

Comments for Planning Application 20/03281/FUL

Application Summary

Application Number: 20/03281/FUL

Address: 21 Old Marston Road Oxford OX3 0JR

Proposal: Conversion and extension of existing HMO (Use Class C4) to create 2 x 2-bed dwellings (Use Class C3). Erection of single storey rear extension. Alterations to roof to form hip to gable, formation of 1no. rear dormer in association with a loft conversion. Insertion of 2no. windows and 1no. door to side elevation. Provision of amenity space, car parking and bins stores (amended description)

Case Officer: Sarah Chesshyre

Customer Details

Name: Mr Glenn Speakman

Address: County Hall, New Road, Oxford, Oxfordshire OX1 1ND

Comment Details

Commenter Type: Standard Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The application seeks the conversion and extension of existing HMO (Use Class C4) to create 2 x 2-bed dwellings (Use Class C3). Erection of single storey rear extension. Alterations to roof to form hip to gable, formation of 1no. rear dormer in association with a loft conversion. Insertion of 2no. windows and 1no. door to side elevation. Provision of amenity space, car parking and bins stores (amended description). The proposals are in a highly sustainable location with good access to public transport and local amenities. The proposals are in a CPZ.

Cycle Parking - The plans show two areas in the back garden for cycle and bin storage. There is not enough information provided on the nature of the proposed cycle parking. Cycle parking must be specifically shown on the plans and must be covered and secure. a minimum of two spaces should be provided per dwelling. This should be secured via planning condition.

Car Parking - 2036 local plan policy states that if dwellings are in a CPZ, within 800 metres of a food shop and within 400 metres of a bus stop they should be car free. The proposed dwellings each have one off-street car parking space, this does not conform to 2036 local plan policy. Oxfordshire County Council object to the application on these grounds.

The proposals are likely to have a detrimental impact on the local highway network in traffic and safety terms as they are in contravention of local plan policy. Oxfordshire County Council object to the granting of planning permission. If permission is granted despite our objections then the following conditions should apply to any approval:

Cycle Parking

Before the development permitted is commenced details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To encourage the use of sustainable modes of transport in line with 2036 Local Plan Policy

Parking Permits

The development/proposed unit(s) shall be excluded from eligibility for parking permits prior to occupation. A cost of £2200 to amend the Traffic Regulation Order shall be met by the applicant through a Unilateral Undertaking.

Reason: To ensure that the development or change of use does not generate an increase in parking demand, restrict existing residents' access to on-street parking and to ensure that the low-car nature of the development is met.

Officer Name: Glenn Speakman

Officer Title: Assistant Transport Planner

Date: 09/03/2021