

Agenda Item 5

West Area Planning Committee

- 30th May 2012

Application A: 11/03269/FUL

Proposal: External alterations and additions, including extension to roof to form 3/4 floor, external cladding and balconies. Provision of bin and cycle storage

Application B: 11/03273/FUL

Proposal: External alterations and additions, including extension to roof to form 3rd floor, external cladding and balconies. Conversion to 7 flats (3x1 bed, 1x2 bed and 3x3 bed). Provision of 1 off street car parking space

Application C: 03272/CAC, 11/03271/FUL

Proposal: Conservation consent for demolition of building
Erection of 2x3 bed semi detached houses and car parking

Decision Due by: 13th February 2012

Site Address: Grantham House Cranham Street (**Appendix 1**)

Ward: Jericho And Osney Ward

Agent: Mr Douglas Riach

Applicant: Iconic Strategic Asset Fund

This report should be read in conjunction with the officer report dated 2nd March 2012 attached as **Appendix 2**.

Recommendation:

Applications for Planning Permission

It is recommended that the West Area Planning Committee grant planning permission to the above planning applications.

Reasons:

- 1 The development makes a more efficient use of a brownfield site which is within an existing residential area and sustainable location in accordance with policy CP1 and CP6 of the Local Plan. The proposal offers a good balance and mix of dwelling types and sizes in accordance with policy CS23 of the Core Strategy and would secure a financial contribution towards affordable

housing in accordance with policy HP4 of the Sites and Housing DPD. It would significantly improve the residential environment of the site in accordance with policy CP1, CP10 and HS19 of the Local Plan. The development would not adversely affect the amenities of neighbouring residential properties in accordance with Policy CP1, CP10 and HS19 of the Local Plan, and it would sustain the special qualities of this part of the Jericho Conservation Area in accordance with policy HE7 of the Oxford Local Plan. The proposal would not increase on street car parking by reason of sites removal from the Controlled Parking Zone with is reasonable in light f the sustainable location.

- 2 The Council has had regard to all the comments received through the consultation process. The matters raised have been addressed within the report and when taken on balance are not considered to warrant refusal of the application.
- 3 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 issues, 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.

Conditions:

- 1 Development begun within time limit
- 2 In accordance with approved plans
- 3 Samples of Materials in Conservation Area
- 4 Submit further architectural & construction details
- 5 Boundary details before commencement
- 6 Landscaping plan required
- 7 Details of green wall
- 8 Landscape Implementation
- 9 Landscape management plan
- 10 Tree Protection Plan
- 11 Arboricultural Method Statement
- 12 Hard Surface design – tree roots
- 13 Underground Services – tree roots
- 14 Bin and cycle storage
- 15 Construction Traffic Management Plan
- 16 Visibility Splays
- 17 Car Parking (Porous material)
- 18 Removal of site from Controlled Parking Zone
- 19 Removal of Permitted Development Rights
- 20 Details of services (i.e. satellite, meters)
- 21 Sustainability design/construction

(the above conditions are a summary and conditions 10-13 only apply to Application A)

Application for Conservation Area Consent

It is recommended that the West Area Planning Committee grant conservation area consent:

Reasons:

1. The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

Conditions:

- 1 No demolition prior to contract for redevelopment

Officers Assessment

1. At the West Area Planning Committee on the 14th March 2012 it was resolved to defer determination of these applications to allow officers the opportunity to obtain a legal view as to whether it is acceptable in planning terms to consider, as a material consideration, an allocation for social housing, as required by Policy HP4, from some of the capital receipt money received for the sale of Grantham House by the Council.
2. Since the March meeting the financial contribution for the full 15% of the projected sale value of the 9 new units has been received by the Council, by way of a financial transfer, to the off-site social housing account. In planning terms the proposal now accords with policy HP4 of the Sites and Housing Development Plan Document.

Conclusion:

The applications make a more efficient use of a previously developed site in a manner which would be sympathetic to the character and appearance of the conservation area. They would contribute to the provision of affordable homes within the City. The loss of trees and shrubs on site can be adequately mitigated by a comprehensive replacement planting scheme. The development would not adversely affect the living conditions of neighbouring properties and would create a much improved residential environment. Although some refinements are required to details of the development these can be secured by the imposition of appropriate conditions. Officers would therefore recommend that planning permission and conservation area consent be granted subject to the conditions set out in the report attached as Appendix 2.

