

East Area Planning Committee

1st June 2011

Application Number: 11/00769/FUL

Decision Due by: 6th May 2011

Proposal: Demolition of existing outbuildings. Erection of single storey building as 2 bedroomed staff accommodation. Conversion of existing staff accommodation to form 3 additional guest bedrooms.

Site Address: Red Mullions Guest House 23 London Road (**site plan: appendix 1**)

Ward: Headington Ward

Agent: Crawford Bond Architect

Applicant: Mr And Mrs Bahl

Application called in by Councillors Rundle, Wilkinson, Clarkson, and Van Nooijan on grounds of design and impact upon neighbours

Recommendation:

The East Area Planning Committee are recommended to approve planning permission for the following reasons:

- 1 The proposed development would represent an efficient use of land, and improve the guest and staff accommodation within the existing guesthouse in order to maintain and strengthen the range of short-stay accommodation within Oxford, in a manner that would be acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements, or result in any undue noise and disturbance for nearby residents. The size, scale, and design of the proposed outbuilding would create an appropriate visual relationship with the existing building and surrounding area, and would not have an adverse impact upon the adjoining properties. No third party objections have been received.
- 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.

Conditions:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials
- 4 Retention of outbuilding as staff accommodation

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
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- HS19** - Privacy & Amenity
- HS20** - Local Residential Environment
- TA4** - Tourist Accommodation

Core Strategy

- CS18_** - Urban design, town character, historic environment
- CS32_** - Sustainable tourism

Other Material Considerations:

PPS1: Delivering Sustainable Development

Relevant Site History:

81/00948/NF - Change of use from single family dwelling to guest house: Approved

83/00433/NF - Construction of 2 additional guest rooms in roof space; Demolition and erection of single storey rear extension to kitchen to form 2 additional guest rooms; Conversion of two guest rooms on 1st floor to one: Approved

83/00915/NF - Demolition of garage and erection of 2-storey side extension to Guest House (Amended Plans): Approved

84/00937/NF - Double garage at rear.(Amended plans): Approved

06/00984/FUL - Erection of detached, single storey double garage: Approved

07/00275/FUL - Erection of rear gable end roof extension to provide additional hotel accommodation: Approved

10/01681/FUL - Conservatory to rear: Approved

Representations Received:

None

Statutory and Internal Consultees:

Oxfordshire County Council Highways Authority: No objection subject to the annexe building remaining ancillary to the tourist accommodation.

Issues:

- Principle of Development
- Design
- Impact upon adjoining properties
- Highway Matters

Officers Assessment:

Site Location and Description

1. The application site is situated on the northern side of London Road and is bordered by the residential properties of 23a London Road, 19 London Road, and 25 London Road to the north, east, and west respectively (**site plan: appendix 1**)
2. The site comprises a large two-storey detached property that is currently in use as a guest house. There is a courtyard to the frontage which provides residents parking, and a large garden to the rear which also has a number of small scale outbuildings.
3. The guesthouse has 13 guest bedrooms and a 2 bedroom apartment on the ground floor which is occupied by staff. There are a total of 9 car parking spaces to the frontage of the property.

Proposal

4. Planning permission is sought for the demolition of the existing outbuildings and the erection of a single storey building which will provide staff accommodation. The existing staff accommodation will then be converted to provide 3 additional guest bedrooms for the guest house.

Principle of Development

5. The Local Plan recognises the need to improve the range and standard of short stay accommodation on specifically identified main roads within Oxford, with London Road being one of these routes. In these locations, Policy TA4 supports extensions to existing guesthouses where they are acceptable in terms of access, parking, highway safety, traffic generation, pedestrian and cycle movements; and will not result in noise and disturbance to nearby residents.
6. The new staff accommodation would provide independent living accommodation for the guesthouse manager's family, and represent an improvement on the existing accommodation. The additional guest bedrooms would then represent an efficient use of this space, while supporting the business.

