

West Area Planning Committee

8th March 2016

Application Number: 15/03759/CT3

Decision Due by: 8th March 2016

Proposal: Formation of new entrance. (Amended plans)

Site Address: Even 38 To 66 Friars Wharf Oxford Oxfordshire
Appendix 1

Ward: Hinksey Park

Agent: Ms Lauren Parker

Applicant: Oxford City Council

Application Number: 15/03760/CT3

Decision Due by: 8th March 2016

Proposal: Installation of new entrance and insertion of 1no. door to east elevation.

Site Address: Odd 39 To 65 Preachers Lane Oxford Oxfordshire
Appendix 2

Ward: Hinksey Park

Agent: Ms Lauren Parker

Applicant: Oxford City Council

Application Number: 15/03761/CT3

Decision Due by: 8th March 2016

Proposal: Formation of new entrance and doors. Installation of 1no. gate.

Site Address: Odd 1 To 27 Preachers Lane Oxford Oxfordshire
Appendix 3

Ward: Hinksey Park

Agent: Ms Lauren Parker

Applicant: Oxford City Council

Application Number: 15/03762/CT3

Decision Due by: 8th March 2016

Proposal: Formation of 2no. new entrances.

Site Address: Even 2 To 36 Friars Wharf Oxford Oxfordshire
Appendix 4

Ward: Hinksey Park

Agent: Ms Lauren Parker

Applicant: Oxford City Council

Application Number: 15/03763/CT3

Decision Due by: 8th March 2016

Proposal: Installation of new entrance door to east elevation. Insertion of 2no. second floor side doors. (Amended plans)

Site Address: Odd 67 To 93 Preachers Lane Oxford Oxfordshire
Appendix 5

Ward: Hinksey Park

Agent: Ms Lauren Parker

Applicant: Oxford City Council

Recommendation:

ALL FIVE APPLICATIONS ARE RECOMMENDED TO BE APPROVED

For the following reasons:

- 1 The proposed alterations and additions form an appropriate visual relationship with the host building, would improve the safety of the site and would not harm neighbouring amenity. The proposal would therefore comply with policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016 and policies CS18 and CS19 of the Oxford Core Strategy 2026.
- 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 plns

- 3 Materials
- 4 Lighting wattage

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1** - Development Proposals
- CP8** - Design Developmt to Relate to its Context
- CP10** - Siting Developmnt to Meet Functionl Needs

Core Strategy

- CS18_** - Urb design, town character, historic env
- CS19_** - Community safety

Other Material Considerations:

National Planning Policy Framework
Planning Practice Guidance

Relevant Site History:

None relevant

Representations Received:

None received

Statutory and Internal Consultees:

None received

Issues:

Design and appearance
Community safety
Residential amenity

Officers Assessment:

Site description

1. Five applications are discussed in this report. The application sites are five blocks of Council-owned housing in the area south of Thames Street known as the St Ebbe's New Development. The upper units are accessed through various open stairways.

Proposal

2. Planning permission is sought to add new doors to the entrances of the various stairways. The new entrances are to be fitted with call entry systems that will allow residents to use a fob to enter, and visitors will gain access using the call entry system.
3. At 1-27 Preachers Lane, a gate is proposed to be added to an enclosed spiral staircase using the same controlled entry system as the doors.
4. In addition, at 67-93 Preachers Lane, two solid panels are proposed beside the new entrance door on the external staircase (see drawing 1055 rev A) to enclose the staircase at this lower level.
5. Note that the alterations to the upper entrance on the south elevation for the 39-65 Preachers Lane scheme were withdrawn pending a revised solution for the spiral staircase to walkway entrance.

Design and appearance

6. The additions proposed have been considered in the context of the design of the existing buildings, and follow the rhythm of the doors of the existing units while being clearly distinct from the doors of the individual properties. Powder-coated steel is considered appropriate as a material. The large areas of glazing in the doors result in a light appearance and prevent a harmful loss of light. The railings proposed by the ground floor entrances match the existing railings and therefore integrate well. The original design concept of the open staircases is not compromised by the addition of the new entrances as the additions are only a small intervention.

Community safety

7. Policy CS19 of the Core Strategy expects new developments to promote safe and attractive environments, which reduce the opportunity for crime and the fear of crime. It also requires appropriate lighting of public spaces and access routes.
8. The demand for the new entrances comes from a large number of complaints relating to anti-social behaviour taking place in the stairwells. The new entrances will control access to these areas and it is reasonable to conclude that this will result in much reduced anti-social behaviour, safer and more attractive environments for people accessing their properties through the stairwells. Lighting will be installed externally in a location that will illuminate the door entry panel.

Residential amenity

9. Some of the new doors with their call entry systems are located close to existing dwellings. Officers consider that visitors calling up to other properties

through the new systems will cause negligible disturbance to these properties and the community safety benefits outweigh the predicted low levels of disturbance. The lighting is proposed to be of low wattage of up to 10 watts and in operation from dusk till dawn only, thereby not harming the amenity of nearby properties. Officers recommend the wattage levels be controlled by condition.

Conclusion:

10. Officers recommend that the West Area Planning Committee approves applications 15/03759/CT3, 15/03760/CT3, 15/03761/CT3, 15/03762/CT3 and 15/03763/CT3, subject to conditions.

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: 15/03759/CT3, 15/03760/CT3, 15/03761/CT3, 15/03762/CT3 and 15/03763/CT3

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Date: 25th February 2016

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