

Comments for Planning Application 21/00138/FUL

Application Summary

Application Number: 21/00138/FUL

Address: 88 Bernwood Road Oxford OX3 9LQ

Proposal: Erection of single storey annexe to the rear garden to be used as ancillary accommodation.

Case Officer: Alice Watkins

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 Erection of single storey annexe to the rear garden to be used as ancillary accommodation. The proposals are in a highly sustainable location with good access to public transport and local amenities. The proposals are not in a CPZ.

Cycle Parking - The applicant should display where they intend to provide cycle storage on the site, the site should provide 3+ covered and secure cycle spaces. These should be secured via planning condition.

Car Parking - There is adequate space for parking 2+ cars on the proposed driveway. The level of provision is suitable for a property in this location outside of a CPZ. The Annexe should be conditioned as ancillary accommodation to prevent future loss of amenity for the occupier should the property be sold.

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 conditions:

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 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.

Ancillary Accommodation

The additional residential accommodation hereby permitted shall be occupied only as ancillary accommodation to the existing dwelling on the site and shall not be occupied or used separately, and no separate curtilage shall be created.

Reason: The additional accommodation and the existing dwelling would not enjoy reasonable standards of residential amenity if occupied separately.

Officer Name: Glenn Speakman

Officer Title: Assistant Transport Planner

Date: 15/02/2021