

# **Comments for Planning Application 21/00269/VAR**

## **Application Summary**

Application Number: 21/00269/VAR

Address: The Lodge 122 Banbury Road Oxford Oxfordshire OX2 7BP

Proposal: Variation of condition 2 (Develop in accordance with approved plans) and 8 (Landscape carry out after completion) of planning permission 18/03113/FUL (Erection of 2no. dwellinghouses (Use Class C3) within the grounds of 122 Banbury Road, including new access off Belbroughton Road, landscaped amenity space, car parking, bin and cycle storage.) to reflect changes to scheme design and remove reference to previously permitted landscaping scheme.

Case Officer: Tobias Fett

## **Customer Details**

Name: Dr Walaa Al-Noori

Address: 4 Cunliffe Close Oxford OX2 7BL

## **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
- Effect on traffic
- General dislike or support for proposal
- Height of proposal
- Information missing from plans
- Light - daylight/sunlight
- Local ecology, biodiversity
- Not enough info given on application
- Open space provision

Comment: The reason for objection is because of the so called "variation" doesn't fit its definition, it is more than a variation as there is a considerable increase, in the size of the buildings; horizontally plan wise and vertically in height. The site is already cramped, the ratio between the buildings of the proposed houses to the size of the plot is much less than that of the neighbouring houses within the conservation area which is distinguished by large houses set out in proportionally suited large gardens. The addition of another floor to the existing two would increase the Mass of the the proposed housing making residents of neighbouring houses at Cunliffe Close feeling more overlooked and reduces their privacy as the bottom of their gardens would be less than 1 meter away from the facade of one of the proposed houses. That would also

reduces the amount of light and sun shine getting to their moderately sized gardens, and in my case, making the studio at the back of the garden not fit for purpose. Installing mechanical lifts in order to get number of cars, up to 4, in and out of the basement would be noisy when operated, disturbing the peace of neighbouring residents particularly at night time. The use of heavy machineries in digging the ground to accommodate the basement space would be noisy and could disturb the earth around the roots of old trees on the site, particularly the protected Ginko Biloba. The application should be withdrawn and new application submitted