

Application number:	19/01321/CT3		
Decision due by	29th July 2019		
Extension of time	To Be Agreed		
Proposal	Upgrade existing entrance door (retrospective)		
Site address	Even 54 To 60 , The Grates, Oxford, OX4 3YJ – see Appendix 1 for site plan		
Ward	Cowley Ward		
Case officer	Alice Watkins		
Agent:	Mr Peter Lightfoot	Applicant:	Oxford City Council
Reason at Committee	The application is made by Oxford City Council.		

1. RECOMMENDATION

1.1. East Area Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions and informative set out in section 12 of this report and grant planning permission.

1.1.2. **agree to delegate authority** to the Acting Head of Planning Services to:

- finalise the recommended condition and informative as set out in this report including such refinements, amendments, additions and/or deletions as the Acting Head of Planning Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers the replacement of the entrance door to the existing flats at 54 to 60 The Grates.

2.2. The development is considered to be appropriately designed and would not have a detrimental impact to neighbouring properties. Overall, the development is considered acceptable in accordance with the identified policies and approval is recommended.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

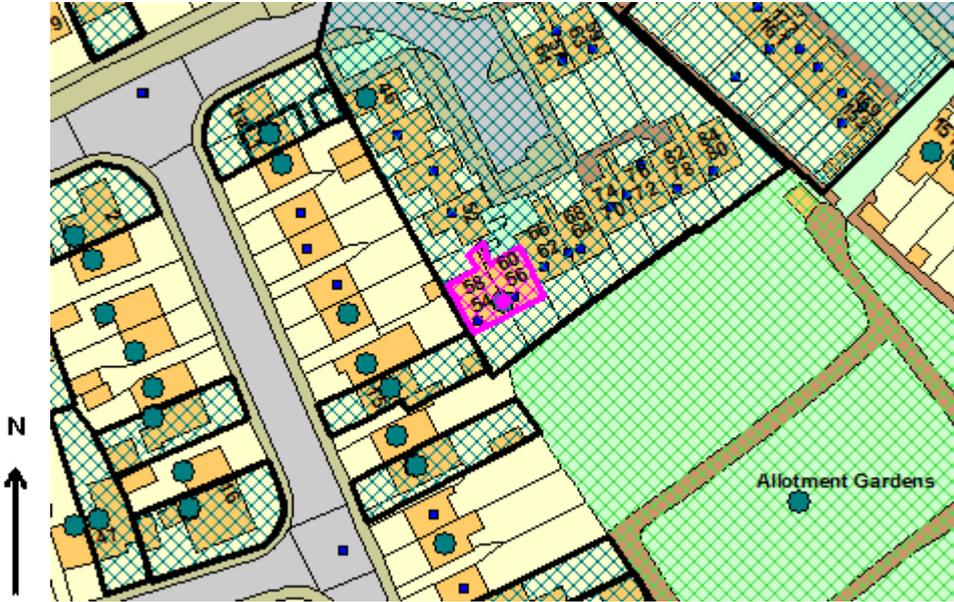
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. 54 to 60 The Grates comprises of a two storey building providing four flats. The building is finished with buff brick and is located on the southern side of the road. There is an entrance lobby to the front of the building; the entrance door lies on the north-east elevation of the lobby.

5.2. See block plan below:



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6. PROPOSAL

6.1. The application seeks retrospective planning permission for the replacement of the front entrance door. The door features three glazed panels with an integrated security panel. The door is constructed from stainless steel and is finished in a dark grey colour.

7. RELEVANT PLANNING HISTORY

7.1. There is no relevant site history.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Emerging Local Plan
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Design	12	CP1 CP6 CP8 CP10	CS18	HP9	DH1
Housing	8			HP14	H14

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 10th June and an advertisement was published in The Oxford Times newspaper on 20th June 2019.

Statutory and non-statutory consultees

9.2. There are no statutory consultees.

Public representations

9.3. No public representations were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Design
- Neighbouring amenity

a. Design

10.2. The proposal seeks retrospective planning permission for the replacement of the entrance door. The door features three glazed panels with an integrated security system to the side. It is constructed from stainless steel and is finished in a dark grey colour which is appropriate for the existing buff brick building. The door fits directly into the existing opening and does not detract from the character and appearance of the area. The proposal is considered acceptable in design terms.

10.3. The proposal is considered to comply with CP1, CP8 and CP10 of the Local Plan, HP9 of the Sites and Housing Plan, CS18 of the Core Strategy and the NPPF.

b. Impact on neighbouring amenity

10.4. The replacement door serves an existing entrance lobby serving a two storey block of residential flats. The proposal will not detrimentally impact the residential properties in terms of impact on light or loss of outlook within the block or any surrounding properties either given the distances involved.

10.5. The application form states that the door has been replaced for security reasons. The new door is integrated into the existing frame and provides a fob entry system for residents.

10.6. The proposal is considered to comply with HP14 of the Sites and Housing Plan and the NPPF.

11. CONCLUSION

11.1. Having regards to the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. Paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development, this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

11.3. The replacement door is considered acceptable in design terms and does not detract from the character and appearance of the existing building or surrounding area. The proposal does not detrimentally impact upon the amenity of neighbouring properties. Overall, the development is considered acceptable in accordance with the identified planning policies and in accordance with the NPPF.

11.4. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the condition and informative set out below.

12. CONDITIONS

- 1 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.

INFORMATIVE :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants

towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

13. APPENDICES

- **Appendix 1** – Site location plan

14. HUMAN RIGHTS ACT 1998

14.1. 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.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

15.1. 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.

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