

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: Miss Rivka Stringer

Address: 78 New Bright Street Reading RG1 6QQ

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
- General dislike or support for proposal

Comment: The Wheatsheaf is one of the last music venues left in the centre of Oxford and it would be a tragic loss to Oxford's music scene and nightlife should it be lost to student housing. The venues identified in the planning application are not comparable and/or not within easy walking distance of the city centre. The pandemic has had an awful impact on the hospitality, event, and music industry and we should be supporting venues like this, not allowing developers to take them away.

Additionally, the amount of student housing being built is gradually turning Oxford into a city specifically catering to students rather than its permanent residents. There is a housing crisis in Oxfordshire with a huge amount of homelessness and perhaps housing should be made available to them rather than high rent student properties.

On top of this, it is not a desirable location to live. I appreciate that it is in the centre of Oxford, but the proposal is for flats down a dark alley above a pub with a beer garden and people smoking and talking loudly outside. Would anyone want to pay city centre rent on a student budget to live somewhere like that? Residents would either be miserable with the noise levels, constantly make noise complaints about the pub below, or the property would require sound proofing which would significantly raise the rent cost. The location also seems unsafe for residents returning home late at night which one would expect students to do.

In summary, it is a terrible idea to approve this planning permit for multiple reasons and I strongly suggest that it be denied.