

Comments for Planning Application 21/00142/FUL

Application Summary

Application Number: 21/00142/FUL

Address: 75 Botley Road Oxford OX2 0EZ

Proposal: Change of use of garden outbuilding to office (Use Class E (g)).

Case Officer: Tobias Fett

Customer Details

Name: Dr Halbert Jones

Address: 39 Oatlands Road Oxford OX2 0EU

Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on adjoining properties
- Effect on character of area

Comment:As a resident of Oatlands Road, I objected to the proposal for the construction of an office in the place of the garage that formerly stood at 75 Botley Road when the planning application for the redevelopment of the property was open for comment previously. As I said then, an office on that site - even a small facility that would not be expected to generate significant foot or car traffic - would not be in keeping with the character of an entirely residential street. Though the structure in question may have a Botley Road address, it is situated on Oatlands Road, where it abuts the terrace of houses that runs the length of the west side of the road. While Botley Road may have a more mixed character, this building is well away (nearly 100 feet) from Oatlands Road's corner with the busier thoroughfare, and even farther away from any other commercial establishment or office. Though the structure is modestly proportioned and not unattractive, its appearance (for it is obviously intended for use as commercial office space) is incongruous on a quiet, no-through-access residential street, and - even if, as would be hoped, it functioned in a relatively unobtrusive way - its operation as the seat of any sort of enterprise would detract from the neighbourhood atmosphere of the road.

I would only add that this latest application appears to be a cynical abuse of the planning process. When, as part of the wider planning application for the redevelopment of 75 Botley Road, it was proposed previously that the garage on the site be replaced by a small commercial office building, this part of the application was rejected, and the planning permission granted included the condition that "[t]he approved outbuilding shall only be used as a garden outbuilding, for storage or any other purpose incidental to the enjoyment of the dwellings at 75 Botley Road and shall not be used for primary living accommodation or a business use," in order "[t]o protect the amenity of neighbouring occupiers." It is clear, however, that there has been no intention to comply with this

condition, as the outbuilding was constructed (and outfitted and furnished) exactly as originally planned, as an office, with planning permission now effectively being sought retrospectively. To grant such permission now would be to reward non-compliance with Council planning decisions and to encourage disregard for future decisions.