



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

**09/01413/FUL DEL 48 Rosamund Road, Lower Wolvercote.** *Demolition of detached garage. Erection of 2-storey side extension to house and insertion of dormer window to rear roof slope. A very inadequate application: no drawings were provided to show context and relationship of house with neighbouring buildings.*

**09/01586/ FUL DEL 46 Cumberland Road.** *Change of use to two 1-bed flats. Alterations to front dormer window to form balcony. Car parking and bin and cycle storage. The plot is too small for the proposals. The front garden could not reasonably accommodate two parked cars plus bin and cycle storage. Front window of ground floor flat would often be obscured by a parked car.*

**09/01636/FUL DEL 367 Iffley Road.** *Demolition of existing single-storey structures. Erection of 2-stoey extension for accommodation and garaging. Difficult to assess as the context of the building in its surroundings was not clearly shown.*

**09/01659/ FUL DEL 1 Upland Park Road, off Woodstock Road.** *Demolish and erect a terrace of four houses, each with three bedrooms and a study. Each house needs to have all its parking on the plot. There is room here for three of these large houses each with two parking spaces, and even this leaves barely enough garden space. These three houses should be excluded from the residents parking scheme. That there is not enough space here for a fourth house is made clear by the difficulty of finding space on the plot for parking eight cars. The applicant suggests that one of the houses should have no on-plot parking and instead be entitled to parking space beside the kerb on the opposite side of the road. This would be quite unacceptable use of public parking space.*

**09/01688/FUL DEL and 09/01689/CAC DEL Mallards, 4 Mill Lane, Old Marston.** *Demolition and erection of three 3-bed houses. Over recent years there have been several similar proposals to redevelop this special corner of the Conservation Area of Old Marston. All have been rejected on the grounds that it would be wrong to erect buildings here which would detract from the group close by of three fine historic stone houses. The corner is also significant as the entrance to the medieval 'back lane' of the village and leading on to the meadows and the lane down to the Victoria Arms PH and the river. The unique atmosphere here deserves to be treasured and conserved. Modern buildings, however carefully designed, would be out of keeping. Disturbance from the resultant increase of motor traffic in Mill Lane, which is already hazardous, would also detract from the character of the area and should not be permitted.*

**09/01800/FUL COMM Highbank Bungalow, 8 Headley Way.** *Demolition and erection of 9 dwellings (four with 3 beds, three with 2 beds and two with 1 bed). Parking access and*

*landscaping*. It seems very unfortunate to lose a bungalow and a pleasant garden with many trees. Far too much is proposed to replace them on the plot. The current scheme with access too narrow to allow passing, is much too cramped with tiny gardens. No mention is made of cycle and bin storage for which space should be allowed. Providing 'car-free housing' is unrealistic as there is a poor bus service here. If only five or six units were allowed, car parking and some amenity space could be provided for all, and space for parking for visitors and service vehicles should also be allowed. More of the trees should be retained as an amenity visible to the whole neighbourhood.

**09/01818/FUL DEL 16 Lye Valley.** *Demolition of existing garage and 1-storey side and rear extension. Erection of 2-storey extension to provide a 1-bed flat on the ground floor and additional bedrooms to main house on the first floor. Car and cycle parking, bin store and amenity space.* The proposed extensions would not enhance the harmony of the street. The flat would be too cramped. It is not clear whether two cars or one would be parked on the plot, but either case would be dangerous with cars reversing on to the road near a corner.

**09/01836/ADV DEL Forecourt of Ashmolean Museum, Beaumont Street.** *Consent for display of three 'lectern' advertisement panels.* It is not made clear where the panels would normally be sited in relation to the museum portico.

**09/01843/FUL COMM 145 – 146 Magdalen Road.** *Demolition of existing buildings. Erection of 1- and 2-storey buildings with accommodation in the roof, for 46 ensuite student rooms with shared facilities.* An argument against the proposal is that employment space in the area would be lost. If permitted, the development should be conditioned for occupation only by students of a recognised educational establishment which would have full responsibility for management. Plans were not clear enough for full assessment.

**09/01844/ADV DEL 37 Cornmarket Street.** *Display of an illuminated back-projection screen inside an existing shop front.* Advertising of this nature would be quite unacceptable in this situation in the Conservation Area, as it would not be in keeping with the character of buildings in the street and would detract from them. It would also be an unwelcome precedent for a particularly undesirable style of advertisement.

**09/01847/FUL DEL 24 Littlehay Road.** *Erection of 2-storey side and rear extension and subdivision to form two dwellings, one 1-bed and one 2-bed.* The proposal would in result in substandard accommodation because too cramped.

**09/01853/FUL DEL 187 Iffley Road.** *Erection of detached building for one 1-bed flat and one 2-bed flat. Amenity space, car and cycle parking.* The proposal would result in substandard accommodation because much too cramped.

**09/01855/FUL DEL 37 Coverley Road, Lye Valley.** *2-storey and 1-storey extensions to form new 1-bed dwelling. Alterations to parking for both existing and proposed dwellings.* Windows on the front elevation could be designed to coordinate better with existing windows.