

# 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 Simon Colson

Address: 28 Staverton Road Oxford OX2 6XJ

## Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Access
- 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
- Local plan policies
- Open space provision
- Parking provision

Comment: It should not be possible to take a detailed planning consent such as this one, granted in 2018, and flagrantly attempt to maximise the commercial profit by substantially altering the size and bulk of the proposal afterwards. An increase of nearly 25% in foot area is being asked for.

I do not accept that there is no further detrimental effect to neighbours or the community from this new application. Owners in South Lodge and Cunliffe Close are most obviously affected by the larger and more overbearing proposed structures.

I disagreed with the original application because I felt that the consent to build in the garden of 122 Banbury Road neither enhanced nor preserved the character of the NOVSCA. The contemporary style of design jars with the established Victorian vernacular and especially with the listed house at 1 Belbroughton Road.

Building on corner plots has rightly been refused elsewhere (e.g. at 26 Lathbury Road) as irredeemable damage is done to the street scene by obliterating open space and glimpsed views across gardens by such development. There were over 100 objections to the original application on similar lines from neighbours which were ignored by the Planning Authority.

Now we are being asked to accept properties so large on their plot that car parking will need to be underground, accessed by lifts! Electric driveway gates have also been added, which create a closed-off feeling to these properties and are in direct contrast to the open driveways of nearby houses in Belbroughton Road, Staverton Road and Cunliffe Close.

More trees and vegetation will have to go in order to make way for these larger properties, resulting in further loss of amenity for wildlife and biodiversity. [REDACTED]

[REDACTED] This is not the best use of land in the City Centre. A larger number of smaller, less obtrusive units should have been considered, especially as they would have been affordable to a wider cross-section of the community. But that opportunity has passed.

I conclude that, as the original application to build 2 houses in the garden at 122 Banbury Road was regretfully granted, no variation should be considered that allows the footprint or bulk of said proposed houses to increase by a single square foot. Damage has already been done. Please do not make it any worse.