, a parking survey has been submitted which demonstrates that there is currently a degree of spare capacity within the existing provision of on street parking bays. The HA also accepts that the hotel is currently eligible to issue on street parking permits to guests. However, the HA would not wish to see those spaces filled entirely by vehicles associated with the extended hotel as this could restrict the availability of those on street parking spaces for other users.
21. While accepting that the parking survey indicates that there is currently some spare capacity in the provision of on street parking which could accommodate a modest increase in parking demand associated with the proposed development, the County Council considers that on street parking should not be wholly relied upon by the applicant to accommodate this demand. Therefore, efforts should be made to increase the mode share of sustainable transport to and from the hotel by both guests and staff. This is also required to help ensure that opportunities for sustainable travel are taken up, as required under the NPPF.
22. Accordingly, the HA recommended that a Travel Plan (TP) be produced which outlines the measures that the hotel will take to promote the use of sustainable transport to and from the hotel for all users of the site. The HA does not consider that the increase in vehicle trips associated with the increase in the hotel's capacity is likely to be severe or detrimental to the safety or operation of the highway. However, as outlined above, the number of additional vehicle trips to the hotel should be minimised through the use of a TP and Travel Information Packs (issued to staff and guests). Through the TP the travel demand for staff can be better managed and the parking demand for staff can be reduced. This would free up some additional space within the hotel car park to accommodate some of the potential increase in parking demand from visitors.
23. In other circumstances this would be conditioned, as suggested by the HA, but in this case Officers requested a draft Travel Plan prior to determination to be assured that the impact could be satisfactorily mitigated. Residents and the HA were re-consulted on this document.
24. The HA commented that the submitted Draft TP is acceptable but would need updating, as is the usual course of events, once the extension is occupied. It is also stated that in view of the fact that they only issued two books of 50 guest house permits to the hotel in 2015 on-street parking was not used frequently by visitors to the hotel. The submitted information demonstrates that the area around the hotel was not under any significant pressure for parking demand, and that currently the hotel's car park often has spare capacity. Therefore although there may in reality be a slight increase in the frequency with which the hotel issues on-street permits to visitors, given additional capacity within their car-park from the reduction in staff parking demand gained through the TP measures together with the current spare capacity on-street, the additional demand for on-street parking is not likely to

be high, have any significant detrimental impact on the operation of the highway or restrict availability of on-street parking for residents. No objection is therefore raised by the County HA to the proposal subject to conditions.

- 25.** Residents' concerns that there would be an adverse impact on on-street parking and increased traffic generation as a result of the extra 22 rooms are understood. Together with suggestions how the hotel could improve the submitted TP. However, the evidence submitted by the Applicant together with the information and comments of the HA indicate that whilst there is likely to be an impact this would not be significant and therefore harmful and could be satisfactorily mitigated by the TP measures, which can be secured by condition. Therefore Officers raise no objection and the proposal accords with Policies CP1, TR1, TR2, TR3 and TA2 of the OLP.

#### Cycle parking

- 26.** 30 Cycle parking spaces are proposed within the site for use by staff and visitors.; 20 in two locations within the rear car park area, and 10 to the front car park area. The HA welcomes the addition of a number of cycle parking spaces proposed. The number of spaces accord with the minimum standard based on 1 space per non-resident staff (total of 31), which is equivalent 6.5 spaces. Further details of these cycle parking spaces, which should be secure and covered, can be secured by condition. The proposal accords with Policy TR4 of the OLP.

### **Residential amenities:**

#### Overbearing

- 27.** As stated above the extension has been designed to reduce the mass and limit the impact on neighbouring amenities. There is a distance of approximately 15m to the rear of 5, 6 & 7 Northmoor properties to the east and 20m to the rear of No.18b Charlbury Road. The side elevations facing these properties are proposed to have living walls to help mitigate against the impact of a new part of the hotel in this location and encourage a sense of green garden. The eastern elevation has also been reduced to single storey in response to Officer's concern that this would appear overbearing at two storey to these properties. Overall it is considered that the extension would not appear overbearing or significantly visually intrusive given its height(s), massing and visual appearance and would not harm neighbouring residential amenities in these terms. Details of the living wall and future maintenance could be secured by condition.

#### Sunlight and overshadowing

- 28.** In terms of impact on light, the application submitted a light study assessment based on the BRE guidance which shows that there would be no significant harm to light received to the windows of neighbouring properties as a result of the rear extension. Other alterations would have no adverse impact on light. The study also assessed overshadowing from the proposed extension and

found it would not have any significant impact on adjoining gardens. The results of this submitted study show that overall the impact on neighbouring properties is in line with the criteria set out in the BRE guidance and therefore acceptable. Officers consider that overshadowing would not be significantly more than currently exists due to proximity of existing buildings and structures, and trees on the shared boundaries. No objection is therefore raised in terms of impact on light and overshadowing.

#### Overlooking & loss of privacy

29. In terms of overlooking and loss of privacy, the rear extension has windows at first floor in the west elevation to staircases and these could be conditioned to be obscure glazed to mitigate any overlooking towards 18b Charlbury Road. At roof level there are two dormer windows; one facing west, also to the staircase, could be conditioned as obscure glazed and one facing east to Northmoor properties. This latter dormer is to a bedroom and it sits 11.5m back from the edge of the east façade of the extension on the two storey element. In front of the dormer is a section of flat roof that nestles between the two gables of the eastern façade. It would be approximately 21m to the boundary with Northmoor properties and 27m to the rear façade of no.7 Northmoor which sits directly opposite. Officers consider that whilst this dormer would introduce a window in this location there would be sufficient distance between the properties and the flat roof in front would obscure views down to the ground floor and garden, maintaining privacy. The transitory nature of hotel room occupation means that occupants are unlikely to be in the room all day, every day. On balance therefore Officers raise no objection to this window.
30. In summary it is considered that there would be no significant harm to residential amenities as a result of the proposal and it accord with Policies CP1 and CP10 of the OLP.

#### **Trees and Landscaping:**

31. The most significant tree, in terms of individual quality, in the vicinity of the proposed development is a silver pendant lime (T35) situated in the north west corner of the western garden and is visible from views into and out of the site. The other trees are located along the eastern boundary wall that encloses the garden from adjacent properties along Charlbury Road; these include 5 Eucalyptus trees of varying sizes; the contribution that they make to the conservation area is considered to be neutral. A semi-mature yew tree is also situated at the southern end of this wall. None of the trees are visible to significant public (street) views but provide elements of visual separation between properties.
32. It is proposed to re-model and re-landscape the rear sunken garden through extensive additional shrub and herbaceous planting. It is also proposed to remove 12 low quality (C) Category trees (BS.5837;2012) within the sunken garden area; this will have a negligible impact on public visual amenity or to the character and appearance of the conservation area. A further low quality



ash tree (T39) situated on the frontage with Charlbury Road at the entrance to the car park is also proposed to be removed and replaced by shrubs more appropriate to the raised planter where the tree stands and which it has outgrown. It is also proposed to create two living walls of the west and east elevations of the rear extension. The proposed landscaping is considered acceptable and there would be no harm to the significant lime tree of the NOVSCA. Suitable tree protection measures and further details and management of the living walls can be secured by conditions. The proposal accords with Policies CP1, CP11, NE15 and NE16 of the OLP.

### **Conclusion:**

33. The proposed development would not harm the character and appearance of the existing hotel or harm the character and appearance, and in particular the openness, of the NOVSCA. There would be no harm to residential amenities or the highway, both in terms of parking and highway movements. The West Area Planning Committee is recommended to approve the proposal for the reasons set out above and subject to and including the conditions listed at the beginning of the report.

