

# 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: Ms S Swan

Address: 24 Islip Road Oxford OX2 7SN

## Comment Details

Commenter Type: Members of the Public

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 existing community facilities
- General dislike or support for proposal
- Height of proposal
- Light - daylight/sunlight
- Local plan policies
- Noise and disturbance

Comment: This is a dismal plan in itself and would destroy an important and vibrant cultural hub. What has made this site perfect as a music venue, space for parties, and all kinds of events for decades, is also what would make its full conversion to residential use a terrible idea. While the second floor has living space and no doubt more light, the first floor venue - blithely referred to as "a function room" - is sandwiched between and would be adjacent to more street noise than anyone who could afford to live there would want.

The building as a whole cannot sustain this number of bedsits as there will be low levels of natural light, no provision for communal space let alone open space provision. Raising the height of the roof will affect surrounding buildings. Using the back of the building as a long corridor to link bedsits in as possible is a poor use of this building and would make it a miserable place to live. However, my main concern is the loss of the venue and the effect of this loss on central Oxford nightlife. The venue is an intrinsic part of the pub's appeal and there are very few pubs left with a

distinct character that have a regular local community in town. It is the music that draws many to visit and that serves the broader community. Shared participation in live events is an important part of any community and will be an vital part of post-pandemic recovery. I urge the City Council, and Mr Fett to reject this proposal, and safeguard this venue for future generations.