

LATHBURY ROAD RESIDENTS ASSOCIATION

24 Lathbury Road Oxford OX2 7AU

City Development
Oxford City Council
St Aldate's Chambers
109-113 St Aldate's
Oxford OX1 1DS

26 February 2021

Your planning application reference : 21/00269/VAR

Dear Sirs,

New houses in the garden of 122 Banbury Road, Oxford OX2 7BP – public representation

We refer to our earlier letter of 30 December 2018 with reference to planning application 18/03113/FUL in which this Association expressed an objection to this conservation area application.

We have a number of specific and one general observation to make on this new application.

1. Our original objection was to the size of these houses in relation to the local urban grain. Now the size is to be increased, and although that takes place largely in the basement areas, there are above-ground implications which would increase the adverse impact on the amenity of the local community.
2. The materials and finishes of the houses appear to have been changed in this application, and for the worse. The appearance appears industrial, which is harmful to the character and appearance of the conservation area.
3. The proposal places one of the houses in very close proximity to the windows of habitable rooms in the adjacent property of South Lodge. It is inappropriate that the developer is justifying the proposal by placing reliance on the screening of an antisocial Cupressus hedge which has in recent times been allowed to grow away.
4. The building has been incorrectly drawn. There is a 5 metre projection towards South Lodge that has been omitted.

Each of these objections, taken individually, should be sufficient ensure that this application is rejected. However there is also a general observation that we wish to make. The Planning Acts and their subsidiary legislation exist to protect the amenity of those who are not a part of the development but who will be affected by it. It may be argued that this application is a mere variation, and as such it does not impinge greatly on the wider community. However, the legislation also exists to protect the amenity of those in particular properties. Lest there be any doubt in this matter we wish to make it clear that we are writing to support those who live in South Lodge who will be adversely and disproportionately affected by this proposal if it is permitted. It should not be.

In view of these observations the Residents Association objects to this proposal and asks that it be rejected. This letter is supported by the overwhelming majority of our members.

Yours faithfully,

Ian Salisbury
Secretary