### 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:**

**Contact Officer:** Felicity Byrne

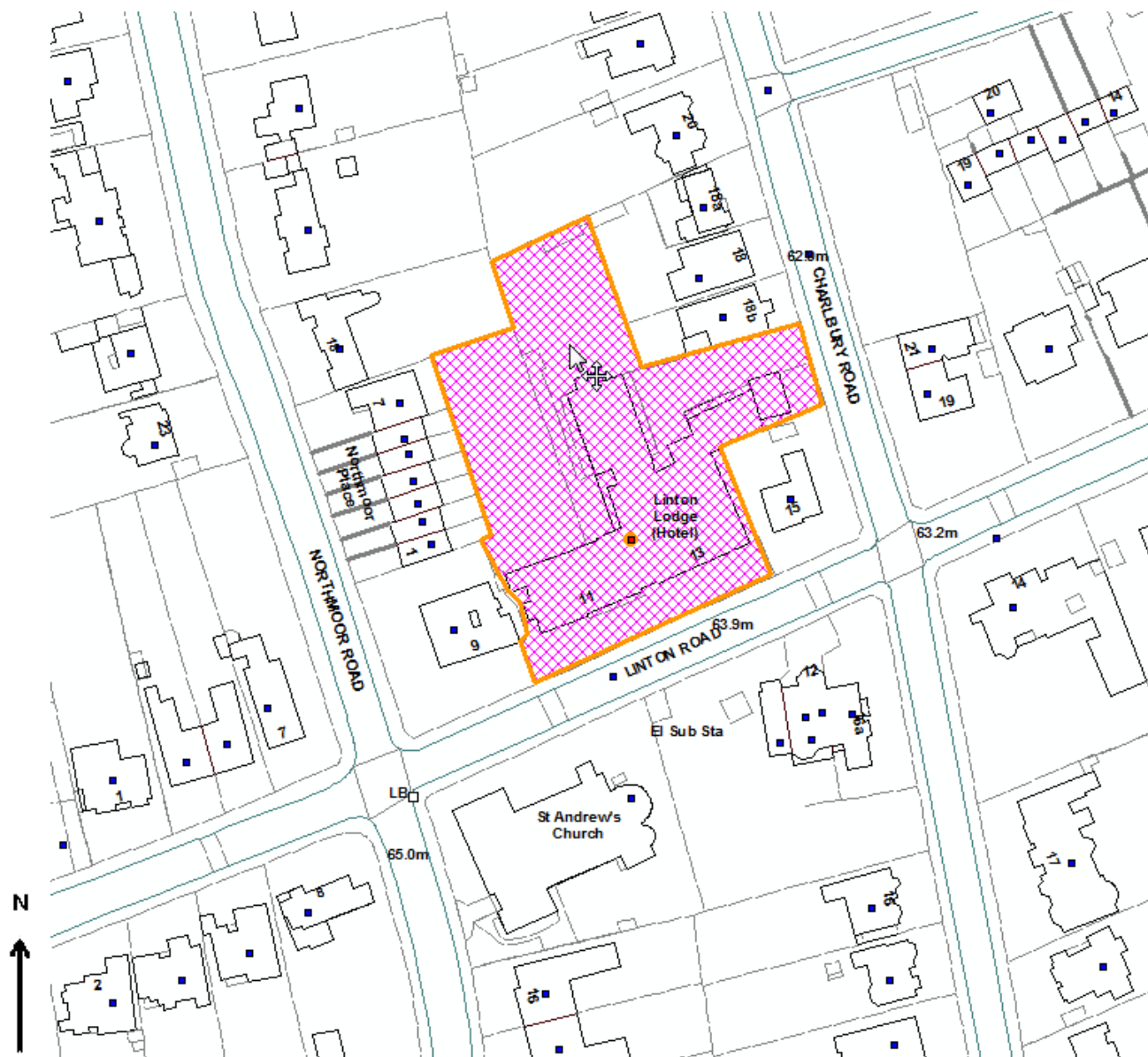
**Extension:** 2159

**Date:** 12<sup>th</sup> January 2017

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# Appendix 1

## 16/01909/FUL – Linton Lodge Hotel, Linton Road



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West Area Planning Committee

24th January 2017

**Application Number:** 16/03030/VAR

**Decision Due by:** 21st February 2017

**Proposal:** Variation of condition 2 (Approved plans) of planning permission 14/03445/FUL (Demolition of existing building. Erection of school boarding house on 3 and 4 storeys, plus basement. Provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary works) to remove basement floor and lightwells, removal of timber fins to first floor terrace, corridor projecting into north elevation shortened on upper floors, insertion of brick column to north elevation to support upper floors. Projecting box windows to first and second floor east elevation to be replaced with normal windows, concrete canopy at first floor level to west and south elevation to be reduced, alterations to windows and doors on north, south and east elevations, alterations to the lift so overrun is visible and fitting of low headroom device to lower height of lift shaft roof.

**Site Address:** 376 Banbury Road: see **Appendix 1**

**Ward:** Summertown Ward

**Agent:** Mrs Sarah Firth

**Applicant:** Mr Paul Abson

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## Recommendation:

Officers recommend that the West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

## Reason for approval recommendation

- 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.

## Conditions

- 1 Approved plans
- 2 Materials as approved
- 3 Boundary treatment

- 4 Lighting
- 5 Obscure glazing to north facing windows
- 6 Landscape plan carry out after completion
- 7 Landscape management plan
- 8 Landscape hard surfaces
- 9 Tree protection
- 10 Arboricultural method statement
- 11 Top soil retention
- 12 Parking spaces
- 13 Cycle parking
- 14 Variation of Road Traffic Order
- 15 Travel plan
- 16 Students no cars
- 17 Full time students
- 18 Supervision of students
- 19 Use as boarding school only
- 20 Contamination - risk assessment
- 21 Construction management plan
- 22 Ground resurfacing - SUDS compliant
- 23 Piling methods
- 24 Mechanical plant
- 25 Extraction equipment
- 26 Noise attenuation
- 27 Drainage strategy

### **Legal agreement / Community Infrastructure Levy (CIL)**

The original application, 14/03445/FUL, was not subject to a legal agreement. Due to a change in the floor plans proposed with this variation application, the CIL liability has been recalculated and would amount to £81,648.90.

### **Main Local Plan Policies**

#### **Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP8** - Design Development to Relate to its Context

**CP9** - Creating Successful New Places

**CP10** - Siting Development to Meet Functional Needs

**HE2** - Archaeology

**NE15** - Loss of Trees and Hedgerows

#### **Core Strategy**

**CS12\_** - Biodiversity

**CS18\_** - Urban design, town character, historic environment

#### **Sites and Housing Plan**

**MP1** - Model Policy

**HP9\_** - Design, Character and Context

**HP14\_** - Privacy and Daylight

## **Other planning documents**

National Planning Policy framework (NPPF)  
Planning Policy Guidance

## **Relevant Site History**

14/03445/FUL - Demolition of existing building. Erection of school boarding house on 3 and 4 storeys, plus basement. Provision of 2 car parking spaces, cycle and bin stores, landscaping and ancillary – PER

## **Public Consultation**

## **Statutory and Internal Consultees**

Oxfordshire County Council Highways: No objections subject to conditions relating to the submission of a travel plan and construction traffic management plan.

## **Representations Received**

None received

## **Background, Site Description and Proposals**

1. The planning application relates to a rectangular parcel of land to the north side of the junction of Hernes Road with Banbury Road. It has a site area of approximately 0.9 ha. (0.22 acre) and falls within a triangle of land bounded by Banbury Road, Hernes Crescent and Hernes Road. See **Appendix 1**. The other properties within the triangle are all flatted developments constructed in relatively recent times. The application site is located to the east side of Banbury Road equidistant between the Summertown District Centre to the south and the Oxford Ring Road / A40 to the north. The locality generally is residential in character with a mix of two storey housing interspersed with larger blocks of flats and houses on 3 and 4 levels.
2. Planning permission with reference 14/03445/FUL was granted in March 2015 for a school boarding house to operate in conjunction with new sixth form accommodation for D'Overbroeck's independent school, which is under construction opposite the application site at 333 Banbury Road.
3. The implementation of 14/03445/FUL has commenced; permission is now sought for minor amendments to the approved plans. Taken together, Officers consider these to be material amendments (rather than non-material minor amendments) and therefore this application to vary condition 2 (approved plans) has been made.
4. Officers consider the principle determining issues in this variation application to be:
  - design and built form;
  - impact on neighbouring amenity.

## **Design and built form**

5. The approved building is to be laid out almost as two linked L-shaped arms, the first on 4 floors addressing the Banbury Road / Hernes Road corner, and the second on 3 floors to the rear. Between them would be a single storey link at ground floor level. Architecturally, the proposal is of contemporary design.
6. In addition to various non-material minor amendments which are considered wholly uncontroversial, the principal material amendments proposed to the approved plans are:
  - Removal of the basement;
  - Shortening of projecting corridor first, second and third floors;
  - Removal of timber fins to the first-floor terrace;
  - Various alterations to the windows;
  - An increased height of the lift overrun.
7. The omission of the basement, which is due to the shallow foundations of the neighbouring retaining walls, will have no visual impact on the building or the area. Similarly, the small change pulling back the corridor on the upper floors is a very minor and visually insignificant change.
8. The changes to the fenestration are in-keeping with the overall architectural style of the building. Vertical timber fins are used repeatedly in the elevational treatments and so those that are proposed to be omitted do not erode the overall architectural language of the building.
9. The lift is located in the south-west corner of the building. A low headroom device has been used to minimise the height of the overrun which means it would project above the roof line by approximately 300mm. The plans approved under 14/03445/FUL showed no visible overrun. The south-western corner of the building is taller, with a rising triangular roof form that creates a landmark feature. This will hide the lift overrun in views from the street. As such, it is not considered to be visually harmful.

## **Impact on neighbouring amenity**

10. The windows proposed to be altered in the northern elevation, (except for the two directional windows which are deliberately orientated to avoid overlooking), where there is potential for overlooking into the rear garden of 378 Banbury Road, would be obscure glazed and non-opening. This would be secured by condition.
11. In terms of 1 Hernes Road which is to the east of the new boarding school, there is very little impact as the main part of that development is set beyond a smaller two storey element built over the vehicle access to the rear car park there.
12. The other alterations would have no impact on neighbouring amenity.



## **Conclusion:**

13. The proposed alterations to the approved plans are not considered to have a harmful impact on the architectural integrity of the building nor on the amenity of neighbouring properties, and are therefore considered acceptable.
14. Officers therefore recommend that the West Area Planning Committee approves the application, subject to conditions. The recommended conditions include original conditions applied to the planning permission 14/03445/FUL; and would incorporate specific reference to approved details where appropriate.

## **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:**

14/03445/FUL  
14/03445/CND  
14/03445/CND2  
14/03445/NMA  
14/03445/CND3  
16/03030/VAR

**Contact Officer:** Nadia Robinson

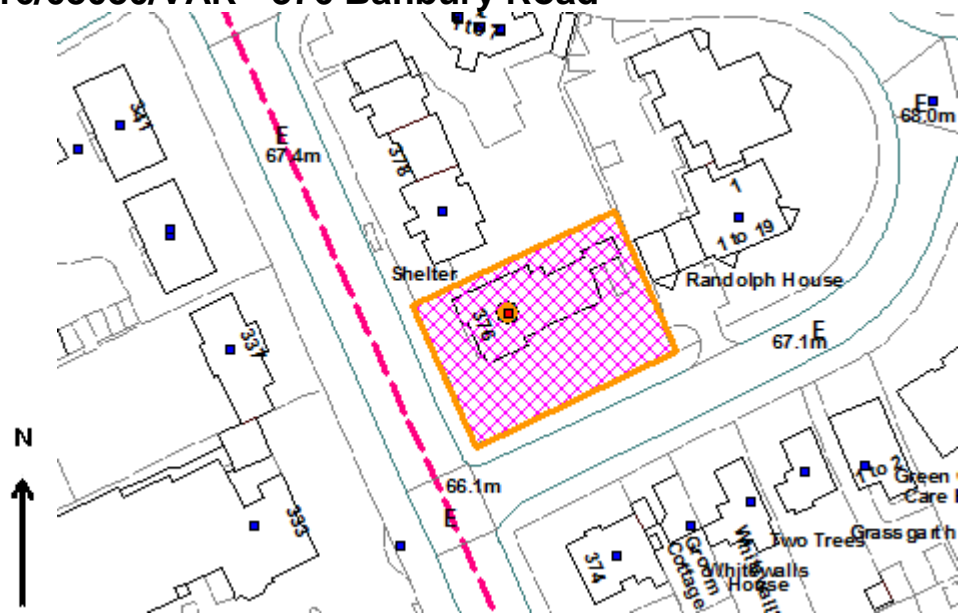
**Extension:** 2697

**Date:** 10<sup>th</sup> January 2017

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# Appendix 1

## 16/03030/VAR - 376 Banbury Road



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## West Area Planning Committee

24th January 2017

**Application Number:** 16/03094/VAR

**Decision Due by:** 2nd March 2017

**Proposal:** Variation of condition 3 (Start & finish times for ancillary uses) of planning permission 07/00603/VAR (Amendment to planning permission 02/01252/VAR allowed on appeal (reference APP/G3110/A/1121230) by (i) Variation of condition 5 to allow permanent use as a Class D1 (Non-residential Institution) as a place of worship: and (ii) Deletion of condition 6 requiring submission of a Travel Plan) to remove the restriction of the users of the place of worship.

