

APPLICATION NO.	P15/V1636/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	3.8.2015
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Gervase Duffield
APPLICANT	Matrix Arts Centre
SITE	Matrix Arts Centre, 15-17 The Nursery, Sutton Courtenay, Abingdon, OX14 4UA
PROPOSAL	Internal alterations to form a main hall on the first floor with two classrooms on the ground floor and a single storey rear extension to provide an additional classroom, a staff room and a waiting room/exhibition space.
AMENDMENTS	None
GRID REFERENCE	450018/193708
OFFICER	Kayleigh Mansfield

SUMMARY

- The application is referred to planning committee due to an objection from Sutton Courtenay Parish Council.
- The application is for internal alterations to form a main hall and two classrooms on the first floor and a single storey rear extension to provide one additional. The new space will also create a staff room and waiting room/exhibition space.
- The main material planning issues are the impact on the parking and highway safety. Considerations should also be given to the impact on visual amenity and neighbouring uses.
- The application is recommended for approval as the development is considered to be acceptable and would not result in harm to highway safety and parking provision and will not adversely affect the visual amenity of the area or neighbouring uses.

1.0 INTRODUCTION

- 1.1 The Matrix Arts Centre is an award winning centre for music and arts, set up in 1989. The centre also runs the Yamaha Music School, which has been offering music courses in the UK for more than 50 years.
A site and block location plans are **attached as Appendix 1**.
- 1.2 The site is bounded to the north west, east and south east by existing residential development and commercial land use to the north.
- 1.3 The centre is part of a mix use development known as the Nursery which won the Vale of White Horse District Council Design award for major development in the 1980's
- 1.4 The existing building is rendered white with an orange pantile roof, matching all other buildings within the development. The building is one and half storey and is within the Lowland Vale landscape area.
Existing elevations are **attached as Appendix 2**.

1.5 There are no other know planning constraints or restrictions applicable to the application site

2.0 **PROPOSAL**

2.1 The proposal seeks full planning permission for internal alterations to form a main hall and two classrooms on the first floor and a single storey rear extension to provide one additional class room. The additional space will also create a staff room and waiting room/exhibition space.

Proposed elevations are **attached as Appendix 3.**

2.2 The proposal seeks to use matching materials to the existing building and surrounding buildings. An appropriate response to the surrounding established character.

2.3 The extension will be approx. 24.0 metres by 4.0 metres with a lean-to roof. At its highest, it will be approx. 4.5 metres and at its lowest point approx. 2.5 metres.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Sutton Courtenay Parish Council - Object	Point 6 of the design and access statement states <i>“In addition the Recreation Ground Car Park which is managed by the Parish Council is only a 2 minute walk away”</i> <i>The Parish Council do not support the increased use of this development to be offset by their own car parking provisions.</i>
County Archaeologist (VWHDC) - No strong views	• No objections
Highways Liaison Officer (Oxfordshire County Council) - No strong views	• No objections
Health & Housing - Env. Protection Team - No strong views	• No objections
Thames Water Development Control - No strong views	• No objections in principle subject to appropriate informative.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P04/V1104](#) - Approved (17/08/2004)
Erection of a conservatory.

[P85/V0800/LB](#) - Approved (08/03/1985)

Modi to planning app SUT/1775/8. a) Revised access and courtyard layout. b) Demo of a garage and part of 52A High Street. c) Provision of garages for 56, 58 & 60 High St. d) Improvements to 52, 56, & 58 High St, Land to rear of 52, 60 High

[P84/V0783](#) - Approved (26/10/1984)

Erection of 5 detached houses 7 terraced houses and 2 flats. Erection of 12 studio/workshops. (Floorspace 810m2) Site area 1.2 hectares).

5.0 POLICY & GUIDANCE

5.1 The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC9 - The Impact of Development on Neighbouring Uses

NE9 - The Lowland Vale

5.2 Supplementary Planning Guidance

- Design Guide – March 2015

5.3 National Planning Policy Framework (NPPF) – March 2012

5.4 National Planning Practice Guidance 2014 (NPPG)

5.5 Neighbourhood Plan

The Uffington neighbourhood plan is not yet adopted

5.6 Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.7 Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.8 Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations in the determination of this application are:

1. Highway Considerations
2. Impact on Visual Amenity
3. Impact on Neighbouring Uses

6.2 Highway Considerations

The County’s Senior Highways Engineer concludes the proposal seeks to modestly extend the existing premises and he does not anticipate a significant increase in traffic as a result of the development.

6.3 The application submission includes details on employment generated by the proposal, presently there is 1 full time member of staff and 20 part time which equates to a total of 4.5 full time staff. The number of employees will remain the same, however hours will be increased, subsequently equating to and equivalent of 5.5 full time staff. This confirms the Highway Engineers conclusions that the increase in traffic will not be

significant.

6.4 The applicant has demonstrated on plan, a number of parking spaces on site and on two adjacent sites within the applicants' ownership.

6.5 10 spaces are allocated onsite, directly outside The Matrix, with an additional bike rack for 10 bicycles. A further 14 spaces are provided to the north-west of the site. These two parking locations, totalling 24 spaces are for The Matrix's use at any time during the week.

6.6 Consideration has been given to the requirement of additional parking at evenings and weekends and as a result a further 27 spaces are available directly north of the site. This results in the overall number of spaces available amounting to 51 which includes those from commercial premises in the vicinity which are available outside typical business hours. It is therefore considered that the parking provision available is acceptable and that the proposal would not lead to pressure on other parking within the area such as the recreation ground, a concern raised by the Parish Council.

6.7 **Impact on Visual Amenity**

The design responds to the character of the existing building and the surrounding area and the proposed materials would match those existing. The extension will not be visible from the street scene, however it may be viewed from the public footpath which runs parallel to Ginge Brook. Given the low nature of the extension and the proposed matching materials, it is considered that the proposal will be viewed in the context of the existing building and will not be a stark or obtrusive addition.

6.8 The development of this proposal will not have an adverse effect on the Lowland Vale landscape, particularly on the long open views within or across the area as the addition is modest in height and will be viewed within the context of the existing structure.

6.9 **Impact on Neighbouring Uses**

The proposal will extend to the eastern boundary which is shared with the adjoining neighbour. The distance from their rear elevation to their rear boundary is approximately 12 metres. This property will not have their private amenity impacted nor will the proposal reduce daylight and sunlight into the neighbouring dwelling. This is considered to be the case due to the fact that no side windows are proposed, the low nature of the extension and the orientation of the building itself and surrounding dwellings.

6.10 There have been no neighbour objections received.

6.11 A condition is recommended to ensure the mitigation scheme in the submitted acoustic report is implemented and therefore removes concerns regarding the impact of noise on neighbouring uses.

7.0 **CONCLUSION**

7.1 The proposed development will not adversely harm the visual amenity of the area, the character of the Lowland Vale, or the amenities of neighbouring properties. It can be accessed safely, and is in a sustainable location. As such, the proposal complies with the provisions of the Development Plan in particular with policies DC1, DC5, DC9 and NE9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

8.1 **It is recommended that Planning Permission is granted subject to the following conditions:**

1. **Time limit - Commence within three years from the date of permission**
2. **Development must accord with approved plans**
3. **Materials in accordance with application**
4. **Full implementation of the mitigation scheme recommended in the accompanying acoustic report.**
5. **Submission of a construction traffic management plan.**

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