

DELEGATED REPORT

Application Number: 21/00241/FUL

Decision Due by: 26th March 2021

Proposal: Replace existing concrete block wall section with taller brick wall to match existing adjacent wall. Replace existing concrete copings with natural limestone copings. Repairs to existing brick wall section including rebuilding bowing section, erection of additional piers and replacement of damaged bricks and repointing.

Site Address: Summer Fields School Mayfield Road Oxford OX2 7EN

Ward: Summertown Ward

Agent: Mr Eric Catmull

Applicant: Mr James Kirk

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. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials

Main Local Plan Policies:

Oxford Local Plan 2036

S1 - Sustainable development

DH1 - High quality design and placemaking

RE7 - Managing the impact of development

Summertown and St Margarets Neighbourhood Plan

HOS2 - SSMNP Local Character and Distinctiveness

Other Material Considerations:

National Planning Policy Framework

Planning Practice Guidance

Relevant Site History:

10/03093/FUL - 2 storey side extension to East Barn.. PER 19th January 2011.

11/00738/TPO - Fell black pine included on the Oxford City Council- Mayfield Road (No 1) Tree Preservation Order, 1983 at Summer Fields School, Oxford. PER 23rd May 2011.

11/01163/FUL - Demolition of garages. Erection of single storey modular building.. PER 28th June 2011.

13/01300/FUL - Erection of an Observatory on the School playing fields. PER 2nd August 2013.

13/03393/FUL - Erection of a two storey pavilion to provide additional changing facilities and a multi-function room incorporating a balcony with terraced area at first floor level.. PER 31st March 2014.

13/03469/FUL - Demolition of existing kitchen and staff facilities. Erection of a two storey extension to provide laundry facilities and staff facilities and erection of a plant room.. PER 14th February 2014.

14/01167/FUL - Erection of bin store and insertion of 2No access gates to existing wall.. PER 4th July 2014.

14/02122/FUL - Erection of single storey school laundry building.. PER 3rd October 2014.

13/03393/CND - Details submitted in compliance with condition 5 (Archaeology - evaluation) of planning permission 13/03393/FUL. FDO 26th January 2015.

16/00702/ADV - Display of 1No non illuminated cast metal crest.. PER 18th May 2016.

17/00766/FUL - Erection of single storey extension to West elevation.. PER 10th May 2017.

17/00766/NMA - Non-material amendment to planning permission 17/00766/FUL to allow the installation of timber window frames and external door joinery as opposed to polyester powder coated aluminium window frames and external door.. PER 13th November 2017.

18/00968/TPO - T1 - Black Pine - No works to tree - surface around tree to be changed using no-dig construction - cellweb with porous bound gravel surface.
T2 - Black Pine - No works to tree - surface around tree to be changed using no-dig construction - cellweb with porous asphalt/block paving finish.. APPRET .

18/01552/FUL - Rearrangement and resurfacing of school grounds, additional provision of 8no. parking spaces, provision of path from the new Summer Field Prep School to the existing school including low level bollard lighting along pathway.. PER 22nd February 2019.

18/03057/FUL - Demolition of existing former coach house to south east. Erection of 2x1 bed apartments (Use Class C3) with provision of terrace, communal garden, cycle stores, soft and hard landscaping. New boundary treatment to north, east, south and west elevations. Provision of new gated pedestrian access to east from Mayfield Road.. WDN 13th February 2019.

19/02688/TPO - Pruning works (tip back lower lateral overhanging adjacent garden by 2.5 metres) to 1no Black Pine Tree T13 as specified by Sylva Trees as identified in the Oxford City Council Mayfield Road (No.1) Tree Preservation Order 1983. PER 6th November 2019.

19/02872/FUL - Demolition of existing former coach house to south east. Erection of 2x1 bed dwellings (Use Class C3) with provision of terrace, communal garden, cycle stores, soft and hard landscaping. New boundary treatment to north, east, south and west elevations. Provision of new gated pedestrian access to east from Mayfield Road.. PER 27th December 2019.

