

West Area Planning Committee

7th January 2014

Application Number: 13/02922/CT3

Decision Due by: 13th January 2014

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

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

Ward: Summertown

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

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

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

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

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

Core Strategy

CS18_ - Urban design, town character, historic environment

CS20_ - Cultural and community development

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

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

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

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

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

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

Representations Received:

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

Statutory and Internal Consultees:

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

Issues:

- Design/Visual Impact
- Sustainability/Security

Officers Assessment:

Site Description

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

Proposal

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

Officers' Assessment

Design/Visual Impact

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

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

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

Sustainability/Security

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

Conclusion:

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

Human Rights Act 1998

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

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

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a

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

Background Papers:

Contact Officer: Lisa Green

Extension: 2614

Date: 18th December 2013

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