

East Area Planning Committee

7th September 2016

Application Number: 16/01830/CT3

Decision Due by: 31st August 2016

Proposal: Formation of 5no. residents' parking spaces.

Site Address: Land Adjacent to 9 Ashhurst Way, **Appendix 1.**

Ward: Rose Hill And Iffley Ward

Agent: Stephen Smith

Applicant: Oxford City Council

NB: As a City Council planning application, the proposals fall to be determined by East Area Planning Committee.

Recommendation:

The East Area Planning Committee is recommended to grant planning permission 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.
- 2 The proposal responds to the growing need to increase resident car parking spaces in the area and to prevent indiscriminate parking on grass areas. The proposal is acceptable in design terms and would not cause any unacceptable levels of harm to residential amenity. The proposal accords with the relevant policies of the local development plan. There are no material considerations which outweigh this conclusion.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Tree protection
- 5 Landscape plan required
- 6 Landscape carry out after completion
- 7 Ground resurfacing to be SUDS compliant
- 8 Access works to Highway Authority standards

Main Planning 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

CP11 - Landscape Design

Core Strategy

CS18 - Urban design, town character, historic environment

Sites and Housing Plan

HP16 - Residential car parking

Other Material Considerations:

- National Planning Policy Framework
- Planning Practice Guidance

Relevant Site History:

None

Representations Received:

None received

Statutory Consultees:

- Highway Authority: Service road is not adopted highway, but recommend that works are undertaken to Highway Authority standards.

Officers Assessment:

1. The planning application relates to a small parcel of land adjacent to 9 Ashhurst Way near its junction with Oxford Road. The land is accessed via the rear service road to a series of 3 storey flats fronting Oxford Road. **Appendix 1** refers. Currently the land is laid to grass but has been subject to informal parking. Two silver birch trees in fair condition exist at the northern end of the application site but these are not affected nor proposed for removal. To the south of the application site are some other small parking areas, together with external drying areas, bin storage areas etc, all serving the adjacent flats.
2. The proposed car parking spaces form part of a wider project to introduce additional parking facilities to residential areas of the city built out in the 1950s to 70s where parking pressures now exist and where indiscriminate and inappropriate parking on grass verges etc. has been taking place. Some 5 car parking spaces are proposed in this latest application. They would be unallocated but for the use of residents within the adjacent flats.
3. The key determining issues in this case are:

- visual amenities and impact on neighbouring properties; and
- highways and access

Visual Amenity and Impact on Neighbouring Properties

4. The application site is given over to grass but has little amenity value beyond the presence of the 2 small silver birches near Ashhurst Way intended for retention. It is proposed to lay out the car parking area to red block paving, with shrub planting at the back of parking bays. A low rail would protect the planting. Overall this would improve the outlook for neighbouring residential householders.
5. The nearest individual property is 9 Ashhurst Way which possesses a side entrance facing the proposed parking area with a window to a non - habitable space above. There are no other windows in this facing elevation. Although this house is only 6m away from the parking spaces at its nearest point, it is not felt the proposals would introduce any adverse relationships as a small amount of traffic already utilises the service road and the application site is already used informally for parking in any event.

Highways and Access

6. The service road to the rear of the flats is laid to tarmac but is a private thoroughfare rather than public highway. In consulting the Highway Authority however it is requested that the construction works involved are to normal Highway Authority standards. A condition is suggested accordingly. In that regard the crossover point over the existing footway would be of matching tarmac.
7. The parking spaces themselves would be of open jointed blockwork laid over an open graded stone sub - base that would temporarily store rainwater to a greater capacity than the existing semi permeable subsoil. The base would contain a small diameter filter drain which would slowly release the stored water directly into the existing surface system. The overall effect would be to slightly reduce the current rate of runoff from the drainage catchment.

Conclusion

8. It is recommended to approve the application subject to the conditions listed.

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: 16/01830/CT3.

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Date: 23rd August 2016