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.

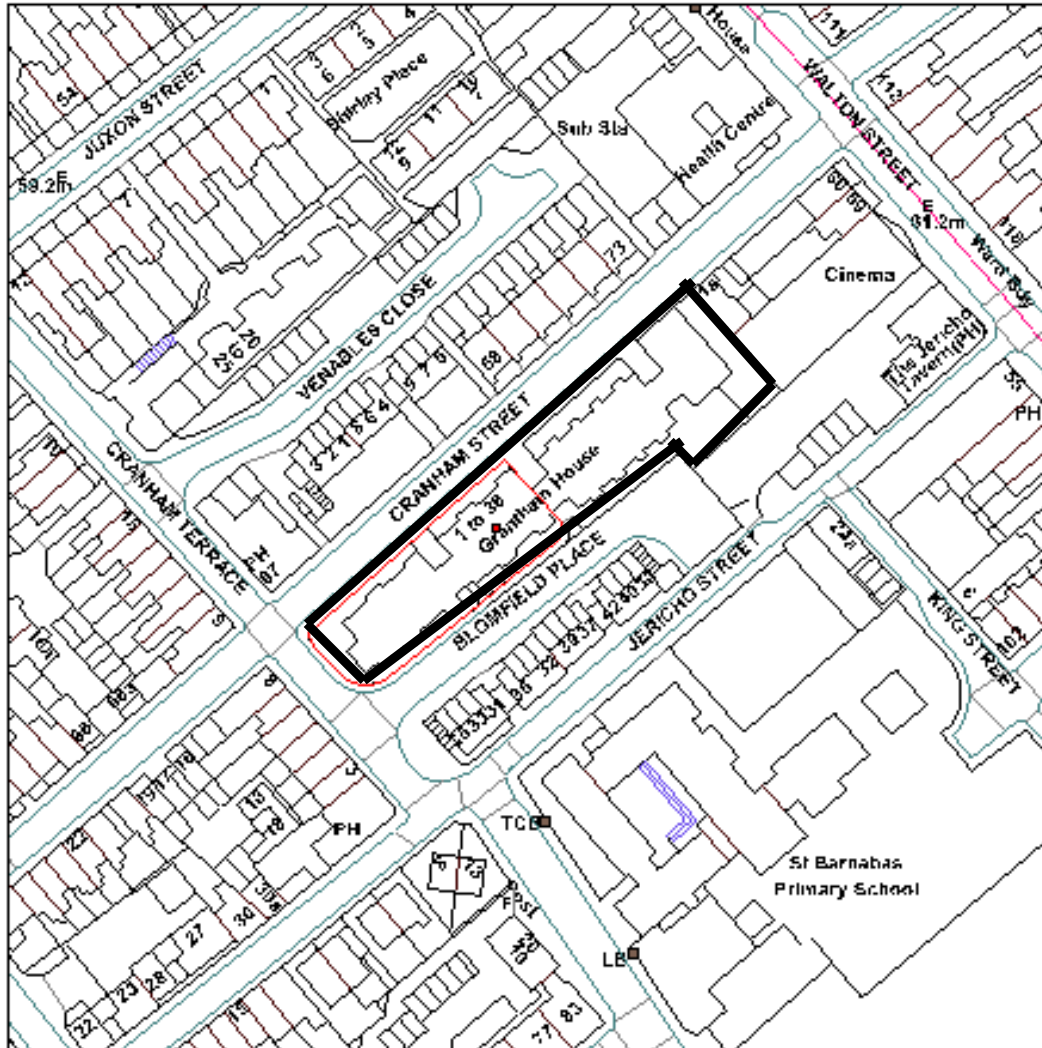
Background Papers: 11/03272/CAC, 11/03269/FUL, 11/03271/FUL, 11/03273/FUL

Contact Officer: Steven Roberts

Extension: 2221

Date: 8th May 2012

Appendix 1



This page is intentionally left blank