

Comments for Planning Application 21/00079/FUL

Application Summary

Application Number: 21/00079/FUL

Address: 67 Argyle Street Oxford OX4 1ST

Proposal: Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). Provision of bin and bike stores(Retrospective).|cr|

Case Officer: Stacey Harris

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 change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4). 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 property demonstrates 6 cycle parking spaces for a 6 bed HMO. This provision is in line with 2036 local plan policy and is considered acceptable.

Car Parking - The proposals do not include any off-street parking. This can be mitigated against by excluding the property from obtaining residential parking permits. This will enforce the low car nature of the development and protect existing parking from the impact of the development.

The proposals are unlikely to have a detrimental impact on the local highway network in traffic and safety terms. Oxfordshire County Council do not object to the granting of planning permission, subject to the following conditions:

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: 18/02/2021