

Adrian Arnold Esq.
Director of Planning Services
Oxford City Council
St. Aldate's Chambers
109, St. Aldate's
OXFORD OX1 1DS.

28th. February 2021.

Dear Sir,

122, Banbury Road, Oxford OX2 7BP : Ref. 21/00269/VAR.

I wish to object to the above application. The proposed "variation" is not a variation of 18/03113/FUL : it is a cynical attempt to enlarge the original development in both area and size. It substantially aggravates the harm already to be caused by the Council's existing consent to that development on this sensitive site on the northern edge of the North Oxford Victorian Suburb Conservation Area (NOVSCA). My grounds for objection are:-

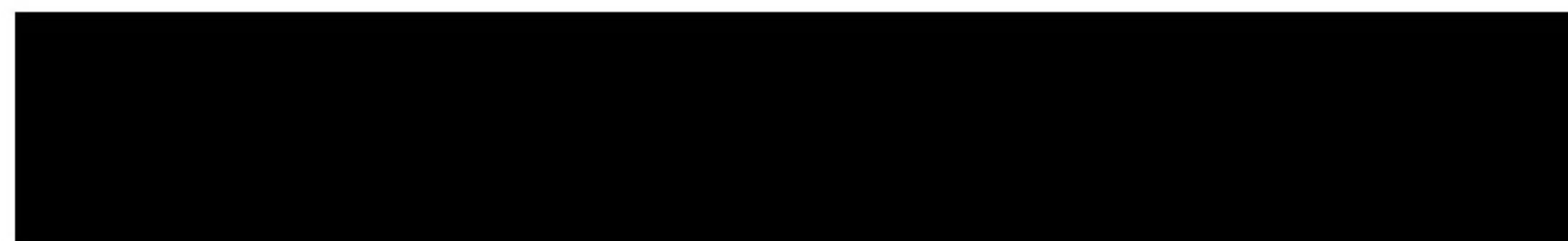
- (1) **It is a gross over-exploitation of the site.** The originally proposed buildings are in themselves significantly out of scale with the size of the site. If this "variation" is allowed, this imbalance will be damagingly exacerbated.
- (2) The **proposed buildings**, under both the original consent and this "variation", are **wholly out of keeping with the surrounding architecture**. On the northern edge of the NOVSCA, this should surely be of some concern to the Council's planners.
- (3) The "variation" buildings will do even more **damage to neighbouring residents** than will those originally consented to, in extent, bulk and height.
- (4) The "variation" buildings are as unnecessary as the "original consent" ones : they will still **not** house "**key workers**"; they will doubtless be **even less "affordable"**.
- (5) Allowing the proposed "variation" would **further degrade the natural environment** of the site. The applicant's request to "remove reference to previously permitted landscaping scheme" should therefore also be refused. This flagrant attempt to circumvent existing mitigations must surely be of concern to a Council committed to the conservation of our great city?
- (6) This application for a "variation" should be refused : the applicant should be required to submit a new, full application for this substantially enlarged proposal.

Yours faithfully,

R.E.M. Lawson.

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Adrian Arnold Esq.
Director of Planning Services
Oxford City Council
St. Aldate's Chambers
109 St. Aldate's
OXFORD OX1 1DS.

2nd. March 2021.

Dear Sir,

122 Banbury Road Oxford OX2 7BP : Ref. 21/00269/VAR

I wish to object to the above application. This so-called "variation" is more than that. It is a radical increase in both area and size of the development consented to in 18/03113/FUL, even more damaging to us neighbours, to the Conservation Area, on the northern fringe of which the address is situated, and to the surrounding area, than was the original consent.

The following are my grounds of objection:-

- (1) Over-exploitation of the site. It is already too small for the buildings already consented to; this "variation" makes that substantially worse.
- (2) The proposed construction is wholly out of keeping with the architecture of the buildings nearby and clashes with the Conservation Area "fringe".
- (3) The damage to neighbours caused by this proposal in area, height and size is wholly incommensurate with a mere "variation" : it is a radically new plan of development : the application should be refused.
- (4) This development is unnecessary, even by the City Council's own standards. Are "key workers" to be housed here? Are these "varied" houses to be even more "affordable" than those already consented to?
- (5) This "variation" is damaging to the surrounding natural environment. The applicant's desire to "remove reference to previously permitted landscaping scheme" is outrageous : that, alone, demolishes the claim that this is a mere "variation"; it constitutes a blatant attempt to get round existing undertakings and it should not be permitted.
- (6) This application for a "variation" should be refused. The applicant should be required to submit a new application for the entire development.



(Mrs.) Alette Lawson-Konijnenbelt.

