



REPORT ON APPLICATIONS DATED FEBRUARY 2010

09/02654/FUL DEL 21 & 23 Desborough Crescent, Rose Hill .

Demolition of both dwellings. Erection of three 2.5 storey houses, all with 3 bedrooms, with 3 car parking spaces.

The appearance of the development seems rather bizarre as it gives the impression of being composed of separated sections of a terrace. A more appropriate arrangement might be as a semidetached pair of dwellings with one free-standing house, or even as three conjoined units.

09/02658/FUL DEL 269 Cowley Road, Bartlemas Conservation Area, site of former Nursery School. *Demolition of existing buildings. Erection of two single-storey buildings with accommodation in roof space. Erection of a two-storey building, with accommodation in roof space, for students of Oriel College, comprising 31 study bedrooms. Bin and cycle storage. Alterations to watercourse.* While some amendments to former proposals are welcome, certain aspects of the development still give concern:

- (1) The proposed student buildings would be more bulky and intrusive and would have a larger footprint than the single storey Nursery building which they replace. They are predominantly on three storeys with a volume 3 times that of the Nursery.
- (2) The character of the roof of the main building is problematical. The proposal is for it to be flat, covered in soil and sown with grasses. This treatment would contrast with, and be out of keeping with, the traditional steep-pitched tiled roofs of all the buildings in the Conservation Area.
- (3) Small subsidiary portions of the flat grassy roof are designed to be accessed from some of the rooms, and possibly even the flat main roof could be accessed. Such roof spaces are likely to be used as attractive sitting-out areas in summer weather, which could intolerably compromise the peace and privacy of neighbours, particularly in gardens of Bartlemas Farmhouse and in Southfield Road.
- (4) A footpath from the new development is shown on the model (on view in Ramsay House) to cross the watercourse over a small bridge, presumably to give access to Oriel College sports facilities, and also to the main track leading down to Cowley Road. At some points the path appears to run directly through land owned by occupants of nearby houses. Fences and hedges should be provided to delineate boundaries and preserve privacy from what might be at times a busy flow of pedestrians and cyclists.

09/022842/FUL COMM Turbo Teds Nursery, 1 Roger Dudman Way.

Demolition of existing building. Erection of replacement 3-storey building for nursery on ground floor and 6 flats above (three 2-bed, two 3-bed and one 1-bed).

No parking is included since the development is intended to be car-free. However some supervision may be needed to ensure this.

10/00119/FUL DEL 32 and 34 Northfield Road, Barton/ Sandhills. *Erection of detached building for one 2-bed semi-detached dwelling, one 1-bed flat and one 2-bed flat. Bin and cycle storage and amenity space.*

Access is much too cramped and amenity space too small for three dwellings. If this back-land is to be developed it should be by access from an alternative route.

10/00137/FUL DEL 3 Spring Lane, Littlemore. *Demolition of existing garage and single-storey side and rear extensions. Erection of 2-storey side extension and single-storey rear extension to provide one 2-bed dwelling. Amenity space, car and cycle and bin storage.*

The Victorian terrace houses should be valued as charming relics of the former rural character of the village. It is a pity that the appearance of the Lane, which has already been compromised, should be further altered.