

West Area Planning Committee

24th June 2014

Application Number: 14/00763/CT3

Decision Due by: 14th May 2014

Proposal: Erection of a single storey front extension and insertion of timber doors to side elevation.

Site Address: Public Conveniences, Speedwell Street, **Appendix 1.**

Ward: Carfax Ward

Agent: N/A

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed alterations to the Public Convenience building are considered to be acceptable in terms of the impact on the street scene and the character and appearance of the Central Conservation Area. The proposal therefore complies with the policies of the Oxford Local Plan 2001-2016, and the Core Strategy.
- 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 approved, brickwork to match the existing,, metal sheet faced timber doors painted Oxford Blue, BDC3965/07,

Main Local Plan Policies:

Oxford Local Plan 2001-2016
CP1 - Development Proposals

CP6 - Efficient Use of Land & Density
CP10 - Siting Development to Meet Functional Needs
HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment
CS19 –Community Safety

Other Material Considerations:

- National Planning Policy Framework
- Application site lies within the Central Conservation Area.

Relevant Site History:

83/00471/GFH - Erection of public conveniences. DMD 1st September 1983.
86/00897/NFH - Information dispenser. PER 23rd October 1986.

Representations Received:

None

Statutory Consultees:

None

Determining Issue:

Impact on the Character and Appearance of the Conservation Area

Officers Assessment:

The Site and Proposal

1. The application is seeking permission to reconfigure the existing facilities within the public conveniences building in Speedwell Street. The building is situated at the rear of the Crown Court Building, opposite Oxfordshire County Council Offices, on the corner with Cromwell Street, opposite to the Telephone Exchange building.
2. The application is seeking to reconfigure the building to create a store/service area with new toilet cubicles and a other and Baby facility. The external alterations proposed are to infill the existing canopy, brick up doors on the side elevations and inset a new door on the Cromwell Street elevation. It is proposed to use bricks to match the existing, and timber doors with metal sheets, painted Oxford Blue.

Impact on the Character and Appearance of the Conservation Area

3. Policy HE7 of the Oxford Local Plan states that development will only be permitted which preserves or enhances the character and

appearance of the conservation area or their setting. Policy CS18 of the Core Strategy required development to respond appropriately to the site and its surroundings.

4. The proposed alterations to the building will all take place within the footprint of the existing building. The proposed reconfiguration of the doorways and incorporation of the canopy into the building will have a minimal impact on the street scene. The building itself is set back from the pavement by a grassed area. Overall therefore the proposal is of modest extent which is assessed as neutral in its impact on the conservation area, and would not harm its character or appearance as this part of Speedwell Street is characterised by public buildings of post war design of little architectural or historic merit. The proposals therefore comply with policies HE7 and CS18.

Crime Prevention

5. Policy CS19 of the Core Strategy expects development to reduce the opportunity for crime and the fear of crime. The proposed reconfiguration of the building will enable toilet cubicles to be directly accessed from the street. This means that there will be no communal facilities inside the building, which can be intimidating for individual who are on their own to use. The proposed alterations will therefore reduce the opportunity for crime and the fear of crime, in accordance with policy CS19.

Conclusion: Approve

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: Sian Cutts

Extension:

Date: 13th June 2014