19/03055/FUL - Erection of tree house adjacent to the sports field.. PER 24th January 2020.

21/00241/FUL - Replace existing concrete block wall section with taller brick wall to match existing adjacent wall. Replace existing concrete copings with natural limestone copings. Repairs to existing brick wall section including rebuilding bowing section, erection of additional piers and replacement of damaged bricks and repointing.. PDE .

Representations Received:

none

Issues:

Design and Highways

Officers Assessment:

Site

The application site is part of the Summer Fields School campus in

Summertown, than is accessed from Mayfield Road. The site includes formal and informal landscaping, driveways and parking areas and is completely surrounded by school landscaped areas and building.

The brick wall section is constructed using handmade bricks in sizes ranging from 220 x 108 x 64mm – 225 x 110 x 70mm – 227 x 110 x 64mm. The bricks are laid in a Flemish Garden Wall bond with header bricks every 4th brick. This section is one brick thick, approximately 2400mm tall and has 5 no. brick piers to the south facing elevation. The majority of copings are flat concrete coping stones with half-round brick copings used adjacent to the school entrance. A former blocked up door opening is visible within the wall which has previously been infilled using bricks. The wall is constructed upon a 200mm deep rubble stone footing, approximately 500mm beneath the finished ground level.

The later concrete block section is constructed using a single skin of concrete blocks with concrete coping stones fitted to the top. The concrete block section is approximately 1900mm high with 7 no. piers to the south facing elevation. The wall is constructed upon a 200mm deep rubble stone footing, with brick and then a layer of concrete. As the stone footing matches that of the older brick wall section, it suggests that the brick wall was originally constructed to the entire length of the boundary and that this section has been replaced with concrete blocks in later years.

Description

This application seeks planning permission for the partial demolition and rebuilding and alteration of the schools boundary wall along the southern end of Mayfield Road.

This proposal aims to repair and improve the existing boundary wall in order to maintain safety for approaching pedestrians, prevent further degradation of the brick wall section and to improve the aesthetics and security of the concrete block section by constructing a taller brick wall section to match the older brick section.

This section of the wall runs alongside Mayfield Road from the end of the Marks and Spencer building to the vehicular gateway.

Design and highways

Policy DH1 of the Oxford Local Plan 2036 states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. Proposals must be designed to meet the key design objectives and principles for delivering high quality development, set out in Appendix 6.1.

The existing wall is in poor condition with a section that is bowing. The wall is adjacent to a public highway and therefore requires repairs to prevent further

deterioration and a potential health and safety risk to the public. The blockwork wall is unsightly and detrimental to the appearance of the streetscape. The blockwork wall is also too low which presents a security risk from intruders into the boarding school. There are boarding houses nearby the wall and there have been previous incidents of intruders climbing the wall

The use of traditional and natural materials and techniques have been proposed where possible. The proposed repairs to the existing brick wall are considered to be sympathetic, practical and non-contentious and generally consist of 'like-for-like repairs.

The proposed replacement brick wall section utilises materials and techniques similar to those used on the adjacent existing brick wall section where possible. This will significantly improve the appearance of the wall and streetscape by removing what is considered an unsightly blockwork wall while improving the security of the wall where it is vulnerable to intruders.

The proposed works comprise principally of repairs to safeguard the wall from further deterioration and a new brick wall section to improve the overall appearance of the wall in a way that is more appropriate for the surroundings and school site. The new brick wall would be raised to be in line with the existing walls at approx. 2.4 metres.

The proposal development would not adversely impact highway safety in principle. The applicant has set out that highway approved contractors would carry out relevant works, which is not a material planning consideration, and as such informative in this regard would be added to any planning permission.

The proposal is considered an improvement to this part of the street scape and therefore would be acceptable as it complies with policies S1, DH1 and RE7 of the Oxford Local Plan 2036 as well as HOS2 of the local neighbourhood plan.

Conclusion:

Approve, subject to conditions.

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.

Contact Officer: Tobias Fett

Extension: 2241

Date: 8th March 2021