

Mr Gareth Evans
29 Rippington Drive
Oxford
Oxfordshire
OX3 0RJ

Date: 3rd March 2021
My ref: 21/00153/H42
Please ask for: Mary Rowe
Direct Dial: 01865 335430
Email: mrowe@oxford.gov.uk

Dear Mr Gareth Evans

APPLICATION: 21/00153/H42

REGISTERED: 25th January 2021

PROPOSAL: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.52m, for which the maximum height would be 2.6m, and for which the height of the eaves would be 2.6m.

ADDRESS: 29 Rippington Drive, Oxford, Oxfordshire, OX3 0RJ

Following your application, Oxford City Council, as local planning authority, hereby confirm that **planning permission is required** for the proposed development at the address shown above, as described by the description shown above. This is because the property benefits from an original outrigger at the rear. The enlarged part of the dwellinghouse would form part of an extension that would extend beyond an original side wall of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse and therefore constitutes a side extension as well as a rear extension. On this basis, the proposed development fails to meet the specified criteria set out in Part 1, Class A, J (iii) of the Town and Country Planning (General Permitted Development) Order 2015 and therefore requires planning permission.

It is important that you read and understand all of the following essential information:

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended). It is important to note that this written

notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

The Council offers a Pre-Application Advice Service to provide feedback on proposals and their acceptability before submitting a formal planning application. To find out more about this service please visit:

http://www.oxford.gov.uk/PageRender/decP/Pre-Application_Advice_occw.htm

Yours faithfully

A handwritten signature in black ink that reads "A Arnold". The signature is written in a cursive style with a large initial 'A'.

Adrian Arnold

Head of Planning Services

Please quote reference number 21/00153/H42 in all communications

GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN REFUSED

The Council offers a pre-application service for householder applications. You can see further information on pre-application advice and download the necessary form to apply for this at www.oxford.gov.uk/PageRender/decP/Pre-Application_Advice_occw.htm

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse prior approval, he or she may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990, within 12 weeks of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0303 444 5000) www.planning-inspectorate.gov.uk). The Secretary of State has power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.