**Site Address:** The King's Centre Osney Mead Oxford OX2 0ES

**Ward:** Jericho And Osney Ward

**Agent:** Mrs Nicky Brock

**Applicant:** Oxfordshire Community Churches

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### Recommendation:

Officers recommend that the West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

### Reason for approval recommendation

- 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.

### Conditions

- 1 Specified drawings
- 2 Restricted uses
- 3 Start & finish times for ancillary uses
- 4 Travel Plan
- 5 Car parking
- 6 Cycle parking

## **Main Local Plan Policies**

### **Oxford Local Plan 2001-2016**

**CP1** - Development Proposals

**CP13** - Accessibility

**TR1** - Transport Assessment

**TR2** - Travel Plans

**TR3** - Car Parking Standards

**TR4** - Pedestrian & Cycle Facilities

### **Core Strategy**

**CS13\_** - Supporting access to new development

### **Sites and Housing Plan**

**MP1** - Model Policy

### **Other Material Considerations**

National Planning Policy Framework

This application is in or affecting the Central Conservation Area.

Planning Practice Guidance

### **Relevant Planning History:**

01/01180/NF - Change of use from Class B1 (Business) Use to Class D1 (non-residential Institution) as place of worship. External alterations to include canopies and flagpoles, new foyer and replacement cladding (Amended plans). PER 25th April 2002.

02/01252/VAR - Variation of condition No. 4 of planning permission 01/1180/NF (restricting use of premises to a place of worship for Oxfordshire Community Churches, to include ancillary use as education, teaching, training, creche/day nursery and public hall/exhibition centre), to allow use by other organisations. SPL 17th March 2003.

07/00603/VAR - Amendment to planning permission 02/01252/VAR allowed on appeal (reference APP/G3110/A/1121230) by (i) Variation of condition 5 to allow permanent use as a Class D1 (Non-residential Institution) as a place of worship: and (ii) Deletion of condition 6 requiring submission of a Travel Plan. SPL 26th April 2007.

### **Statutory and Non-Statutory Consultees**

Oxfordshire County Council Highways – No comment.

Osney Island Residents' Association – no comments received.

West Oxford Community Association – no comments received.

North Oxford Association – no comments received.

William Lucy Way Residents Association – no comments received.

## **Representations Received**

1no. support comment received – comment relates to general support of the proposal.

## **Site Description and Proposals**

1. The King's Centre is a former business unit on Osney Mead industrial estate. Change of use to a place of worship was granted in 2002 within use class D1(h) only. The use was personal and restricted to Oxford Community Churches only.
2. In 2003 this condition was varied on appeal and allowed the addition of ancillary education, teaching, training, creche / day nursery and public hall / exhibition centre uses.
3. In 2007 the permission was varied again to allow permanent use of the site but the removal of the requirement for a green travel plan was refused.
4. The ancillary users of the site who do not fall within 'Oxfordshire Community Churches' are restricted. These uses shall not commence or finish during the peak hours of 0745 to 0930 and 1630 to 1815 Monday to Friday, and not at all on Sunday to ensure free flow of traffic.
5. This application relates to the variation of condition 3 (named 'Start and finish times of ancillary uses) to remove the personal permission to 'Oxfordshire Community Churches and its associated organisations', the primary users of the site within use class D1(h).

## **Officer Assessment**

### **Use and Conditions**

6. Officers consider that Condition 3 was imposed because there were exceptional circumstances for the change of use. This condition however is very specific about the named users of the site. The organisations which form 'Oxfordshire Community Churches' change over time so there is a constant requirement to vary this condition. Condition 2 already restricts the primary use of the site as a place of worship D1(h) and limits the ancillary users of the site and their start and finish times. It is considered that removing the personal permission of the site will not significantly alter how the site is used or the impact it will have on the surrounding area and it is therefore not reasonable or necessary to continue to impose this condition.
7. Application 07/00603/VAR was granted subject to a green travel plan being submitted and covered cycle storage being provided on the site. This application has been accompanied by the green travel plan and covered cycle storage is now available on the site. It is therefore recommended that these now become compliance conditions and the

cycle storage is retained on site unless otherwise agreed by the local planning authority.

### **Other Considerations**

8. The Local Highway Authority has raised no objection to the proposal

### **Conclusion**

9. Officers recommend that the application is approved and planning permission is granted with the conditions altered to reflect the changes sought.

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

### **Background Papers:**

16/03094/VAR

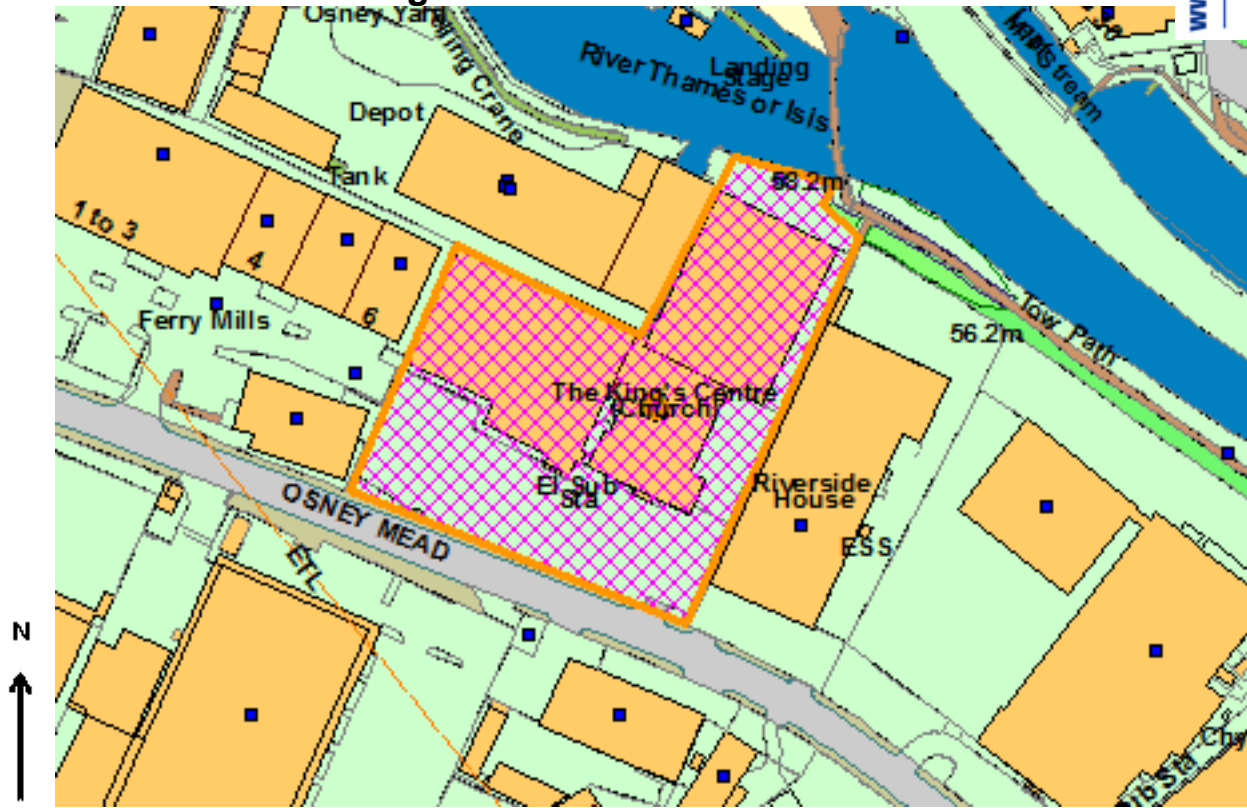
**Contact Officer:** Sarah Orchard

**Date:** 12th January 2017



# Appendix 1

## 16/03094/VAR - The King's Centre



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## West Area Planning Committee

24th January 2017

**Application Number:** 16/02894/FUL

**Decision Due by:** 2nd January 2017

**Proposal:** Part change of use of ground floor and first floor from restaurant (Use Class A3) to form 1 x 2-bed flat at ground floor and an additional 1 x 1-bed flat at first floor (Use Class C3). Alterations to windows and doors. Provision of private amenity space and bin store.

**Site Address:** 4 North Parade Avenue Oxford OX2 6LX

**Ward:** North Ward

**Agent:** Mr Peter Eldridge

**Applicant:** Mr Paul Featherstone

---

### Recommendation:

Officers recommend that the West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

### Reason for approval recommendation

- 1 The proposals would form an acceptable residential environment providing suitable facilities for the intended occupation and would not result in material harm to the amenities of nearby residential properties. The proposals would retain a ground floor A3 use which would retain the special character of the locality. The proposed external modifications would preserve the character of the conservation area.
- 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.

### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Cycle parking details required

- 4 Parking Permits
- 5 Roof cladding

## **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
- CP22** - Contaminated Land
- HE7** - Conservation Areas

### **Core Strategy**

- CS11\_** - Flooding
- CS18\_** - Urban design, town character, historic environment
- CS23\_** - Mix of housing
- CS24\_** - Affordable housing

### **Sites and Housing Plan**

- MP1** - Model Policy
- HP2\_** - Accessible and Adaptable Homes
- HP9\_** - Design, Character and Context
- HP11\_** - Low Carbon Homes
- 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

This application is in or affecting the North Oxford Victorian Suburb Conservation Area.

Planning Practice Guidance

### **Relevant Site History**

None

### **Statutory and Internal Consultees:**

Oxfordshire County Council Highways: Objections to proposals unless it is car free development and an appropriate condition is included to exclude occupiers from eligibility for parking permits. Cycle storage provision should be secured by condition.

## **Representations Received:**

Rose and Crown (North Parade Avenue), 1, 2, 3, 5, 8a and 9a North Parade Avenue, 7 and 8 Canterbury Road, 14 Winchester Road, 2 Sunningwell Road, 32 Warnborough Road, 14 Winchester Road, objections:

- Impact on character of area
- Impact on privacy
- Detrimental impact on conservation area
- Proposal would not leave sufficient space for an A3 use to operate
- Overdevelopment of site

2a North Parade Avenue, made comments neither objecting or supporting the application:

- Access concerns
- Impact on neighbouring property
- Impact on pollution
- Impact on neighbouring property
- Effect on privacy
- Noise and disturbance
- Parking provisions

## **Site Description and Proposals**

1. The application site is a two storey mid-terrace property within an undesignated shopping frontage in the North Oxford Victorian Suburb conservation area. The site consists of a currently vacant ground floor A3 use and a residential flat at first floor. The rear of the site is not currently in use. There is a covered side access to the main street that runs along the side of the existing restraint, bins are kept in this passage. There properties either side are similar A3 at ground floor with residential at first floor.
2. The application proposes the change of use of part of the ground floor of the property from A3 to C3 to accommodate a 1x2 bedroom flat at ground floor and an additional 1x1 bedroom flat at first floor. The application also proposes some alterations to windows and doors, a replacement zinc clad roof with roof lights to the rear store (which would be converted into living space) and the creation of two terraces to form amenity space.

## **Officers Assessment**

3. Officers consider the principle determining issues in this variation application to be:
  - Principle
  - Design and impact on conservation area.
  - Residential Environment
  - Outdoor Space and Bin Storage
  - Cycle and Car Parking
  - Neighbouring Amenity

## **Principle**

4. The National Planning Policy Framework explains that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in Policy CS2 of the Oxford Core Strategy (2013) which states development will be focused on previously developed land. Policy CP6 of the Oxford Local Plan 2001-2016 also supports the more efficient use of land where appropriate. The principle of the development of this previously developed land to provide residential units is therefore supported by these policies
5. North Parade Avenue is characterized by a range of shops, public houses, small restaurants and cafés. The area is a neighbourhood shopping centre as defined by Policy RC.8 of the Oxford Local Plan 2001-2016. Policy RC8 aims to protect Neighbourhood Shopping centres and individual small shops outside the main shopping frontages. The submitted information states that the existing use of the property is a restaurant with associated facilities which would fall within the A3 use class. As the proposals would retain a significant portion of the existing restaurant they would not result in a loss of a commercial use from the site and the development meets the requirements of Policy RC8.
6. Officers recommend that the principal of the change of use is acceptable.

## **Design and Impact on the Conservation Area**

### Appearance and Impact on Streetscene and Conservation Area

7. The external alterations to the property would be limited to a new mono-pitch roof featuring roof lights to what are currently storage buildings ancillary to the restaurant use. This would improve the appearance of the building which is not of particularly high architectural value. The materials (simulated lead) would not be reflective of the existing materials of the building but as the roof would not be visible from the public realm or have a dominant impact on the character of the building as a whole the impact on the Conservation Area would be acceptable.
8. The other proposed alterations, to windows and doors, and introducing horizontal boarding below windows would be limited to the rear and sides of the property and would not impact the façade.
9. The proposed development would not harmfully impact upon the character of the property and would preserve the special character of the Conservation Area.
10. The proposals are therefore acceptable in terms of design and comply with the requirements of Policy CP1, CP8, CP10 and HE7 of the Oxford Local Plan 2001-2016 and Policy CS18 of the Core Strategy (2011).

### Residential Environment

11. Flat no.1 would have a single bedroom. The flat would have 38 square meters of gross internal floor space with additional room for storage. Flat no.2 would have two bedrooms and could accommodate up to three persons. It would have an internal floor space of around 64 square meters. As a result, Flats 1 and 2 would be acceptable in the context of the National Space Standards and Policy HP12 of the Sites and Housing Plan (2013).
12. Flat no.3 features two bedrooms and has a gross internal floor space of around 50 square meters which is below the national space standards. However flat no.3 is an existing flat in residential use with the only alterations proposed being the relocation of the staircase to the inside and as such the internal floor space would not be altered (in terms of the National Space Standards). As such this is not a material consideration in the processing of the application.
13. In terms of the quality of indoor amenity space provided, despite the kitchen of the ground floor flat having relatively limited access to natural light and ventilation as a result of the constrained nature of the plot, the proposed bedroom and living room would have a better access to natural light and ventilation. Therefore, the proposed quality of indoor space as a whole for this flat would be acceptable. The quality of indoor environment for the other flats would also be considered acceptable; having had regard to the layout, access to ventilation and natural light.
14. The proposed development would provide limited accessibility for persons with reduced mobility, however, as this is an existing building it would be difficult to provide practical improvements to make the site more accessible. As a result, the development complies with the requirements of Policy HP2 of the Sites and Housing Plan and Policy CP13 of the Oxford Local Plan 2001-2016.

### Outdoor Space

15. The proposed terraces which would serve flats no.1 and no.3 would be larger than the minimum required for the Council's adopted policies for outdoor amenity space provision in Policy HP13 of the Sites and Housing Plan (2013). Flat no.2 would have access to a private garden area with a floor space of 8.34 square meters which would also be acceptable for the purposes of Policy HP13.

### Refuse and Recycling Storage

16. An area proposed for residential bin storage outside of flat 3 for all occupiers of the flats would be a convenient and easily accessible locality; this meets the requirements of Policy CP10 of the Oxford Local Plan 2001-2016 and Policy HP13 of the Sites and Housing Plan (2013).

### **Neighbouring Amenity**

17. The proposed development would not result in any overbearing or loss of light

as there are no structural changes proposed which would increase the footprint or bulk of the building.

18. Flat no.3 features a first floor bedroom window and a first floor living room window which would face onto the adjacent neighbouring property no.3 North Parade Avenue and these windows would be slightly modified, however these are existing windows and serve the existing first floor flat. As such there is no material change to the privacy afforded to the neighbouring property.
19. Officers recommend that the proposals meet the requirements of Policy HP14 of the Sites and Housing Plan (2013).

### **Access and Parking**

#### Car Parking

20. There is currently no car parking provided on the site. The application site is within the Walton Manor CPZ (Controlled parking zone) and is proposed to be car-free development. The City Council encourages car-free and low-parking developments in this area for flats. Officers have recommended a condition that would require the development to be excluded from residents parking permits prior to first occupation. On this basis, there are no objections from Oxfordshire County Council Highways.

#### Cycle Parking

21. The application proposes cycle storage for two spaces which would be below the minimum requirements set out in the Council's adopted policy, Policy HP15 of the Sites and Housing Plan (2013). As a result, Officers have recommended a condition that would require the submission of revised cycle storage provision to provide cycle storage for each of the flats.

### **Conclusion:**

22. The proposals would form an acceptable residential environment providing suitable facilities for the intended occupation and would not result in material harm to the amenities of nearby residential properties. The proposals would retain a ground floor commercial unit in A3 use. The proposed external modifications would preserve the character of the Conservation Area. Officers recommend that the West Area Planning Committee grant planning permission for the proposed development subject to the conditions set out above.

### **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:**

16/02894/FUL

**Contact Officer:** Kieran Amery

**Extension:** 2186

**Date:** 12<sup>th</sup> January 2017

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# Appendix 1

## 16/02894/FUL – 4 North Parade Avenue



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## West Area Planning Committee

24<sup>th</sup> January 2017

**Application Number:** 16/01827/FUL

**Decision Due by:**

**Proposal:** Demolition of an existing rear and side extension. Erection of a single storey rear extension with formation of patio at lower ground floor, and two storey side extension at ground floor (amended plans).

**Site Address:** 17 St Margaret's Road Oxford OX2 6RU

**Ward:** St Margarets Ward

**Agent:** Mrs Nicola Richardson

**Applicant:** Mr & Mrs Turney

**Application Called in –** by Councillor – Wade  
for the following reasons – the proposed two storey side extension would fail to preserve or enhance the special character of the conservation area by eroding the spacing between properties.

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### Recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

### Reasons for Approval

- 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.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

### Conditions

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

- 3 Materials - matching
- 4 Surface water drainage

### **CIL requirements**

CIL is not chargeable on this type of development.

### **Main Local Plan Policies:**

#### **Oxford Local Plan 2001-2016**

- CP1** - Development Proposals
- CP8** - Design Development to Relate to its Context
- CP6** - Efficient Use of Land & Density
- HE7** - Conservation Areas
- NE15** – Loss of Trees and Hedges
- NE16** – Protected Trees

#### **Core Strategy**

- CS18\_** - Urban design, town character, historic environment
- CS11\_** - Flooding

#### **Sites and Housing Plan**

- MP1** - Model Policy
- HP9\_** - Design, Character and Context

#### **Other Material Considerations:**

National Planning Policy Framework  
This application is in or affecting the North Oxford Victorian Suburb Conservation Area.  
Planning Practice Guidance

#### **Relevant Site History**

None

#### **Statutory and Internal Consultees**

Oxfordshire County Council Highways: No comments

#### **Representations Received**

After the application was registered objections were received from a neighbouring property no.16 St Margret's Road, the St Margret's Areas Society, and from a Ward Councillor. These objections related to material issues regarding the impact of the proposed two-storey side extension. Revised plans were then submitted which sought to address the issues raised in the objections by reducing the size of the side extension. Further to these amended plans being submitted an additional public consultation was carried out. The representations set out below are the result of both public consultations.

