

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: Mr Anthony Cammell

Address: 1 Belbroughton Road Oxford Yes 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
- Effect on privacy
- General dislike or support for proposal
- Information missing from plans
- Local ecology, biodiversity
- Not enough info given on application

Comment: The proposed new buildings are much larger than those in the original Planning Application and this should be the subject of a separate and new Application rather than a Variation of the original. There is insufficient garden space available to support the size of these buildings which are out of character and inappropriate in a Conservation Area. We in Oxford are most fortunate to have a good supply of green spaces and parks and our heritage which includes the North Oxford Victorian Conservation Area and everyone benefits from their beauty. These need to be protected for future generations and in particular from the greed of developers who regard them as "ripe for development." We all look to the local authority to fulfill this our need for protection.

The proposed buildings are intrusive to neighbouring properties in Cunliffe Close and 1 Belbroughton Road which is a listed building. They do not synchronise with the building line of Belbroughton Road and consequently their present location and their bulk compromises the

privacy of all neighbouring properties. From the published plans, the eastern elevation of the two proposed buildings shows that there are seven or more large windows on two floors in very close proximity to the border of my garden at 1 Belbroughton Road and greatly impact on my privacy. To erect and plant huge screening to counteract the privacy issues of both 1 Belbroughton Road and Cunliffe Close has the adverse effect of preventing sunlight into the gardens and should not be necessary. Furthermore large screening has an undesirable claustrophobic effect.

Privacy from windows of the southern elevation are dependent upon as yet unplanted screening. It remains to be seen how effective this will be, especially over the different seasons. If instead only one house was proposed which is located in the appropriate building line of Belbroughton Road, no screen would be necessary neither would the above mentioned privacy issues be compromised and it would be more appropriate to the available garden size and Conservation Area.

The precious little garden space left by this proposed development will have a severe impact on wild life and on the trees.

I urge you please to reject this proposal.