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| **West Area Planning Committee**  | 8th May 2019 |

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| **Application number:** | 19/00867/FUL |
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| **Decision due by** | 30th May 2019 |
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| **Extension of time** | 14th June 2019 |
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| **Proposal** | Replacement of communal entrance doors and insertion of 1no. communal door. |
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| **Site address** | Riverside Court , Long Ford Close, Oxford, OX1 4NG – see **Appendix 1** for site plan |
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| **Ward** | Hinksey Park |
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| **Case officer** | James Paterson |

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| **Agent:**  | N/A | **Applicant:**  | Mr Bill Chamberlain |

 (Oxford City Council)

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| **Reason at Committee** | The application is made by Oxford City Council and must therefore be decided by a planning committee. |

1. RECOMMENDATION
	1. **West Area Planning Committee** is recommended to:
		1. **approve the application** for the reasons given in the report subject to no additional public comments being received that raise objections relating to matters that have not already been considered and subject to planning conditions set out in section 12 of this report and grant planning permission.
		2. **agree to delegate authority** to the Acting Head of Planning Services to:
* finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.
1. EXECUTIVE SUMMARY
	1. This report considers the proposed insertion of a new communal door to serve the laundry room and office (as shown on elevation 10 of drawing OXF-OCC-RSC-00-AR-DR-00003 P01). It is also proposed to replace the external communal doors of the apartment complex. The proposal would have an acceptable impact in terms of design. Officers also consider that the proposal would have an acceptable impact on the amenity of neighbouring properties.
2. LEGAL AGREEMENT
	1. A legal agreement is not required for this application.
3. COMMUNITY INFRASTRUCTURE LEVY (CIL)
	1. The proposal is not CIL liable as the amount of floorspace gained would be below the threshold where CIL would be required.
4. SITE AND SURROUNDINGS
	1. Riverside Court is a purpose built apartment complex owned by Oxford City Council. It was erected in the late 1980’s and is of yellow brick construction and has remained largely unaltered from its original form. A number of communal doors serve the residents of the flats; these are of aluminium construction with a single transom and glazed above and below the door transom. The doors are finished in either polished aluminium or powder coated paint in either brown or blue colours.
	2. The site is surrounded by other apartment complexes to the east and north while the river Thames lies a short distance to the north. Across the public highway to the south, Long Ford Close lies a primary school. To the west lies an area of green with intersecting public footpaths as well as Grandpont Car Park.
	3. While it is noted that the site lies near to the Central Conservation Area, due to views not being afforded of it from the conservation area in conjunction with the fact that the site lies behind tall buildings, it is considered that the site would not form part of the setting of the conservation area.
	4. See block plan below:



River Thames

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Ordnance Survey 100019348

1. PROPOSAL
	1. The application proposes the installation of an additional communal door to serve the existing office and laundry room in conjunction with the replacement of the existing communal doors, both single and combination. The doors serving the curtain wall and the entrances which feature glass roof canopies do not form part of this application.
	2. The replacement doors would be high security stainless steel warrior doors. Where there are combination frames, the replacement doors would include a side panel. The replacement doors would have a greater width than the existing to incorporate the maglock vertical security locks. Where the existing communal doors have one transom, the proposed doors would have two additional transoms spaced equally and glazed in between. The replacement doors would be finished in a powder colour brown to match the existing installed window colours.
2. RELEVANT PLANNING HISTORY
	1. The table below sets out the relevant planning history for the application site:

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| 75/00052/A\_H - Residential development at a density of 70 bed spaces per acre. PER 19th February 1975.85/00808/GF - 79 flats for single people and one caretaker's flat, with 36 car parking spaces and 4 garages (Amended Plans). DMD 10th December 1985.97/01277/GF - Single storey extension to wardens office and erection of gate and 'pergola' at 1st floor level.. PER 18th September 1997.04/00843/FUL - Window and door replacement.. PWD 14th May 2004.19/00867/FUL - Replacement of communal entrance doors and insertion of 1no. communal door.. PDE . |

