



**REPORT FROM PLANNING SUBCOMMITTEE
ON APPLICATIONS DATED OCTOBER 2009**

09/01718/ADV DEL Said Building, Frideswide Square. *Retention of two advertisement banners attached to plate-glass panels fronting the building.* We note that the posters refer to an event closing at the end of September so it would be understandable to ignore the application as being now outdated. However there is good reason to object strongly in principle to this advertising on this building. The spare clean lines of the building make any 'casual posters' look badly out of place. Some special frame or container should be positioned appropriately in which to attach posters so they can take their place within the design of the whole.

09/01875/FUL DEL Reborn Cottage, 276 Woodstock Road. *Erection of one 3-bed and one 2-bed detached dwellings.* It is unrealistic for the 3-bed house not to have car-parking on plot. Gardens for all the proposed houses are small, that for Unit 2 particularly so. In Unit 2 also there is a design fault: a door opens directly from the dining room/kitchen into what is called a 'wet room' which includes a WC.

09/01720 FUL COMM; 01721; 01722; 01723: 28 Holywell Street, formerly a restaurant, and prior to that Blackwell's Music Shop. *Change of use from restaurant and bar to graduate learning centre for Wadham College including demolition of upper floors and replacement with 3 levels of student accommodation. Erection of 3-storey entrance building in Back Quad of Wadham College. Also alterations and extensions, external staircase, pergolas, walkways and internal staircases, new partitions and reinstatement of bookcases.* The important façade on Holywell Street needs further thought, as the current proposals are not wholly satisfactory. On the ground floor the original entry to the shop/restaurant has no obvious function in the new usage and the proposed treatment could be more imaginative. Across the upper floors a screen is proposed, positioned about 1m in front of the wall-face, covering all the windows on the front elevation. It would have many drawbacks and no obvious function. It would be out of keeping, distinguishing this frontage from all others in the street, would reduce daylight in the rooms and obscure views of the outside world for occupants. Plans for the rest of the proposed construction were very complex but drawings were not informative enough to enable full understanding.

09/01927/FUL DEL 2 Cherwell Drive. *Erection of 3-storey side and rear extension. Conversion of extended building to form 4 flats (two 2-bed and two 1-bed) plus a ground-floor studio flat. 4 parking spaces, cycle parking, amenity space and bin storage.* Proposed spiral staircases although attractive would be inconvenient and impractical. Amenity space with bin-store seems very restricted and it would be difficult to make effective use of it. Further thought should be given to maximising daylight, sunlight and privacy here.

09/01939/FUL DEL and 09/01932/CAC DEL 46 Hythe Bridge Street. *Demolition and erection of a 4-storey building for nine 1-bed flats.* We responded to a recent near-identical application, expressing regret that this pleasant corner of the Conservation Area should be disrupted by demolition of part of the terrace. In their water-side setting these buildings form a distinctive and attractive whole, with much historic value and charm. The whole terrace deserves to be sympathetically restored as dwellings, coordinating with development of other buildings in Upper Fisher Row. It is questionable whether large glass panels proposed for looking out over Castle Mill Stream are desirable or suitable. NOTE: The application was REF in 10/09.

09/01978/ADV DEL 370 Iffley Road, Bristol Street Motors. *20 mobile advertisement flags on 5m tall flag-poles.* The forest of 20 flags would not enhance the street scene of Iffley Road, and could be distracting in windy weather.

09/02036/FUL DEL Norton Close, to rear of 82 Windmill Road. *Erection of a terrace of three 2-bed dwellings.* Application deficient in lacking any street names on the Location Map. Proposed entry would be too narrow for cars and difficult for emergency and delivery vehicles. Unrealistic to expect this to be a 'car-free' development: cars could be indiscriminately parked around about causing nuisance.

09/02060/FUL DEL Kiosk 2, Gloucester Green. *Change of use of premises from Class A1 (Retail) to Class A5 (Hot food take-away). Alterations to door and front.* Litter-bins will be needed, to be emptied frequently.

09/02119/FUL and 09/02002/LBC 67 – 68 High Street, 'Nadia'. *Change of use of ground floor from Class A1 (Retail) to Class A3 (Cafes and Restaurants). Alterations to shop-front including new signage and redecoration. Internal alterations to convert to restaurant with new WC facilities and removal of partitions.* Details should have been provided of the proposed redecoration in cream and brown.

09/02175/FUL 26 Lathbury Road. *Demolition of side and rear extensions. Erection of new 2-storey front and side extension and external alterations to existing dwelling. Subdivision of extended dwelling to form one 3-bed dwelling and one 4-bed dwelling. New access and parking area.* NOTE: We wrote two letters in October 2009, objecting to two almost identical applications concerning this property. Our letter of 5 October responded in detail to proposals for demolition and alterations. On 24 October we sent a copy of this letter with the comment that we had in no way altered our opinion and objections as expressed in the earlier letter.