Councillor Wade, 16 St Margaret's Road, objections:

- Concerns about the loss of the gap between properties
- Concerns about impact on character and appearance of area
- Impact of proposed development on Conservation Area
- 'Terracing' effect of proposed development
- Concerns about design of proposed development

#### St Margaret's Area Society

Concerns about the accuracy of the plans submitted. Welcome the removal of the garage but object to the replacement which would not be sympathetic and would detract from the appearance of the area. Concerns about then impact on the Conservation Area.

#### The Victorian Group of the Oxfordshire Architectural and Historical Society

The group objects to the application on the grounds that the proposed side extension would result in a loss of spacing between the host and neighbouring properties which is characteristic of the area. They also states that they believe that the proportions of the proposed extension do not relate to those of the host dwelling.

### **Site Descriptions**

1. The application site is a three storey semi-detached family dwelling house with a basement level in the North Oxford Victorian Suburb Conservation Area. The property itself is a late 1800s building typical of the large dwellings which characterise the Conservation Area. The surrounding area is characterised by similar dwellings. The adjoining neighbour no.18 St Margret's Road sits adjacent to a corner plot with Kingston Road and this property features a two storey side extension.

### **Proposals**

2. The application proposes a part two storey, part single storey side extension and a single storey rear extension.
3. The two storey element of the side extension would have a width of 2.3m and a mono-pitched roof with a maximum height of 6.1m (measured form the highest natural land level adjacent to the building) and an eaves height of 4.3m. It would be set back 1.7m from the front elevation of the property and would have a depth of 8.5m. The single storey element of the side extension would have the same width as the two storey element and a further depth of 4.85m with a sloped roof with a maximum height of 3.2m and an eaves height of 1.1m (measured from the highest natural ground level adjacent to the building).
4. The side extension would be built with materials (brickwork and clay tiles) to match as closely as possible the existing materials of the host property.
5. The single storey rear extension would be at around basement level, sunk into the ground by a depth of 1.3m. It would have a depth from the rear wall of the host dwelling of 4.8m and a sloped roof with a maximum height

of 2.2m and an eaves height of 1.2m (measured from the highest natural ground level adjacent to the dwelling). It would replace an existing single storey rear extension which is proposed to be removed.

6. The rear extension would be built with brickwork to match the existing host property and metal effect grey standing seam for the roof.
7. The proposals also involve the removal of a single apple tree in the rear garden.

### **Officers Assessment**

8. Officers recommend that the principal issues to consider in the determination of the application are:
  - Design impact on conservation area
  - Impact on residential amenity
  - Trees

### **Design and impact on Conservation Area**

9. The application site is within the North Oxford Victorian Suburb. Policy HE7 states that planning permission will only be granted for development in conservation areas which either preserves or enhances the special character of the conservation area. The prevailing character in the North Oxford Victorian Suburb Conservation Area, (as described in the North Oxford Victorian Suburb Conservation Area Appraisal), is one of openness, with gaps between houses providing views into rear gardens.
10. The proposed single storey rear extension would replace an existing single storey rear extension which fails to reflect the character of the main dwelling. The proposed extension would occupy the footprint of this extension and so would be subservient to the main dwelling. The proposed extension would, by way of its sloped roof design and materials, represent an improvement and would therefore enhance the character and appearance of the Conservation Area.
11. The proposed two storey side extension would be immediately visible in the street scene being set back 1.7m from the front elevation of the property. The immediate local area features existing side extensions; in particular there is a side extension on the attached neighbour's property no.18 approved under 87/01058/NFH. This extension is more visually prominent than that which is proposed due to its siting and dual pitched roof design. Whilst Officers do not consider that the side extensions on a nearby property sets a precedent it is argued that the proposal would not be out of character in the context of the streetscene or the Conservation Area.
12. The proposed two storey side extension would by way of its choice of materials and sloped-roof design, reflect the character of the host dwelling house. Its size would be subservient to the main dwelling and its simple



design means that it would not detract from the character of the host property.

13. The extension would sit between the host property and the un-attached neighbour; no.16 St Margret's Road. No.16 features an existing single storey side element which has a width of 1m and a pitched roof with a ridge height of 4.2m and an eaves height of 3.1m. There would be a 1m gap between the proposed extension and the neighbouring extension. In order to preserve as much as possible the characteristic spacing between the houses the extension has been designed to have a modest height, scale and massing. It would not be more than 1.5m higher than the side element on the neighbour's property and would have an eaves height 0.3m lower than the ridge height of the neighbour's side element.
14. Because of its modest height the extension would not result in a harmful loss of space between properties at first and second floor level. Where there is existing buildings between the two properties at ground floor level it is not considered that the additional bulk of the proposed extension would significantly reduce the spacing between the buildings at ground floor level. In reaching this view, Officers have been mindful of the existing context of the site.
15. For these reasons it is considered that the proposed side extension would preserve the special character of the Conservation Area in accordance with Policy HE7. It would therefore also form an appropriate relationship with the surrounding area and respect the historic character of the locality in accordance with policies CP1, CP8, CS18, and HP9.

### **Residential Amenity**

16. The single storey rear extension, due to the levels at the site and being sunken below the natural ground level, would not protrude higher than the boundary treatment at this site and therefore would have no impact on the amenities of the neighbouring properties.
17. The two storey side extension would not protrude beyond the rear of the neighbouring property no.16. The side elevation of this neighbouring property features two windows at ground floor serving a cloakroom and a utility room. There are two windows at first floor level serving a hallway. These are not habitable rooms as referred to in Policy HP14 and as such any loss of light to these windows caused by the extension is not materially harmful to the amenity of the property.
18. The extension would protrude 1.2m beyond the front elevation of no.16 which features the front door of the property. The extension would not result in a harmful loss of light to this front elevation and it should be noted that the front door does not provide light to a habitable room.
19. For these reasons the proposals would not harmfully impact the amenities of nearby residential properties. The proposed development would thereby

by in accordance with policy HP14, CP1 (e) and CP10 (f).

### **Trees**

20. There are no significant arboricultural amenity implications associated with this development. The scheme involves the loss of one mature orchard apple; this is clearly an old tree and is probably contemporaneous with the original development of St Margaret's Road, however the tree is not large or visible in the public realm. In these terms the tree does not represent a significant landscape feature.

### **Conclusion**

21. Officers recommend that the proposed extension's design is acceptable and would not lead to any unreasonable impacts on the adjacent properties and would preserve the character and appearance of the Conservation Area. The proposed removal of the apple tree is also acceptable. Whilst the objections have been carefully considered, they do not raise issues which would lead to sustainable harm being caused, or to justify the application being refused planning permission.

### **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:**

16/01827/FUL

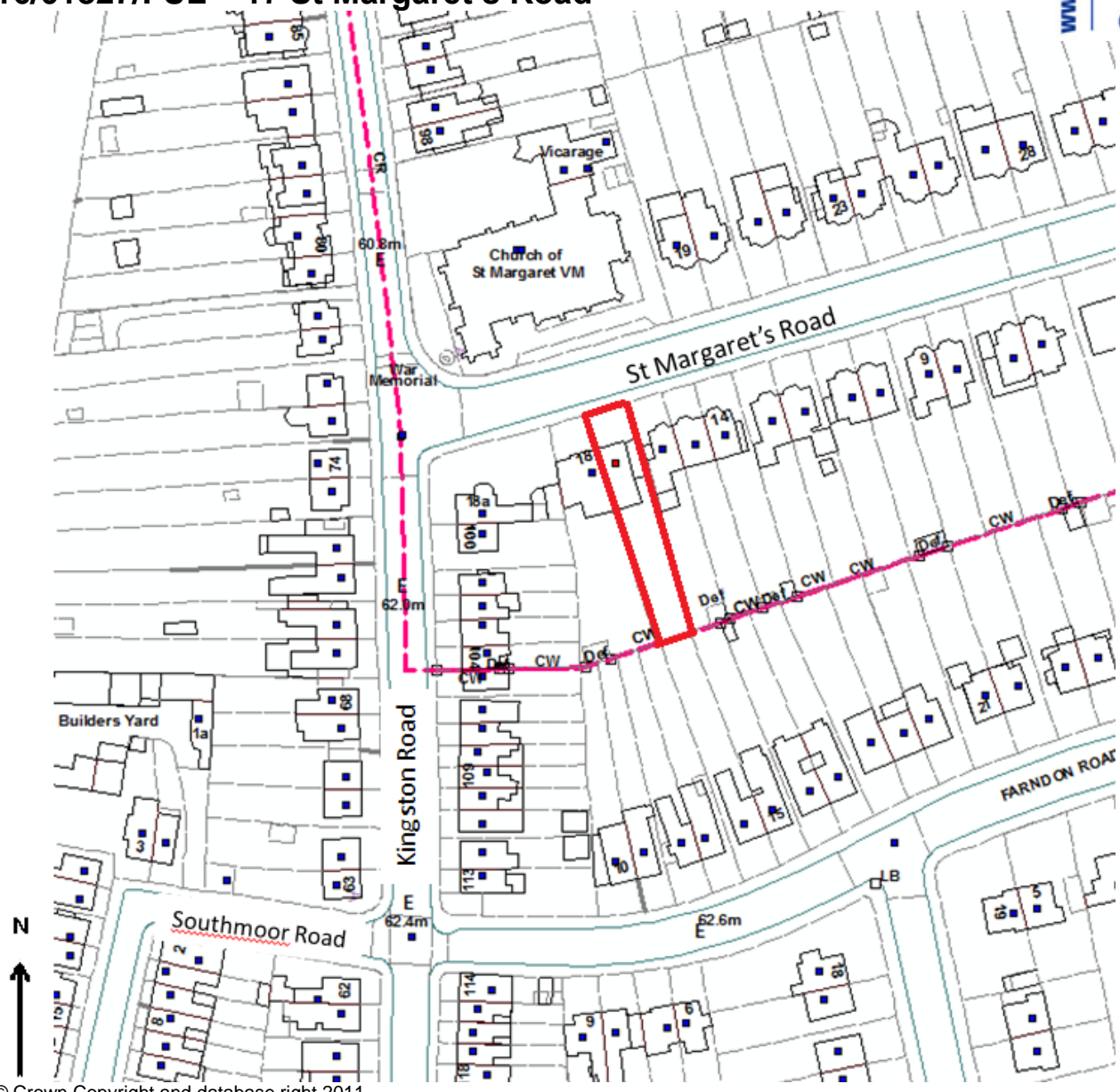
**Contact Officer:** Kieran Amery

**Extension:** 2186

**Date:** 10<sup>th</sup> January 2017

# Appendix 1

## 16/01827/FUL – 17 St Margaret's Road



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## West Area Planning Committee

24<sup>th</sup> January 2017

**Application Number:** 16/02424/FUL

**Decision Due by:** 11th November 2016

**Proposal:** Erection of a basement extension under existing rear room. Extension to rear, including basement level, ground floor extension and small first floor extension. Loft conversion and insertion of a dormer window. Detached building in garden.

