

# Comments for Planning Application 21/00345/FUL

## Application Summary

Application Number: 21/00345/FUL

Address: Wheatsheaf Yard, The Wheatsheaf High Street Oxford OX1 4DF

Proposal: Conversion of first and second floors to create 9no. student rooms, shared kitchen and common area. Formation of 2no. front dormers in association with a loft conversion. Removal of 1no. window to front elevation. Alteration to 1no. window and 1no. door to front elevation. Insertion of 1no. door to front elevation. Provision of bin and cycle stores

Case Officer: Tobias Fett

## Customer Details

Name: Mr Richard Hammond

Address: 5 Wren Road Oxford OX2 7SX

## Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on character of area
- Effect on existing community facilities
- Local plan policies
- Other - give details
- Parking provision

Comment:As a resident of Oxford City, I am objecting to this planning application on a number of grounds.

- Firstly on the point of viability; the applicant argues the business is not viable but does so using only figures and financials relating to the extraordinary year of covid lockdowns. Clearly these figures cannot be representative and therefore must be disregarded
- Given the reliance of this application on a change of use based on viability of the current business, it must be concluded by the planning officers and committee that no such case has been successfully made

I am also objecting on the grounds that:

- loss of community amenity
- loss of social, cultural and arts amenity
- Incompatibility with Oxford City Council's policies and plan
- Likely impact of nine new residents on traffic, parking and the lack of provision for such
- Change in character of a City Centre area of leisure and retail into residential with the risk of 'zone creep' this suggests