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Registration
Oxford Planning and Conservation
Oxford City Council
Ramsey House
10 St. Ebbe's Street
Oxford, OX1 1PT

14 January 2021

Dear Planning Registration

Ref. 64 KILN LANE, RISINGHURST, OXFORD, OX3 8EY
First Floor Extension over existing permitted single storey extension

[Previous Planning Ref: Application 19/02690/FUL- Permitted 31/12/19. Case officer: Alice Watkins]

Following correspondence yesterday with Alice Watkins and today with Kelly from Planning Administration, I enclose a single 'paper' copy of the following documents as a new planning application:

- 1App Planning Application form, dated 14/1/21
- Contamination questionnaire, dated 14/1/21
- £206 Planning application (to pay - see below)
- Drawings as follows, and dated as per each drawing:

Survey information

64 KL/S1(B) - Survey plans and elevations of the existing property at present - Prior to the above approval. (However, the above permission has yet to be implemented)

Proposals:

64 KL/P7(A) - Block plan/Roof plan (1:500) and Ground floor plan (1:100)
64 KL/P11(D) - First floor plan (1:50)
64 KL/P12(C) - West Elevation (1:100) and Site Plan (1:200)
64 KL/P13(C) - East and South Elevations (1:100)

The proposals are a development of the previous scheme, for the same applicants, that wish to form a first floor extension to Bedroom No.2, to be borne on and over the permitted, but not yet realised, ground floor extension - Ref. Application 19/02690, permitted 31/12/19.

Regarding the planning fee, I have agreed with Kelly that Planning Registration will contact the applicant, Andy Jillings direct, on 01865 761255, and he will pay over the phone. Alternatively you could confirm the application reference No, and he would phone in to make the payment himself.

Could I request continuity as regards to dealings with planning are concerned, and have Alice Watkins as the case officer for this application - as she was for the last application.

By way of explanation: The planned alterations are for:

1. A proposed 3.5m deep x 4m wide first floor extension, coming out from an existing first floor projecting gabled dormer, in the same profile and in materials to match, as the existing gabled roof dormer.
2. An alteration of the permitted ground floor playroom, to include a return full height glazed panel on the west elevation, to complement and match both the proposed and permitted glazed gable (facing the garden) and that on the return west side.

Both these changes have been noted on the plans listed above and described in 'boxed-in' panels of text, with an asterisk beside them to distinguish them from all other features on the drawings, which can be assumed to be either as existing or as materially permitted under appl. 19/02690/FUL.

The drawings have the proposals shaded in red. All drawings are at original A3 size, have scale bars and north points to all plans, and the applicant's site is outlined in red.

No. 62, being the closest residential property would appear to be the only neighbour, that might be relevant as regards to any potential amenity issues. In this respect, we contend that the proposals wouldn't have any adverse effect on their ability to enjoy reasonable privacy, daylight or sunlight, and would not suffer from having an adjacent extension which was either bearing or would overshadowing them.

If you need any further information, would you please be in touch at the earliest opportunity

I look forward to hearing from you.



Phil Mead

Architect RIBA