**Site Address:** 23 Thorncliffe Road Oxford OX2 7BA

**Ward:** Summertown Ward

**Agent:** Mr Andrew Hudson

**Applicant:** Mr Cecilia Gorenflos

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### Recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

### Reasons for Approval

- 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.

### Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Extension materials
- 4 Outbuilding and dormer materials

### Main Local Plan Policies:

#### Oxford Local Plan 2001-2016

**CP1** - Development Proposals

**CP8** - Design Development to Relate to its Context

**CP6** - Efficient Use of Land & Density

### 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

Planning Practice Guidance

### **Relevant Site History:**

16/01913/PAC – Basement extension, rear extension, loft conversion and erection of detached building in garden. It was advised that the proposed development would be acceptable in principal. This pre-ap relates to proposals the subject of this application.

### **Statutory and Internal Consultees:**

Oxford County Council Highways Authority: Oxfordshire County Council has no comments to make on this application.

### **Representations Received:**

Representations have been received from five different local residents objecting to the proposed works and one objection has been received from DPDS consulting on behalf of one of the five local residents who have objected themselves.

No.s 21, 25, 26, 28, 29 Thorncliffe Road, objections:

- Overdevelopment of site
- Concerns about construction impacts
- Noise and disturbance
- Loss of light
- Excessive size of development
- Overbearing impact

### **Site Description**

1. The application site is a two storey mid-terrace property serving as a family dwelling house. The local area is characterised by similar family dwellings.
2. The street frontage along Thorncliffe Road is defined by mostly unaltered terraced rows of Victorian properties. The rear of these properties have been extensively altered along the street with many dwellings featuring modern single storey rear extensions and dormer windows, in particular at the eastern end of the south side of the street many of the properties

feature rear box dormers.

The rear garden of no.23 features a small existing outbuilding at the very rear, a small single storey lean to extension, and a small tree.

### **Proposals**

3. The application proposes:
  - The extension of the existing basement and creation of a lightwell.
  - The erection of a part single storey and part two storey rear extension with a flat roof and a dual pitched roof on the first floor element.
  - The creation of a rear dormer with a zinc clad mansard roof.

### **Officers Assessment:**

4. Officers recommend that the principal issues to consider in the determination of the application are:
  - Principle
  - Design
  - Neighbouring Amenity

### **Principle**

5. There is no objection to the principal of a rear extension, rear dormer window, and basement extension at this property, provided that the proposed development preserves the character and appearance of the area and that the development would not harmfully impact the living conditions or nearby properties.
6. The Oxford Local Plan also supports proposals which make the best use of a site's capacity provided that the development would not result in any harmful impacts and would provide a good quality residential environment.

### **Design**

7. Policy CS18 of the OCS states planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 and CP8 of the OLP and HP9 of the SHP. Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 suggests the siting, massing and design of the proposed development creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area. Policy HP9 of the SHP states planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features. It also states the form, layout and density of the scheme make should efficient use of land whilst respecting the site context.
8. The individual elements of the application are discussed below.

### Rear extension

9. The single storey element of the rear extension would have a simple contemporary flat roof design which would be similar to the single storey extensions on the neighbouring properties, in particular the single storey flat roof extension on the adjoining neighbour no.21 Thorncliffe Road. It would be built with materials to match the host property. For these reasons it would form an appropriate relationship with the host property and would be respectful of the character of the area.
10. The first floor element would be a modest addition to the property and would adopt a dual pitched roof to help it integrate into the character of the host property. The rear elevation would feature a bay window which would be an attractive feature reflective of the properties Victorian origin. It would form an appropriate relationship with the host dwelling and would be respectful of the character of the area.

### Basement extension

11. The council's Residential Basement Development Technical Advice Note states that new residential basement development should respect its neighbouring properties, relate to its local context and enhance its character and refers to the development plan policy as discussed above. The policy text of policy CP8 states that the degree to which development is visible affects the weight which can be afforded to the design of the development as a material consideration in the assessment of an application. The only part of the extended basement which would be visible from the surface would be the proposed steps leading down to the basement and a lightwell. These would be minor additions to the property and would not detract from the character of the rear garden where they would be located and would respect the character of the local area.

### Rear dormer

12. The proposed rear dormer would be reflective of the style of the neighbour's rear dormer at no.21 Thorncliffe Road in that it would continue the brickwork of the rear elevation of the dwelling to a height of 7.25m from ground level and have a sloped roof with individual windows which stand out from the sloped roof. In this way the proposed dormer would appear similar to a second floor extension which would not normally be acceptable, however in this instance it is considered favourable that the dormer continue a similar design to the neighbour's dormer in the interests of a more congruous appearance to the rear of the properties. This is especially preferable in design terms considering the possible fall-back positions available under permitted development such as square box dormers.
13. The proposed zinc cladding to the upper roof of the dormer would not match the existing materials of the roof. However zinc cladding is a high quality material which used in small amounts, such as in this instance, can be acceptable in terms of its impact on the character of the area. As the cladding



would not be visible from the public realm it is considered acceptable.

14. For the reasons above the proposals would form an appropriate relationship with the surrounding area and would be respectful of the character of the locality in accordance with policies CP1 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy, and HP9 of the sites and Housing Plan.

### **Neighbouring Amenity**

15. Policy HP14 of the SHP states 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 and planning permission will not be granted for any development that has an overbearing effect on existing homes.
16. The individual elements of the application are discussed below.

#### Rear extension

17. The single storey flat roof element of the rear extension would extend beyond the furthest rear wall of the neighbouring single storey rear extension at no.21 by less than a meter; it would not extend beyond the furthest rear wall of the single storey rear extension at no.25. As such the single storey element of the rear extension would not result in any loss of light to any habitable rooms and would not have an overbearing presence when viewed from neighbouring properties. The ground floor rear windows of this extension would not afford any views of neighbouring properties to the detriment of these properties privacy.
18. The first floor element would be built up to the boundary with no.25. It would respect the 45 degree line of outlook drawn from the first floor rear bay window on this neighbouring property and would therefore not result in a loss of light to this window. The extension would have a dual pitched roof of a modest height which would not result in any harmful overbearing impact or create a sense of enclosure on the host or neighbouring properties. The rear bay window on this property would face rearwards and would not afford any views of neighbouring private amenity not already afforded by existing first floor windows on the host property. As such the extension would not result in a harmful loss of privacy.

#### Basement extension

19. Due to the nature of the proposals as mainly subterranean the proposed basement extension would have no tangible impact on neighbouring amenity.

#### Dormer window

20. The proposed dormer would not result in a loss of light to any habitable rooms on the neighbouring or host properties. It would not extend beyond the rear elevation of the property and would not result in any harmful overshadowing of

neighbouring properties. The windows on the rear dormer would face directly backwards and would not be overlook any habitable room windows on the rear elevations of the properties directly opposite which are around 55m away. The windows would not afford any views of the private amenity space of neighbour's gardens which are not already afforded by existing first floor windows and existing rear dormer windows on neighbouring properties.

21. The proposals would therefore accord with policy HP14 of the Sites and Housing Plan and policy CP1 of the Oxford Local Plan in regards to residential amenity.

### **Conclusion**

22. The proposed development would be of a good design and would not cause material harm to the amenities of nearby residential properties in accordance with the development plan policy as set out above. The application is therefore recommended for approval.

### **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

### **Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

### **Background Papers:**

16/02424/FUL

**Contact Officer:** Kieran Amery

**Extension:** 2186

**Date:** 16<sup>th</sup> January 2017

# Appendix 1

## 16/02424/FUL – 23 Thorncliffe Road



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## West Area Planning Committee

24<sup>th</sup> January 2017

**Application Number:** 16/02377/FUL

**Decision Due by:** 8th November 2016

**Proposal:** Erection of a single storey side and front extension.

**Site Address:** 134 Wytham Street Oxford OX1 4TW

**Ward:** Hinksey Park

**Agent:** Mr Alan Allinson

**Applicant:** Mr & Mrs Christopher

The applicant is an employee of Oxford City Council, therefore determination by Committee is require.

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### **Recommendation:**

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

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.

### **Conditions**

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Sustainable Drainage Measures
- 4 Materials - matching
- 5 Plan of Car Parking Provision

### **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**

**CS11\_** - Flooding

**CS18\_** - Urban design, town character, historic environment

**Sites and Housing Plan**

**HP9\_** - Design, Character and Context

**HP14\_** - Privacy and Daylight

**Other Material Considerations:**

National Planning Policy Framework

Planning Practice Guidance

**Relevant Site History:**

10/01582/FUL: Single storey front and side extension and conservatory to rear.

Formation of 2 car parking spaces at front (amended plan) - Approved.

**Statutory and Internal Consultees:**

South Oxford Community Association – No comment received

Head Of Environmental Development – No objection subjects to informative prescribed in relation to land contamination, topsoil and gas protection measures.

