

WEST AREA PLANNING COMMITTEE

11th August 2015

Application Number: 15/00656/VAR

Decision Due by: 24th April 2015

Proposal: Variation of conditions 2 (approved plans) and 9 (cycle parking details) of planning permission 10/01783/FUL (Conversion of building to provide flats) to amend the design layout to insert two new windows and a door on the north elevation and to alter the location of cycle parking.

Site Address: 46 Hythe Bridge Street, Oxford.

Ward: Jericho And Osney Ward

Agent: Mr Neil Warner

Applicant:

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1. The proposal forms an appropriate visual relationship with the existing building and the surrounding development and would preserve the character and appearance of the Central Conservation Area. No objections have been received from statutory consultees. The proposal therefore complies with policies CP1, CP6, CP7, CP8, CP9, CP10, TR3, TR4 and HE7 of the adopted Oxford Local Plan 2001-2016.

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

1. Development to be commenced within 3 years of date of consent
2. Development in accordance with the approved plans.
3. Samples of proposed materials
4. Sample panels on site
5. No additional windows in south west elevation

6. Landscape Plan
7. Landscaping to be carried out upon substantial completion of the development
8. Plan showing means of enclosure
9. Details of cycle parking areas
10. Variation of Road Traffic Order
11. Construction Travel Plan
12. No windows to open out onto a public highway
13. Bin storage facilities
14. Scheme of archaeological work-written scheme of investigation
15. Contamination survey.
16. Ground floor room in flat 7 shall not be used as a bedroom
17. Structural details of the existing building fabric to be retained.

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
- CP22** - Contaminated Land
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE6** - Oxford's Watercourses
- HE2** - Archaeology
- HE7** - Conservation Areas

Core Strategy

- CS2_** - Previously developed and greenfield land
- CS10_** - Waste and recycling
- CS11_** - Flooding
- CS12_** - Biodiversity
- CS19_** - Community safety
- CS24_** - Affordable housing

West End Area Action Plan

- WE1** - Public realm
- WE10** - Historic Environment
- WE11** - Design Code
- WE12** - Design & construction
- WE14** - Flooding
- WE15** - Housing mix

Sites and Housing Plan

HS19 - Privacy & Amenity
HS20 - Local Residential Environment
HS21 - Private Open Space

Other Material Considerations:

National Planning Policy Framework
This application is in or affecting the Central Conservation Area.
Planning Practice Guidance

Relevant Site History:

00/00125/NFH - Retention of multiple-occupation: 11 study bedrooms with shared facilities (Amended plans). PER 3rd November 2003.
54/03519/A_H - Change of use from disused public house to civil defence headquarters and youth centre and alterations.. PER 13th April 1954.
74/00130/A_H - Conversion of garage to office. PER 12th March 1974.
77/00047/A_H - Renewal of temporary consent for conversion of garage to office. TEM 23rd February 1977.
96/00032/LH - Conservation Area consent for demolition of outbuildings.. WDN 19th November 1999.
96/00033/NFH - Change of use from business to multi-occupation (9 study bedrooms) with facilities and one 1 bed dwelling with communal cycle parking (10 spaces) and refuse store in courtyard.. WDN 19th November 1999.
08/02638/CAC - Conservation Area Consent for demolition of existing buildings.. WDN 9th February 2009.
08/02639/FUL - Erection of four storey building to provide 9x1 bedroom flats.. WDN 9th February 2009.
09/01931/FUL - Erection of 4 storey building to form 9 x 1 bedroom flats.. REF 22nd October 2009.
09/01932/CAC - Application for conservation area consent for demolition of the existing buildings.. REF 22nd October 2009.
10/01783/FUL - Conversion and extension of existing building (involving demolition of extension and outbuilding) to provide 7 x 1-bedroom flats, cycle parking, bin store and amenity space to serve 2-bedroom flat (amended plan).. PER 17th November 2010.
12/01551/CEU - Continued use of building as a hostel incorporating 11 bedrooms in the principal building.. WDN 18th February 2013.
12/03214/FUL - Change of use from HMO (Sui Generis) to use for purposes falling within Use Class C1 or as a hostel (Sui Generis).. PER 12th February 2013.
13/01835/CPU - Application to certify whether planning permission 10/01783/FUL has been lawfully implemented.. PER 6th September 2013.
14/00651/FUL - Conversion of existing building to form 6 x 1 bedroom flats (Use Class C3).. WDN 23rd June 2014.
14/02535/VAR - Variation of condition 2 (approved plans) of planning permission 10/01783/FUL to amend the design of the west elevation of the proposed extension to allow natural lighting and ventilation to communal stairwell.. PER 5th November 2014.

Representations Received: No comments received.

Statutory and Internal Consultees:

Environment Agency Thames Region-Have assessed this variation of condition application as having a low risk and we have no objection to the above proposal. The proposed changes should not impact on flood risk based on the submitted plans which highlight where changes to points of access and bike stores are proposed.

Site Description:

1. The application site is located at the junction of Hythe Bridge Street and Upper Fisher Row on the north-west side of the bridge and at the confluence of the Castle Mill Stream and the Oxford Canal. The principal building currently occupying the application site is a three storey, red brick building which has stone detailing and a slate roof and which marks the end of a terrace of four, virtually identical town houses. The building was most recently used as an HMO providing 11 bed sitting rooms. There is also a coach house building that is considerably smaller and fronts onto Upper Fisher Row.
2. The site lies within the Central City and University Conservation Area.

Proposed Development:

3. Planning permission was granted in 17th November 2010 for the conversion and extension of the existing building at 46 Hythe Bridge Street (involving the demolition of an extension and outbuilding) to provide 7 x 1 bedroom flats, cycle parking and bin storage (10/01783/FUL).
4. It is now proposed to undertake some minor amendments to the design of the development and internal layout of the building to require less demolitions of the existing fabric and allow the use of the existing access points to the building. This involves the insertion of two new windows on the ground floor of the north elevation. It is also proposed to relocate the cycle parking within the site.

Determining Issues:

- Impact upon character and appearance of the conservation area
- Impact upon the approved internal arrangements

Officers Assessment:

5. It is not considered that the changes to the elevations resulting from the new windows would have an adverse impact upon the character or appearance of the Conservation Area. The north elevation is tucked away to the rear of the site and the

Sustainability:

The site lies in a sustainable location within easy access of shops, services and public transport links and the proposal would constitute a sustainable form of development that would make more efficient use of an existing residential site.

Conclusion: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 subject to conditions, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 15/00656/VAR**Contact Officer:** Amanda Rendell**Extension:** 2477**Date:** 18th June 2015

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