7. The general principle of extending the existing guesthouse would therefore accord with the overall aims of Policy TA4 of the Oxford Local Plan 2001-2016.

Design

8. Policy CS18 of the Oxford Core Strategy 2026 requires development to demonstrate high-quality urban design through responding appropriately to the site and surroundings; creating a strong sense of place; contributing to an attractive public realm; and providing high quality architecture.
9. The Oxford Local Plan 2001-2016 requires new development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP6 emphasises the need for proposals to make an efficient use of land, but in a manner where the built form and site layout suits the sites capacity and that of the surrounding area. This view is supported through Policy CP8, which states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area.
10. The existing outbuildings within the rear garden are a collection of three timber sheds, which each have a different shape and form. There would be no objection to their removal. These structures would be replaced by a single storey building with pitched roof that measures approx 13m (l) x 6m (w) x 4.5m (h). The overall size and scale of the building would not be too dissimilar to the existing outbuildings, but instead provide a far more coherent piece of built form that would sit comfortably within the garden to the rear of the guesthouse. The materials to be used would be render with a tiled roof, these details could be reserved by condition.
11. The proposal would therefore accord with Policy CS18 of the Oxford Core Strategy 2026 and Policies CP1, CP6, CP8, and CP9 of the adopted Oxford Local Plan 2001-2016.

Impact upon adjoining properties

12. The Local Plan seeks to safeguard the amenities of properties surrounding proposed development. Policy HS19 states that permission will only be granted for development that protects the privacy and amenity of proposed and existing residential properties, and will be assessed in terms of potential for overlooking into habitable rooms, sense of enclosure, overbearing impact and sunlight and daylight standards. This is also supported through Policy CP10.
13. The residential properties that would stand to be most affected by the proposal would be 21 London Road which lies to the east, and the infill property of 23a to the north. The proposed outbuilding would be sited along the western boundary of the site with 21 London Road approx 300mm from the boundary, and would be set away some 2.5m from the northern boundary with 23a London Road.
14. While it would be quite a sizeable structure, the western boundary with 21 London Road is already enclosed by the existing outbuildings and this adjoining property has a large rear garden the size of which would mean that the sense of

enclosure created by the increased height of the outbuilding would not have a significant impact upon the amenities of this adjoining property. Similarly the outbuilding would be sited away from the boundary with 23a London Road and would have a hipped roof at the northern end which slopes away from this property, which would also mitigate any adverse impact upon the property.

15. In terms of noise and disturbance, the increase in guest bedrooms and relocation of the staff accommodation would be unlikely to create any undue noise and disturbance for these residents.
16. Therefore officers consider that the proposal would not have a significant impact upon the residential amenities of the adjoining properties which would conflict with Policies HS19 and CP10 of the Oxford Local Plan 2001-2016.

Highway Matters

17. The proposal would increase the number of guest bedrooms to 16 rooms, but would retain the 9 off-street parking spaces within the courtyard to the frontage.
18. The site is within a Transport District Area which the Local Plan considers to be a sustainable location which is accessible by non-car modes of transport, and has good access to shops and other services.
19. The Local Highways Authority has raised no objection to the increase in guest bedrooms in highway terms, which, given the location would be unlikely to result in a significant increase in traffic through vehicle, pedestrian and cycle movements.

Conclusion:

20. The proposal is considered to be in accordance with the relevant policies of the adopted Oxford Core Strategy 2026, and the Oxford Local Plan 2001-2016 and therefore Members of the East Area Planning Committee are recommended to grant planning permission for the proposed development.

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.

Contact Officer: Andrew Murdoch

Extension: 2228

Date: 12th May 2011

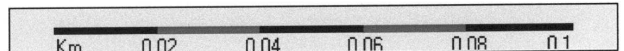
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Red Mullions Guest House, 23 London Road



Legend

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Organisation	Not Set
Department	Not Set
Comments	
Date	17 May 2011
SLA Number	Not Set

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