

# Comments for Planning Application 21/00262/FUL

## Application Summary

Application Number: 21/00262/FUL

Address: 20A Osler Road Oxford Oxfordshire OX3 9BJ

Proposal: Erection of a 2 x 2 bed dwellinghouses (Use Class C3).

Case Officer: Sarah Orchard

## Customer Details

Name: Tom Peacock

Address: 22 Osler Road Oxford OX3 9BJ

## Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on privacy
- General dislike or support for proposal
- Height of proposal
- Information missing from plans
- Light - daylight/sunlight
- Local plan policies
- Not enough info given on application
- Open space provision

Comment: I object to application 21/00262/FUL on the following points:

- The applicant proposes the development on the basis that there is a clear ribbon of development established by 18 Osler Road and 17 Stephen Road (paragraph 4.4 Design and Access Statement (DAS)). This is not the case and each planning application should be considered separately. The permission for No. 18 Osler Road and the historic presence of 17 Stephen Road, developed when the properties on Osler Road enclosing the plot had not been built should not set the planning precedent for a series of backland plot developments along Osler Road.

- The application admits the previous building has been demolished and therefore states it will compare itself with the extant permission for a single storey dwelling. This is not the case and there is scant reference to that permission or the existing condition of the site. For reference, there has been a loss of a serviceable building and the site is now derelict and unsafe due to the presence of live utilities. The majority of vegetation has been removed with little to none retained

along boundaries, contrary to the information provided on the site plans.

- The height of the proposed development is over 7m at its highest point, nearly double the height of the previous demolished building as it replaces a single storey structure of approximate 4.6m height based on the proposed plans and the delegated report for the previous refused application 20/02090/FUL. The new building will be visible from both Osler Road and Stephen Road as seen by the new development at 18 Osler Road and therefore will alter the existing character of the area. During demolition, some planting has been retained along the boundary of Stephen Road but there is little to no space to provide further screening within the site boundary and should not be reliant on screening provided off-site. The change in character and visual impact will not meet the key design objectives and principles for delivering high quality development required by DH1 of the Oxford Local Plan 2036 and CIP1 and GSP4 of the Headington Neighbourhood Plan.

- The height of the structure and the proposal to provide full height windows on the gable end of the buildings on the eastern elevation will result with a major loss of privacy, daylight and sunlight to the properties and loss of amenity to the gardens on Stephen Road. If anything, the gable end window is even worse for privacy than the previous proposals' Velux windows. The proposed timber louvres on the upper half of the windows are not sufficient to safeguard privacy as there is no control over the retention of the louvres, once planning permission is given. H14 of the Oxford Local Plan 2036 states that 'planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes.'

- The DAS (paragraph 4.4) states the footprint of the proposed building is similar to the extent permission 72m<sup>2</sup> under 19/01727/FUL. It suggests it is only a small increase of 3m<sup>2</sup>. No footprint area is provided but based on the drawings, it is considerably larger than the suggested 75m<sup>2</sup> and this is confirmed by the Gross Internal Area of 145m<sup>2</sup> provided in the CIL form. Therefore, assuming the footprint is in the region of 90m<sup>2</sup>, the overall footprint is considerably larger than the previous demolished building of 61m<sup>2</sup> and bigger than the extant permission.

- The new proposal sits awkwardly within its plot. Even though there appears an approximate 1.8 to 2m separation from the boundaries to the north (with No. 22) and south (with No.18), this is considerably smaller than the separation with which it is compared at No. 18. Where the separation is 7m from 20A and 10m from No. 17 Stephen Road. In addition, the building is only 5m away from the boundary with Stephen Road, increasing to approximate 6.35m at its maximum.

- The design and height of a blank, 2 storey gable end structure along the northern boundary provides a poor relationship to the garden of 22 Osler Road in comparison to the previous single storey demolished building or even the extant permission 19/01727/FUL for a single storey building.

- The proposed external space for the properties is broken up into small and narrow areas to the

front and rear which are impacted by the bin and cycle stores. Very little of the space will be usable as private amenity space as required by H16 of the Oxford Local Plan 2036 and is not in character with the wider garden plots in the area.

- The extant permission 19/01727/FUL was presented as an EcoHome whereas this application makes no pretension to achieving over and above basic requirements for sustainability. It therefore represents a retrograde step with the loss of the green roof 'to incorporate measures to enhance biodiversity value' and general lack of consideration of sustainability within the design. This is not in keeping with requirements and ethos of RE1 of the Oxford Local Plan 2036.