Oxfordshire County Council Highway – No objection subject to condition in relation to off street car parking space provision.

Environmental (Flood Mitigation Team) – Objected and requested a detailed Flood Risk Assessment Report.

**Representations Received:**

None received

**Site Description**

1. The application site is a two storey semi-detached family dwellinghouse located on the southern part of Wytham Street.
2. The application site has an extant planning permission (10/01582/FUL) for single storey front and side extensions and the formation of two car parking spaces at the front. The bulk of the extensions have been partially completed; including the rear single storey extension.
3. The application dwelling shares a common side boundary with two neighbouring dwellings, no.s 132 and 136 Wytham Street.

**Proposal**

4. The application seeks planning permission for the erection of a single storey side and front extension. The 2010 planning permission for extensions remains extant as it has already been implemented; the proposals in this application seek to enlarge part of the side extension element at the rear to provide a small utility room, shower room and cycle store (which was originally proposed to be a covered area but not fully enclosed).

### **Officers Assessment:**

5. Officers recommend that the principal issues to consider in the determination of the application are:
  - Design
  - Amenity
  - Flooding
  - Parking

### **Design**

6. The proposed changes to the design would incorporate an enlargement to the extant scheme that would be modest in size and integrate satisfactorily with the existing rear single storey extension as well as the host dwelling.
7. The proposed single storey side and front extension would have a lean on roof of maximum height of approximately 4.3m with eaves height of 2.9m above ground level.
8. The proposed single storey rear infill element of the proposed extensions would form a flat roof of equal height as the existing single storey rear extension of approximately 3.3m high above ground level including the raised platform decking.
9. The single storey side element of the proposed extension would project along the shared boundary with the neighbouring dwelling at no. 136 at a depth of approximately 13.1m and width of approximately 1.7m.
10. The proposed single storey front extension would project forward the front elevation at approximately 1m forming a front porch extension with a lean on roof of approximately 3.7m maximum height and eaves height of 2.7m
11. Officers recommend that the proposed single storey front and side extensions are considered to be modest in dimensions and scale, and compatible with the application dwelling. Given the size, scale and positioning of the proposed extension it is considered not to cause any harm or adversely affect the character and appearance of the host building or the character of the locality.
12. Officers therefore recommend that the development would be acceptable in design terms and comply with the requirements of Local Plan Policies CP1, CP8, CS18 and HP9.

### **Impact on Neighbours**

13. The neighbouring dwelling at no. 136 is sited away from the shared boundary at about 0.4m and has an existing single storey rear extension. There is a wide habitable rear window serving the room with which the existing single storey rear extension provides for this neighbouring dwelling. The side window is close to the shared boundary and there is a glass door serving this habitable room. However, given the distance and the proposed height of the proposed single storey side and rear infill extensions of the proposed

extensions and the orientation of the site in relation to this neighbouring dwelling, it is considered that the proposed development would have minimal impact on the amount of sunlight or daylight.

14. The neighbouring dwelling at no. 132 is the adjoining semi-detached dwelling neighbouring the application site on the other side of the application dwelling and the proposed single storey rear infill extension would be screened away from view at this neighbouring dwelling by the existing single storey rear conservatory extension. The proposed development would not have any adverse impact on amenity for no. 132 Wytham Street.
15. Officers recommend that the proposed extensions would not adversely affect the residential amenity of neighbouring dwellings. The development is acceptable in the context of Policy HP14 of the Sites and Housing Plan (2013).

### **Flooding**

16. The application site lies in an area of high flood risk. Parts of the site lie within flood zone 2 and 3.
17. Flood risk information has been provided with the application. This indicates that the site has not flooded during recent flood events and all of the proposed floor levels for all of the proposed extensions would be at the theoretical risk of a 1 in 100 year flood event which would be the same as the existing properties in this part of Wytham Street. Officers consider that the 2010 planning permission for the majority of the new development proposed is still extant; the proposed development represents an enclosing of part of the site which already benefits from an extant approval to be developed. The proposed development would not increase the risk of flooding and the details provided indicate that there would be measures in place to ensure that there is not adverse impact on surface water drainage.
18. The applicant has proposed in the submitted Flood Risk Assessment Statement a number of flood prevention measures such as active measures, passive measures including sustainable drainage new soakaway sited 5m from the extension in the rear garden.
19. In considering the proposed flood risk mitigation measures, the proposed development is therefore considered acceptable and would not result in an unacceptable risk of flooding. Officers recommend that the development is acceptable in the context of Policy CS11 of the Core Strategy (2011).

### **Parking**

20. The proposed extension would have no parking implications with regard to the council's parking standards. The extant planning permission provided for the paving of the front garden and the creation of two on-site car parking spaces.

### **Conclusion:**

21. Officers recommend that the proposed development is acceptable and planning permissions should be granted subject to conditions.



## **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:**

16/02377/FUL

**Contact Officer:** Ade Balogun

**Extension:** 2153

**Date:** 11<sup>th</sup> January 2017

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# Appendix 1

16/02377/FUL – 134 Wytham Street



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Ordnance Survey 100019348

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## **Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 13 December 2016**

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### **Committee members:**

Councillor Landell Mills (Vice-Chair, in the Chair)	Councillor Cook
Councillor Fooks	Councillor Hollingsworth
Councillor Pegg	Councillor Tanner
Councillor Paule (for Councillor Curran)	Councillor Iley-Williamson

### **Officers:**

Michael Morgan, Lawyer  
Adrian Arnold, Development Management Service Manager  
Robert Fowler, Planning Team Leader  
Catherine Phythian, Committee Services Officer

### **Apologies:**

Councillor(s) Upton, Price and Curran sent apologies. Their appointed substitutes are shown in the attendance.

## **71. Declarations of interest**

Agenda item 4: Cllr Hollingsworth: as a commercial tenant of offices in the building (Artistotle House)

## **72. 16/02177/FUL: Land Adjacent Summertown Church Hall Portland Road Oxford Oxfordshire OX2 7EZ**

The Chair took this item first.

The Committee considered a report detailing a planning application the for the Demolition of existing garages; Erection of a 3 storey building to provide 2 x 3-bed flats and 1 x 4-bed flat; Provision of car parking for 12No. vehicles with new vehicle access and bin store at land adjacent Summertown Church Hall Portland Road Oxford Oxfordshire OX2 7EZ.

The Planning Officer presented the report.

Shirley Collier and Patricia Rawlings spoke against the application.

Revd. Knight (applicant) and Adrian James (agent) spoke in favour of the application.

In discussion the Committee:

- acknowledged that there were parking problems in the area
- noted the Council's limited ability to impose legal parking controls
- supported a proposal to condition the use of 3 parking spaces for residents

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02177/FUL at Land Adjacent Summertown Church Hall Portland Road Oxford Oxfordshire OX2 7EZ subject to the following, amended, conditions and CIL contribution:

1. Development begun within time limit
2. Develop in accordance with approved plns
3. Samples
4. TRO
5. Parking Permits
6. SUDS Parking
7. Cycle Parking Provision
8. Landscaping
9. Boundary Treatments
10. Drainage
11. Drainage Infrastructure
12. Contaminants
13. Remedial Works
14. Obscure glazing
15. 3 parking spaces to be retained solely for the use of flat residents

### **73. 16/02405/FUL: 79 Harefields, OX2 8NR**

The Chair took this item next.

The Committee considered a report detailing an application for planning permission change of use from dwellinghouse (Use Class C3) to large House in Multiple Occupation (Sui Generis); Erection of a single storey rear extension; Conversion of garage and workshop to habitable space with replacement of doors to windows at 79 Harefields, Oxford, OX2 8NR.

The Planning Officer presented the report and gave the following verbal updates:

- HMO density was not a factor in this application as the other HMOs, identified by residents, were outside the area;
- even if those properties currently under investigation within the area limits were found to be HMOs the HMO density levels would not be breached

- the Highways Authority had submitted a late change and were requiring the removal of all residents parking and visitor permits for on street parking (include in Condition 4)

Margo Boore and Allie Noel spoke against the application.

Alex Marsh (applicant) spoke in favour of the application.

In discussion the Committee sought clarity on the revised arrangements for residents parking; noted that room sound-proofing requirements was a matter for building regulations; noted that the property would be subject to the Council's HMO licensing regulations.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02405/FUL at 79 Harefields, Oxford, OX2 8NR with the following, amended, conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. On street parking – to require the exclusion of residents and visitors permits
5. Bike and bin storage

#### **74. 16/01725/FUL : St Edward's School, Woodstock Road, OX2 7NN**

The Committee considered a report detailing an application for application advice for the demolition of existing school hall and construction of a new hall, library and teaching accommodation and associated landscape works and alterations to a listed building at St Edward's School, Woodstock Road, OX2 7NN.

The Planning Officer presented the report and informed the Committee that the Oxford Design Review Panel were supportive of the scheme.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01725/FUL at St Edward's School, Woodstock Road, OX2 7NN with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials
4. Construction Traffic Management Plan
5. Swept Path Analysis
6. Parking and Turning Space
7. Flooding and surface water drainage
8. SUDs Maintenance
9. Implementation of drainage
10. Archaeology

11. Bats
12. Biodiversity enhancements
13. Landscape plan required
14. Landscape carry out by completion
15. Landscape underground services - tree roots
16. Tree Protection Plan (TPP) 1
17. Arboricultural Method Statement (AMS) 1
18. Top soil
19. Unexpected Contamination
20. External lighting
21. Noise and Sound Amplification
22. Noise and Hours of Operation
23. Energy requirements

## **75. 16/01727/LBC: St Edward's School, Woodstock Road, OX2 7NN**

The Committee considered a report detailing an application for planning permission for the demolition of existing school hall and construction of a new hall, library and teaching accommodation and associated landscape works and alterations to existing library comprising removal of balcony at St Edward's School, Woodstock Road, OX2 7NN.

