



REPORT FROM PLANNING SUB-COMMITTEE ON APPLICATIONS DATED DECEMBER 2011

11/02812/ADV DEL 1 Alfred Street, off High Street. *Signs and an A board.* Signs are proposed for windows which are blacked out: these are intrusive and deleterious to the historic Central Conservation Area. The A-board could be a trip-hazard in the narrow street, and is therefore unsuitable.

11/02834/FUL DEL 22 Grove Street, Summertown. *2-storey rear extension and conservatory.* Similar application to one which was withdrawn, 11/02293, which was objectionable in that the proposed rear extension would cut out daylight and sunlight for No. 21 Grove Street, to an unacceptable degree. In this application the length of the rear extension is reduced by about 1.1m, but with unchanged ridge height, so the impact on No 21 Middle Way would not be reduced.

11/02850/FUL DEL 109A Banbury Road. *Alterations to 1-storey garden building including addition of a kitchen, to enable use as a self-sufficient annexe to No. 109A Banbury Road. Variation of condition 3 of Planning Permission 06/01371, requiring the garden building to remain ancillary to No.109A Banbury Road.* Proposal acceptable provided that the garden building continues to be treated as ancillary to the main house (ie the proposal to vary the condition should **not** be permitted).

11/02891/FUL DEL 41 Old High Street, Headington. *2- storey rear extension. Reinstatement of original front door, with extension and alteration of garage. Two windows to be inserted to side elevation.* Proposed rear extension too large and out of character with the main cottage building, in sensitive Conservation Area. Other proposals acceptable.

11/02893/FUL DEL 21 Colterne Close. *Demolition of garage and addition of 2-storey side extension.* Demolition of garage would result in unacceptable pressure on on-street parking, so should not be permitted.

11/02920/FUL DEL Nos 2 and 4 Fern Hill Road, Lye Valley. *Extension of planning permission 08/02420 for 1- and 2-storey rear extension.* No Location Plan provided and not enough information for proper assessment.

11/02977/FUL DEL 47 Union Street, St Clements. *2-storey rear extension and loft conversion, involving a side window and rear dormer window.* Accommodation would be cramped and the building should not be further divided.

11/02982/FUL DEL 29 Capel Close, N Oxford . *First floor extensions to front and side, and 2-storey extension to rear.* House has already been extended up the boundaries of plot, and further extension would produce accommodation which is too cramped. Converting garage to living space might increase on-street car-parking unacceptably.

11/02993/ADV DEL 12 St Ebbe's Street. Hardware shop. *Retrospective application for two internally illuminated signs: one projecting and one on fascia.* The shop is part of a fine building, (perhaps an 'Arts and Crafts Municipal School of Architecture'), at the junction of St Ebbe's Street and Pembroke Street. The designs of the proposed sign and fascia sign should be more in keeping with this building.

11/02997/FUL DEL 1 Elsfield Road, Old Marston. *Removal of porch. Erection of 1- and 2-storey side extension.* This interesting house of 'Arts and Crafts' style deserves tactful treatment. Fortunately the proposed alterations would be pleasantly unobtrusive.

11/03005/FUL Oxford Centre for Innovation, Mill Street. *Change of use from offices to student accommodation, with alterations to façade, car-parking, landscaping and also provision of covered cycle stand for 100+ cycles.* The amount of common-room and other amenity space in the building is disappointingly small for such a large concentration of students. In the transport statement, insufficient attention is paid to the large numbers of students accessing the Mill Street/Botley Road junction from this large new post-graduate development, on the way to and from their studies. Special measures will need to be put in place to ensure safety, if this application is to be permitted. A very robust management regime should also be conditioned, and if possible affiliation with a named educational institution.

11/03008/FUL DEL 376 Banbury Road. *Proposal to demolish the building. Erection of 4-storey building for 9 flats (Three 3-bed, four 2-bed, two 1-bed). Access from Hernes Road to parking for 9 cars, cycle and bin storage.* Proposed building would be out of keeping with neighbourhood, and of poor design: too massive, tall and oppressive, and unfortunately in a very conspicuous position.