1. RELEVANT PLANNING POLICY
	1. The following policies are relevant to the application:

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| **Topic** | **National Planning Policy Framework** | **Local Plan** | **Core Strategy** | **Sites and Housing Plan** | **Other planning documents** | **Neighbourhood Plans:** |
| **Design** | 8, 11, 129, 128, 130 | CP1, CP6, CP8, CP10 | CS18 | HP9, HP14 |  |   |
| **Miscellaneous** | 47, 48 |  CP.13 CP.24 CP.25 |  | MP1 | Insulation TAN, |  |

1. CONSULTATION RESPONSES
	1. Site notices were displayed around the application site on 16th April 2019.

Statutory and non-statutory consultees

* 1. No representation was received

 Public representations

* 1. No local people commented on this application.

The consultation period for this application expires at midnight on 9th May. As this is after the committee date the recommendation to the committee is that planning permission is granted subject to no public comments having been received by the end of the consultation period that raise matters that have not been considered in this report.

1. PLANNING MATERIAL CONSIDERATIONS
	1. Officers consider the determining issues to be:
2. Design
3. Neighbouring amenity
4. Design
	1. Policy CP1 of the Oxford Local Plan 2001-2016 states that a development must show a high standard of design, including landscape treatment, that respects the character and appearance of the area; and the materials used must be of a quality appropriate to the nature of the development, the site and its surroundings. CS18 of the Core Strategy states that planning permission will be granted for development that demonstrates high-quality urban design through responding appropriately to the site and its surroundings; creating a strong sense of place; and contributing to an attractive public realm. Policy HP9 of the Sites and Housing Plan states that planning permission will only be granted for residential development that responds to the overall character of the area, including its built and natural features.
	2. The proposed alterations and additions would be unlikely to substantially alter the visual appearance of the building, as the changes to the doors would be subtle and the existing layout of the fenestration would be unaltered, with the exception of one additional door being installed. The changes would therefore not unbalance or overwhelm any of the elevations. The materials of the door as well as the brown powder coated finish would also mean that the doors would be well integrated with the rest of the building by responding to its existing features.
	3. It is therefore considered that the proposal would be of sufficient design quality so as to accord with Policies CP1, CS18 and HP9.
5. Impact on neighbouring amenity
	1. Policy HP14 of the Sites and Housing Plan states that planning permission will not be granted for development that has an overbearing effect on existing homes, and will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. Policy HP14 of the Sites and Housing Plan sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to habitable rooms of the neighbouring dwellings.

Privacy

* 1. The proposed doors would have a similar level of glazing to the existing doors, it is considered that the views afforded of flats and schools in the vicinity by residents when using the doors would not be materially worse than is possible under the existing arrangement.

Overbearing

* 1. The proposed development would not result in any additional built mass which could constitute an overbearing presence on the residential areas and school surrounding the site.

Daylight

* 1. The proposal is compliant with the 25/45 degree access to light test, outlined in Policy HP14. The proposal would thereby not result in a reduction of light to any of the domestic flats in Riverside Court or any of the flats surrounding the site.
1. CONCLUSION
	1. The proposed development would be acceptable having had regard to the design and the impact neighbouring amenity. The proposal is considered to comply with all relevant local and national planning policy including Policies CP1, CP8 and CP10 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011), Policies HP9, HP14 and MP1 of the Sites and Housing Plan (2013) and the NPPF.
	2. It is recommended that the Committee resolve to grant planning permission for the reasons given in the report subject to no additional public comments being received that raise objections relating to matters that have not already been considered and subject to planning conditions set out in section 12 of this report below.
2. CONDITIONS

1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3 The materials to be used in the proposed development shall be as specified in the application hereby approved. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by policy CP1 of the Oxford Local Plan 2001-2016.

1. APPENDICES
* **Appendix 1 –** Site location plan
1. HUMAN RIGHTS ACT 1998
	1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.
2. SECTION 17 OF THE CRIME AND DISORDER ACT 1998
	1. 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.