

Comments for Planning Application 21/00319/FUL

Application Summary

Application Number: 21/00319/FUL

Address: 25 Capel Close Oxford OX2 7LA

Proposal: Erection of a part single, part two storey rear extension. Alterations to fenestration.

Insertion of 2no. roof lights to north-west elevation and formation of glazed canopy to front porch.

Removal of 1no. chimney (amended description).

Case Officer: Charles Refson

Customer Details

Name: Mr Dan Miller

Address: 27 Capel Close Oxford OX2 7LA

Comment Details

Commenter Type: Neighbours

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Noise and disturbance

Comment: Comments on planning application 21/00319/FUL 25 Capel Close

The proposed plans drawn up by ppa architecture appear to conform to the guidelines. The design statement states that the neighbours' right to light is respected and the proposed plans do show that the 45-degree line from our windows nearest to the proposed development does not intersect the building line of the proposed extension. There is not much tolerance on this, and we would request that when the foundations for the extension are being laid down, the dimensions are re-checked before the walls are built to ensure there is no infringement of the "right to light" lines, as set out in the "Sunlight cover letter" document.

The "Noise impact assessment cover letter" and the "Environmental cover letter" have statements similar to "There will be no environmental impact over and above the existing patterns of use". While this of course will be true of the completed project, the construction will inevitably have a noise impact on the neighbourhood and could disrupt traffic flows. We would like to request that if planning permission is granted, the owners, developers and workers are reminded of the allowable hours of working (shown on the website as Monday to Friday - 07:30-17:30; Saturdays - 07:30-13:00 and no noisy work on Sundays and bank holidays), and that entertainment noise such as radios should not be audible from inside our property. We would also request the planning permission conditions should restrict deliveries and collections to the normal working times, and that vehicles associated with the construction should not interfere with council activities such as refuse collection nor access or egress to neighbourhood properties. I am sure these are normally adhered to, but we have experienced significant breaches in the past with other developers and having it stated upfront in the planning permission would provide a clear understanding all round. There could be a temptation to push the boundaries especially when there are inevitable small

delays during construction and the daylight hours are wider than the permitted hours of working.