11/03080/CEU DEL 39 Radcliffe Road, Iffley fields. *Application for Certificate of Lawfulness for Existing Use of the building as two self-contained flats.* It is impossible to assess the application because no scale and drawings of elevations were provided, needed in considering details such as context of neighbouring buildings.

11/03052/FUL DEL 106 London Road. *Three applications; 11/03052, 3106, 3205 regarding change of use from retail to mixed, new shop front and two sets of internally illuminated fascia lettering.* Probably already adequate provision in Headington for this use category, so may well transgress City Council policy for maintaining diversity of use.

11/023077/FUL DEL 22 Norham Road. *1-storey side extension ('basement').* Not appropriate because the 'basement' would have a flat glazed roof, out of keeping with existing building. Pitched tiled roof more suitable.

11/03081/FUL DEL 28 Downside End, Risinghurst. *1-storey front extension.* Alteration to use as two separate flats, and a Certificate of Lawfulness of this is also applied for. The area is composed of small terrace houses, so alteration to use as two flats should respect the surrounding pattern of housing.

272 Woodstock Road. Two alternative proposals: (a) **11/03089/FUL DEL** *Erection of 2-storey building with accommodation in roof space for four dwellings: one with 3 beds & one 3-bed duplex & one 2-bed duplex & one 1-bed flat (=9 bed spaces). 2 parking spaces, cycle parking and private and communal open space.* (b)

11/03090/FUL DEL *Erection of three 3-4 storey buildings containing 4-bed dwellings, with provision of car parking spaces (number unstated), bin stores, (cycle storage?) and private amenity space. This site despite its considerable length could be overcrowded, lacking in amenity space, and too full of car-parking.*

11/03104/FUL DEL 155 Walton Street. Not enough information is given to illuminate how the rear projection of No. 155 relates with rear of other buildings in Walton Street.

11/03114/FUL DEL 8 Crick Road, N. Oxford. *Removal of side extension, and replacement by a side extension which is in part on 3-stories and part 1-storey. Cycle and bin storage to front and new gate with railings.* (a) Proposed design for railings is completely inappropriate. Consent should be conditional on approval of alternative designs, more appropriate to context and heritage of the site and neighbourhood. (b) Consent should be conditional on submission and approval of full details, with drawings, of bin and cycle stores, which are to the front of the site and therefore in a most prominent position.

11/03165/FUL DEL University of Oxford, Mansfield Road. *New generator within concealed courtyard of university, adjacent to existing transformer/switchroom compound.* The appearance of the proposed installation would be ugly, but unfortunately the location chosen is sensitive, and sadly no attempt is being offered to conceal the generator. Furthermore it is proposed to mount it, presumably on concrete, at a much higher level than existing ground level, which would make it even more conspicuous than existing. This would compromise appearance of adjacent buildings, and also of views from them. Clearly greater effort also needs to be made to provide screening.

11/03199/FUL DEL 127 Rose Hill. *Rear loft conversion with four dormer windows.* This application is an example of a Box Dormer, a fairly common type of proposal. It has very seldom been permitted, because it creates an ugly roof-scape, sometimes likened to a chicken coop balancing on an otherwise normal roof. It is also an affront to privacy in neighbouring houses because overlooking into private gardens becomes likely. This case is particularly unpleasant because one side of the roof has already had this treatment, and with this alteration both sides would be involved.

11/03200/FUL DEL 212 Woodstock Road. *Single-storey side and rear extension.* The extension might impact on the neighbour at No.210, as it perhaps violates the 45 and 25 degree rules on access to windows of daylight and sunlight. The possibility should be investigated.

11/033215/FUL DEL 19 Vicarage Road, Hinksey Park. *Single and 2-storey rear extension.* The extension could possibly compromise access of daylight to, and enjoyment of views from, the landing window of No. 20, which would be unacceptable.