

# 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: Mrs Juliet Campbell

Address: 3 Belbroughton Road Oxford OX2 6UZ

## 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
- General dislike or support for proposal
- Local ecology, biodiversity
- Local plan policies
- Not enough info given on application

Comment: I registered an objection to the original Planning Application on the grounds that it was an overdevelopment of the site and totally out of character with the North Oxford Victorian Conservation Area. It would also damage trees and wildlife corridors. I felt sufficiently strongly about the case to attend the meeting of the Council which considered it. I was appalled by the way in which the application was approved; the critical views of 90+ neighbours were brushed aside with minimal consideration. It rather shook my faith in local democracy.

I suspect that the Council regards the people lucky enough to live in North Oxford as nimbys. But the beauty of green spaces and heritage are of value to everyone, as has been made all the more clear through this grim last year of restrictions and disease. Oxford is fortunate in having its own garden suburb which needs to be preserved for future generations. This surely is the point of a Conservation Area, as seems to be recognised in published Council policies. Such areas need to be protected against greedy developers.

Now there is an application to vary the Planning Permission and waive the landscaping conditions which were part of the original approval. My objections apply even more strongly than before. The

buildings are bigger and unacceptably close to neighbouring properties. I think particularly of No 1 Belbroughton Road which is a listed building. There is precious little green space left on the plot and damage to trees and wildlife will be even greater than before. Nor will the new buildings provide the affordable housing needed for key workers. Approval would set a dreadful precedent. In asking for a Variation rather than seeking new Planning Permission the applicants are presumably hoping to slip it through without going through the full procedures. I urge you to turn them down.