

Agenda Item 3

East Area Planning Committee

5th March 2013

Application Number: 1. 12/03240/FUL
2. 12/03283/CAC

Decision Due by: 5th April 2013

Proposal: 1. Two storey classroom building, single storey extension to Rendall Building and new entrance courtyard. Revised car parking layout with new lights
2. Demolition of existing Bursary building

Site Address: Rye St Antony School Pullens Lane Oxford [Appendix 1]

Ward: Headington Hill And Northway Ward

Agent: Mr Paul Swart

Applicant: Rye St Antony School

Recommendation:

12/03240/FUL

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal forms an appropriate visual relationship with the site and the surrounding development and would preserve the special character and appearance of the Headington Hill Conservation Area. No objections have been received from third parties or statutory consultees and the proposal complies with adopted policies contained in both the Oxford Local Plan 2001 - 2016 and the Oxford Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

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

- 4 Tree Protection Plan (TPP) 2
- 5 Landscape plan required
- 6 Landscape carry out by completion
- 7 Drainage details
- 8 Sustainable design/construction
- 9 Details of new lights to car park

12/03283/CAC

APPLICATION BE APPROVED

For the following reasons:

1. The proposal to demolish the existing Bursary building is considered to be acceptable given that it is not prominent in the street scene or the conservation area, has little architectural or historical significance and is in a relatively poor state of repair. No objections have been received from third parties or statutory consultees and the proposal complies with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Oxford Core Strategy 2026.
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 proposed

Subject to the following conditions which have been imposed for the reasons stated:

1. Commencement of works – Conservation Area Consent
2. Remove materials resulting from works of demolition from the site

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
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- HE7 - Conservation Areas
- NE15 - Loss of Trees and Hedgerows
- HS19 - Privacy & Amenity

Core Strategy

- CS2_ - Previously developed and greenfield land
- CS9_ - Energy and natural resources
- CS10_ - Waste and recycling
- CS11_ - Flooding
- CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

This application is in or affecting the Headington Hill Conservation Area.

Relevant Site History:

09/01854/FUL: Erection of two storey extension and use of extended building as a sixth form centre. Approved and now complete

09/00104/FUL: Erection of single storey teaching block. Approved

11/00950/FUL: First floor infill extension to extend art room. Approved

11/02373/FUL: Two storey infill extension to provide additional classrooms. Approved

12/02214: Erection of single story building to provide science room. Withdrawn

Representations Received:

None

Statutory and Internal Consultees:

Oxfordshire County Council – Drainage: Development to drain using a SUDS system, soak away, porous parking or green roof.

Oxfordshire County Council: Highways: No comments received.

Issues:

- Principle
- Demolition of the Bursary building
- Form and appearance
- Impact in the Conservation Area
- Impact on neighbours
- Trees

Officers Assessment:

Site description and layout

1. The site, which overall extends to 4.33 hectares, lies on the east side of Pullens Lane and on the west side of Franklin Road and has vehicular and pedestrian accesses off both these roads. The site has three clusters of buildings which are separated by large areas of open space which are generally wooded or laid to lawn.
2. The site lies within the Headington Hill Conservation Area.

The Proposal

3. The applications seek conservation area consent to demolish the existing Bursary building which is sited close to the Franklin Road entrance to the school. The applications also seek planning permission for the erection of a replacement, two storey building to provide additional classrooms and a

single storey and a disabled lift extension to the existing Rendall building which forms part of the same cluster of buildings as the Bursary building. The planning application also proposes a new entrance courtyard together with alterations to the layout of the existing car park accessed off Franklin Road including new lights and improved surfaces.

4. In support of the application, the agent states that Rye St. Antony School has been involved in a gradual process over recent years to upgrade and improve its facilities. As regards the current applications, the school has identified a number of areas which require further improvement as follows:
 - The present entrance is not clear for use by visitors and a new reception area is required with a secure entrance where arrival and departure can be properly monitored
 - Disabled access is required to the first floor of the Rendall building
 - New classrooms are needed to replace those lost with the removal of a temporary building
 - The car park needs improving to visually upgrade the appearance of the front of the school including a replacement building for the Bursary which is in a relatively poor state of repair.

