

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: Robert Pearson

Address: Lone Tree Farm House, High Street Thornborough Buckingham MK18 2DF

Comment Details

Commenter Type: Members of the Public

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 existing community facilities
- Height of proposal
- Information missing from plans
- Light - daylight/sunlight
- Not enough info given on application

Comment:I object to this application on the following grounds:-

- 1) The raising of the roof to the same level as the adjoining roof shows a lack of respect for the historic fabric, resulting in a "pastiche" of the character of the building. This would have a deleterious effect of the roofscape on this important and historic part of the town (see University Conservation Area Character Appraisal 2018)
- 2) The drawings submitted with the application are misleading in that they fail to show:-
 - i) internal division walls that will be capable of meeting sound insulation standards
 - ii) adequate means of escape in case of fire (one staircase with long "dead leg" travel distance will not meet the Building Regulations). A lack of a route for escape from "escape standard" windows exacerbates this situation.
 - iii) adequate standards of daylight and fresh air to the potential residents
- 3) Given the above concerns, the number and layout of the 9 proposed bedrooms are unlikely to be satisfactorily accommodated and this would result therefore in an over-development of the site.
- 4) The loss of an iconic live music venue will be a tragic loss to the City.