

West Area Planning Committee

-13th March 2013

Application Number: 13/00242/CT3

Decision Due by: 27th March 2013

Proposal: Replace existing crittal windows with double glazed powder coated aluminium windows

Site Address: East Oxford Community Centre Princes Street Oxford
(Location Plan – Appendix 1)

Ward: St Clement's Ward

Agent: N/A

Applicant: Mr Jack Bradley

The applicant is Oxford City Council and determination at Committee is therefore required.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The development forms an acceptable visual relationship with the existing building and local area. The proposals therefore comply with Policies CP1, and CP8 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Oxford Core Strategy. No objections have been received from third parties.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP8 - Design Develop to Relate to its Context

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

None relevant

Representations Received:

No comments received

Statutory and Internal Consultees:

Local Drainage Authority: No comment

Issues:

Visual appearance

Officers Assessment:

Site description and proposal

1. East Oxford Community Centre is a red brick former school situated in a prominent position on the corner of Cowley Road and Princes Street. A prominent feature of the building is the extensive window openings, currently fitted with small pane single glazed Crittall windows which are now in a poor condition.
2. Permission is sought to replace the existing windows with double glazed units fitted in powder coated aluminium. Determination of the application falls outside officers' delegated powers.

Visual appearance

3. Oxford City Council as Local Planning Authority requires that all new development should demonstrate high quality urban design where the siting, massing and design creates an appropriate visual relationship with the built form of the local area. The Local Development Plan provides policies to support this aim and CP1, CP8, CS18 and HP9 are key in this regard.
4. The application relates in particular to the prominent gable end feature of the building fronting Cowley Road and Princes Street where the small paned

Crittall windows are replaced by aluminium framed windows with the same small pane configuration. The existing timber windows to the single storey extension fronting Princes Street would remain.

5. The proposed development would be highly visible from the public domain. However the appearance is likely to be highly similar to the existing windows and subject to a condition of planning permission to control the appearance of materials used in the build, the proposal is not materially out of character with the existing building or local area, and complies with Policies CP1 and CP8 of the OLP and CS18 of the Core Strategy.
6. The replacement of existing windows has been made possible following grant aid to the community association to improve facilities at the centre.

Conclusion:

7. The development forms an acceptable visual relationship with the existing building and local area. The proposals therefore comply with Policies CP1, and CP8 of the adopted Oxford Local Plan 2001 – 2016 and Policy CS18 of the Oxford Core Strategy.

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

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

Background Papers: 13/00242/FUL

Contact Officer: Tim Hunter

Extension: 2154

Date: 28th February 2013

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