Principle

5. The National Planning Policy Framework [NPPF] was issued in March 2012 and has superseded previous Government planning guidance set out in the various PPG's and PPS's. Although the NPPF represents a substantial change in the form of national planning policy, it largely carries forward existing planning policies and protections in a significantly more streamlined and accessible form. It also introduces a presumption in favour of sustainable development which means that local planning authorities should approve applications that accord with an up to date development plan, in this case the Oxford Local Plan and the Oxford Core Strategy.
6. In terms of the historic environment, the NPPF states that when dealing with applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development positively contributing to local character and distinctiveness.
7. Rye St. Antony School has been established on the application site for some considerable time. Officers have no objection in principle to the erection of replacement buildings and the upgrading of the existing facilities.

Demolition of the Bursary building

8. Policy HE7 of the Oxford Local Plan states that planning permission will not be granted for proposals involving the substantial demolition of a building or structure that contributes to the special interest of the conservation area.
9. The Bursary building is a flat roofed, single storey, brick building that has little architectural merit. It forms part of a large cluster of buildings on the northern part of the site but, being of modest proportions, is not prominent when viewed from the Franklin Road site access and does not contribute to the special character and appearance of the Headington Hill Conservation Area. Officers therefore have no objection to its demolition.

Form and appearance

10. Policy CP1 of the Oxford Local Plan states that planning permission will only be granted for development that shows a high standard of design, that respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 states 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 and policy CP10 states that planning permission will only be granted where proposals are sited to ensure acceptable circulation and access.
11. Policy CS18 of the Oxford Core Strategy emphasises the importance of good urban design and its contribution towards an attractive public realm and local distinctiveness.
12. The new building would have a footprint of 9 x 12 metres and a maximum height of 9 metres which would equate with the height of the adjacent Rendall building. The new building would be erected using matching bricks, tile hanging and roof tiles and would provide two, new classrooms. The position of the new building together with the end of the Rendall building would allow a circular entrance courtyard to be created off which there would be direct access to an exhibition and entrance lobby with the school office adjacent.
13. The application also proposes a new single storey extension and disabled lift extension to the Rendall building and within the courtyard area. New brick piers would be erected to provide direction through the courtyard to the gardens beyond. The agent states that the new courtyard will act as the hub of the school and open up views through the site.
14. Officers have no objections to the proposals which will improve the visual appearance of the front of the school and provide a focal point for visitor access.

Impact in the Conservation Area

15. The Headington Hill Conservation Area Appraisal [draft 2012] refers to the semi rural character of Pullens Lane with its narrow width, low density development and rich tree cover. The appraisal notes that the majority of new development that has taken place at the school has been erected away from the Pullens Lane boundary of the site such that it has had little impact on the character and appearance of this part of the conservation area.
16. The current proposals are also sited well away from the Pullens Lane boundary of the site and would be screened from view by existing buildings and the established trees on the site which are particularly prevalent on this side of the site. The new buildings would be visible only from the Franklin Road entrance to the site which lies outside the conservation area. Officers are therefore satisfied that the proposals would have a limited impact on the special character and appearance of the conservation area.

Impact on neighbours

17. Policy HS19 of the Oxford Local Plan seeks to ensure that new development does not adversely impact upon the amenities enjoyed by the occupiers of neighbouring residential dwellings. In this case the neighbouring dwellings are Orchard House, Heathfield House and a bungalow in Franklin Road immediately adjacent to the school access which is occupied by the school caretaker.
18. All of these dwellings are between 25 and 45 metres distant from the site of the proposed new, two storey building and therefore officers take the view that there would be no loss of amenity to the occupiers of these properties. In addition, it is the case that all of these dwellings are owned by the school and occupied by staff members.

Trees

19. The application is accompanied by an Arboricultural Report as the proposed two storey building would be sited in close proximity to 2, mature, Western Red Cedar trees which are of high quality and provide significant amenity value.
20. The report concludes that the trees are healthy and vigorous and would tolerate the erection of the new building subject to tree protection measures being put in place prior to the commencement of any development on the site, including demolition. Officers have considered the contents of the report and are satisfied with its conclusions. Condition 4 is recommended to ensure that the trees are adequately safeguarded in accordance with the Arboricultural Report submitted.

Conclusion:

21. The proposals form an appropriate visual relationship with the site and the surrounding development and would preserve the special character and appearance of the Headington Hill Conservation Area. No objections have been received from third parties or statutory consultees and the proposal complies with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Oxford Core Strategy 2026.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers:

12/03283/CAC

12/03240/FUL

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Date: 30th January 2013

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