The Planning Officer presented the report.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01727/LBC at St Edward's School, Woodstock Road, OX2 7NN with the following conditions:

1. Commencement of works
2. Works as approved only
3. Details of repairs to façades
4. Sample panels
5. Details of new internal staircase
6. Details of abutments
7. Details of internal alterations

## **76. 16/02620/RES: Westgate Centre and Adjacent Land, Oxford, OX1 1NX**

The Committee considered a report detailing an application for planning permission for approval of amended reserved matters for the appearance of the east elevation of Building 2 and 3 in respect of a revised window arrangement at Westgate Centre and adjacent land encompassing the existing Westgate Centre and land bounded by Thames St, Castle Mill Stream, Abbey Place, Norfolk St, Castle St, Bonn Square, St Ebbes St, Turn Again Lane and Old Greyfriars St.

The Planning Officer presented the report and informed the Committee of the following correction to paragraph 13 of the report:



*delete: These properties are set some 20m from the façade of Buildings 2 and*

*insert: These properties are set some 18.5m from the façade of Buildings 2*

He confirmed that the revised distance was still acceptable.

Job Bowen, Architect, was present to answer technical questions. He confirmed that the revised window arrangement was in response to a request from the perspective tenants to afford more natural light.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02620/RES at Westgate Centre and Adjacent Land, Oxford, OX1 1NX with the following conditions:

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

**77. 16/02772/FUL: 77-83 Iffley Road, 85 And 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG**

The Committee considered a report detailing an application for planning permission for alterations to existing buildings on Iffley Road frontage and improvements to provide main entrance to student accommodation, rear extensions and staircases; alterations and extension to Stockmore House, Stockmore Street to provide additional study/bedrooms; alterations to existing access to Stockmore Street, parking space for disabled persons and servicing; alterations to bin storage area and cycle parking at 77-83 Iffley Road, 85 and 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG.

The Planning Officer presented the report, highlighting how the amended plans addressed the concerns that had resulted in the refusal of the previous application.

Mr Nik Lyzba (agent) spoke in support of the application.

In reaching their decision, the Committee considered the officers report, presentation and the address of the public speakers.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to approve application 16/02772/FUL at 77-83 Iffley Road, 85 And 87 Iffley Road, and Stockmore House, 46 Stockmore Street, Oxford, OX4 1EG with the following conditions and subject to a CIL contribution:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials samples
4. Gate (Public Art)
5. CTMP
6. Student Accommodation - cars

7. Start and End of Term Car Movements
8. Visibility Splays
9. Landscape plan required
10. Landscape carry out by completion
11. Landscape hard surface design - tree roots
12. Landscape underground services - tree roots
13. Tree Protection Plan (TPP) 2
14. Arboricultural Method Statement (AMS) 2
15. Surface water drainage
16. Energy
17. Details of external lighting
18. Cycle Parking

## **78. 16/01789/FUL: Demolition of Aristotle House, Aristotle Lane, Oxford, OX2 6TR**

Councillor Hollingsworth left the meeting for this item.

The Committee considered a report detailing a planning application for the demolition of Aristotle House; erection of four storey building to provide office space (Use Class B1) at basement, ground and first floor levels and formation of 2 x 2-bed flats (Use Class C3) above; erection of 4 x 4-bed terraced dwellings (Use Class C3); formation of access from Kingston Road; provision of car parking and bin/cycle storage at Aristotle House, Aristotle Lane, Oxford, OX2 6TR.

The Planning Officer presented the report and made the following points:

- Paragraph 35 referred to Hayfield Road, whereas in fact the new access would be from Kingston Road
- The safety concerns raised by the St Margaret's Area Society in their traffic survey (as circulated to the Committee) were fully addressed in the officer report
- The Highways Authority had advised that there would only be a marginal increase in traffic and there were no underlying road safety issues at the junction of Kingston Road, Hayfield Road and Aristotle Lane
- This was an existing employment site with extensive car parking provision
- The new development would reduce vehicle movements

Tim King (St Margaret's Area Society) and Irene Conway (Headmistress, St Philip & St James) spoke against the application.

Peter Alsop (applicant), Lois Partridge (agent) and Guy Williams (Hayfield's Residents Association) spoke in support of the application.

In discussion the Committee explored the following issues:

- The existing pavement was very narrow and it would be extended (onto the applicant's land) to provide a wider path suitable for pedestrians and cyclists
- Concerns relating to construction traffic would be addressed by the construction travel plan. In response to a suggestion from the Committee the applicant

undertook to explore the possibility of using the canal for construction deliveries. The Committee agreed to include this as an informative to the application.

- The landscape management plan would address the Committee's concerns about the removal of some trees and the possible loss of light to the properties

The Committee noted that the ward member and some residents wished to introduce a "shared space" arrangement to address the perceived safety implications of the road layouts and traffic flows, especially at peak school hours.

In response to these concerns the Planning Officer reported that he had consulted with the Highways Authority on this specific point of a "shared space". The Highways Authority had re-iterated their view that the current scheme was acceptable and that a "shared space" was not necessary as it would not lead to any road safety benefit. The Development Management Services Manager and Legal Adviser confirmed that there were no grounds on which to either condition or refuse the application.

The Committee observed that the towpath was in serious need of resurfacing and felt that it would be a good use of Neighbourhood CIL funds. On advice from officers they noted that this was a matter that would need to be progressed outside the planning committee. The Committee agreed that individual members should pursue the matter as part of the budget process.

In reaching their decision, the Committee considered the officers report and presentation, the advice of the Legal Adviser and the address of the public speakers.

On being put to the vote the Committee unanimously agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01789/FUL at Aristotle House, Aristotle Lane, Oxford, OX2 6TR subject to and including the following conditions and the satisfactory completion of a Section 106 agreement to secure a contribution to affordable housing and to delegate authority to the Head of Planning and Regulatory Services to issue the permission.

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Material samples
4. Design - no additions to dwelling
5. Screening - terrace serving flat
6. Accessible homes
7. Boundary treatments
8. Parking permits
9. Construction Travel Plan
10. Visibility splays
11. Cycle storage
12. Bin storage
13. Tree Protection Plan
14. Landscape Plan Details
15. Landscape Management Plan
16. Arboricultural Method Statement

17. Biodiversity enhancement measures
18. Ecology enhancement measures - planting
19. Lighting plan - bats
20. Archaeology
21. Drainage infrastructure
22. Drainage details
23. SuDs maintenance plan
24. Renewable or low carbon details
25. Risk assessment - land quality
26. Validation report - land quality
27. Ecological management plan – canal protection

Completion of a Section 106 agreement to secure a contribution to affordable housing.

**Informative:** to explore the possibility of using the canal for construction deliveries as part of the Construction Travel Plan

Councillor Hollingsworth returned to the meeting.

### **79. 16/02271/FUL 24 Rosamund Road**

The Committee considered a report detailing an application for planning permission for alterations to roof to form hip to gable, formation of 1No. dormer window to rear roofslope and insertion of 1No. front rooflight and window to side elevation in association with loft conversion at 24 Rosamund Road, Oxford.

The Planning Officer presented the report.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to approve application 16/02271/FUL at 24 Rosamund Road, Oxford with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials - matching
4. Obscure glazing
5. Plans - specific exclusion

### **80. 16/01413/FUL: Land Adjacent 279 Abingdon Road**

The Committee considered a report detailing a planning application for the erection of three storey building to provide 3 x 1-bed flats and 6 x 2-bed flats (Use Class C3), provision of car parking, cycle parking and bin storage (Additional Information) (Amended Plans) at Land Adjacent 279 Abingdon Road.

The Planning Officer presented the report.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved **refuse** application 16/01413/FUL at Land Adjacent 279 Abingdon Road for the reasons stated in the report.

### **81. 16/02443/VAR: 118 Southfield Road - variation of condition 4 (traffic order) of planning permission 16/01026/FUL**

The Committee considered a report detailing an application for the variation of condition 4 (traffic order) of planning permission 16/01026/FUL (Change of use from dwellinghouse to House in Multiple Occupation) to remove the condition in relation to the exclusion of visitors parking at 118 Southfield Road, Oxford.

The Planning Officer presented the report. He explained that the application was to remove the condition previously imposed by West Area Planning Committee restricting visitor parking permits eligibility to no more than two visitor parking permits within a six month period.

The Committee noted that without the support of the Highways Authority it was not reasonable to impose a condition restricting visitors parking.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02443/VAR at 118 Southfield Road with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Bin stores
4. Bicycle storage

### **82. 16/02296/CT3: Car Park, Walton Well Road, Oxford**

The Committee considered a report detailing an application for the resurfacing of the carpark at Walton Well Road, Oxford.

The Planning Officer presented the report. In response to questions he confirmed that the surface material would be porous.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/02296/CT3 at the Car Park Walton Well Road, Oxford with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Construction Traffic Management Plan
4. Materials as specified Bituchem Natratex, submitted Design Statement 30/08/216

5. Arboricultural Method Statement (AMS)

### **83. 16/01896/CT3: 21 to27 Chatham Road**

The Committee considered a report detailing an application for planning permission for the formation of 22no. residents parking spaces outside 21 23 25 And 27 Chatham Road.

The Planning Officer advised the Committee of an error in the agenda and confirmed that the Fox Crescent properties had been removed from the application. The only objections received had been in relation to the Fox Crescent aspect of the scheme.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01896/CT3 outside 21 23 25 And 27 Chatham Road with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Drainage
4. Landscaping

### **84. 16/01883/CT3: 17 Jericho Street, OX2 6BU**

The Committee considered a report detailing an application for planning permission for a replacement front door at 17 Jericho Street Oxford OX2 6BU.

On being put to the vote the Committee agreed with the officer recommendation.

The Committee resolved to **approve** application 16/01883/CT3 at 17 Jericho Street Oxford OX2 6BU with the following conditions:

1. Development begun within time limit
2. Develop in accordance with approved plans
3. Materials and colour

### **85. Minutes**

The Committee resolved to approve the minutes of the meeting held on 8 November 2016 as a true and accurate record.

### **86. Forthcoming applications**

The Committee noted the list of forthcoming applications.

### **87. Dates of future meetings**

The Committee noted the dates of future meetings.

**The meeting started at 6.00 pm and ended at 8.40 pm**

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