

West Area Planning Committee

10 August 2011

Application Number: 11/01350/FUL

Decision Due by: 13 July 2011

Proposal: Addition of trellis to existing boundary fence panels (retrospective).

Site Address: 9 St Bernard's Road Oxford. (Site Plan Appendix 1)

Ward: North Ward

Agent: N/A

Applicant: Mrs Jean Fooks

Reason: Due to the applicant being Councillor Fooks

Recommendation:

APPLICATION BE APPROVED

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.
- 2 The proposal is considered to form an appropriate visual relationship with the dwelling, the streetscene and the surrounding Conservation Area and does not result in any harm to neighbouring amenity or highway safety. As such the proposal complies with policies CP1, CP8, CP10, HE7 and HS19 of the Adopted Oxford Local Plan 2001-2016

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 Functional Needs

HE7 - Conservation Areas

HS19 - Privacy & Amenity

Other Material Considerations:

This application site falls within the Walton Manor Conservation Area.

Relevant Site History:

None relevant.

Representations Received:

None received.

Statutory and Internal Consultees:

Oxford Preservation Trust – No comments received.

Issues:

- Impact on character and appearance of surrounding Conservation Area.
- Impact on neighbouring amenity.

Officers Assessment:Site Description

1. The application property is a two-storey end of terrace house situated within the Walton Manor Conservation Area.
2. Adjacent to the eastern boundary of the site is a private gravel access track leading to a block of garages serving a number of properties.

Proposal

3. Consent is sought retrospectively for the addition of three trellis/fence panels on top of an existing brick wall. The fencing is stepped, starting at 2.4m and rising to 2.6m high, extending for a distance of 6m, towards the north east corner of the rear garden of No.9 St Bernard's Road, adjacent to the garage block.

Impact on character of area

4. The new trellis/fence panels are located towards the end of an existing wall and trellis boundary enclosure and is set back over 30m from the St Bernard's Road street frontage, adjacent to a modern garage block and partially screened by existing hedging within the garden of No.9.
5. Due to the limited impact of the development on the streetscene, together with its appropriate design and finish, which reflects the existing boundary fencing, it is considered that the development preserves the special character of this part of the Conservation Area.

Impact on neighbouring amenity

6. Due to the nature and siting of the development it results in no undue loss of light or amenity to the occupants of either 8, 10 St Bernards Road or to the occupants of properties within Plantation Road to the rear.

Highway safety

7. The development has no impact on pedestrian or vehicular visibility within the highway and as such is acceptable on highway safety grounds.

Conclusion:

8. The proposal is considered to form an appropriate visual relationship with the dwelling, the streetscene and the surrounding Conservation Area and does not result in any harm to neighbouring amenity or highway safety. As such the proposal complies with policies CP1, CP8, CP10, HE7 and HS19 of the Adopted Oxford Local Plan 2001-2016

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:

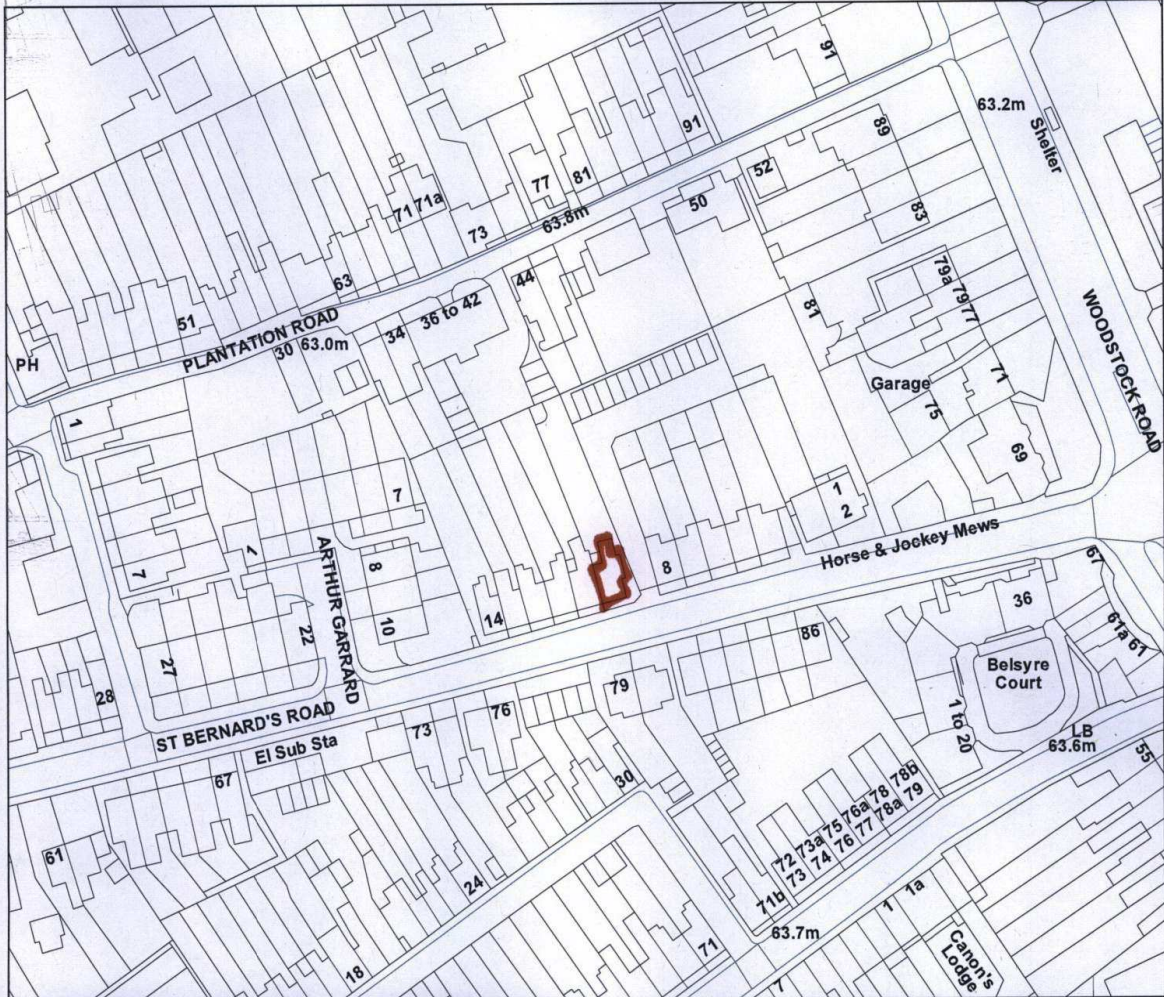
Contact Officer: Mark Spragg

Extension: 2716

Date: 18 July 2011

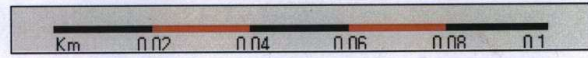
11/01350/FUL

9 St. Bernard's Road



Legend

Scale: 1:1250



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Organisation	Not Set
Department	Not Set
Comments	Appendix 1
Date	22 July 2011
SLA Number	Not Set