

JPPC ref: SS/7866
Planning Portal Ref: PP-09438298

Planning Registration
Oxford City Council

Application submitted via PlanningPortal

22nd February 2021

Dear Sir/Madam

APPLICATION SEEKING PLANNING PERMISSION FOR PROPOSED REDEVELOPMENT OF EXISTING LIGHT INDUSTRIAL UNIT TO PROVIDE 8NO NEW DWELLINGS (4NO 2-BED, 2NO 3-BED AND 2NO 4-BED) ALONG WITH ALLOCATED PARKING (1 SPACE PER UNIT), LANDSCAPING, BIN AND BICYCLE STORAGE DEMOLITION OF GARAGE TO NO. 10 MARSHALL ROAD TO ENABLE IMPROVEMENTS TO ACCESS FROM THE PUBLIC HIGHWAY LAND TO THE REAR OF NO'S 10-28 MARSHALL ROAD, OXFORD, OX4 2NR

Please find enclosed an application seeking planning permission for the redevelopment of the redevelopment of this site as described above. The application comprises the following information:

1. Completed application form;
2. Completed CIL form;
3. Existing Site Plan, annotated to show photographs of existing buildings;
4. Land Contamination Questionnaire;
5. Drawing 8191113/4101A – Existing Site Survey (1:200 @A1);
6. Drawing 891113/4102 – Building Elevations Existing (1:200 @ A1);
7. Drawing DMR02/001 – Existing Location Plan (1:1250 @ A3);
8. Drawing DMR02/002 – Existing Plans and Elevations, 10 Marshall Road (1:50 @ A2);
9. Drawing DMR02/003 – Proposed Plans and Elevations (garage removed) for no. 10 Marshall Road (1:50 @ A2);
10. Drawing DMR02/004 – Proposed Roof and Block Plan (1:200 @ A1);
11. Drawing DMR02/005 – Houses 5-8 Plans GF – Proposed (1:50 @ A2);
12. Drawing DMR02/006 – Houses 5-8 Plans First Floor – Proposed (1:50 @ A2);

The John Phillips Planning Consultancy

Partners:

Adrian Gould MRTPI Ltd

Neil Warner MRTPI Ltd

Henry Venners Ltd



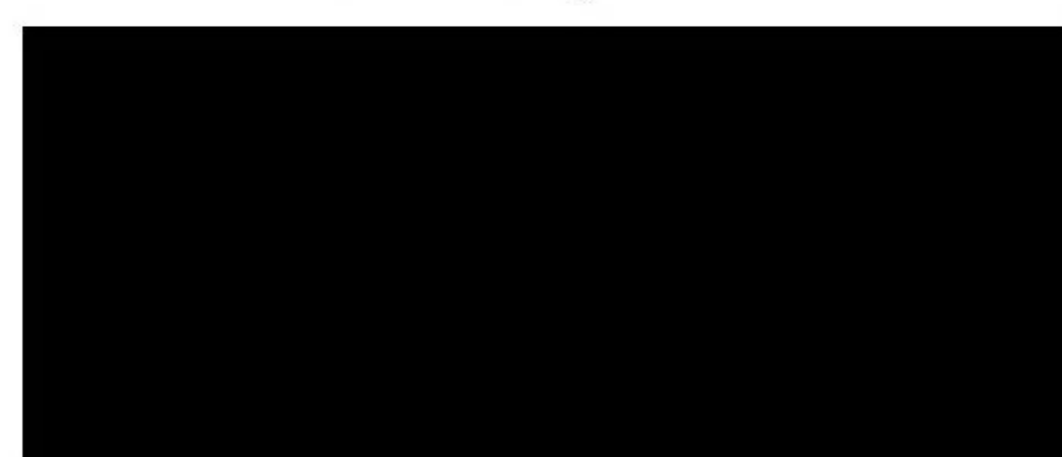
Bagley Croft
Hinksey Hill
Oxford OX1 5BD
T: 01865 326823
E: planning@jppc.co.uk
W: www.jppc.co.uk

13. Drawing DMR02/007 – Houses 5-8 Plans Second Floor – Proposed (1:50 @ A2);
14. Drawing DMR02/008 – Houses 5-8 West Elevations Proposed (1:50 @ A2);
15. Drawing DMR02/009 – Houses 5-8 East Elevations Proposed (1:50 @ A2);
16. Drawing DMR002/010 – Houses 5-8 Elevations Block 1 – Proposed North and South Elevations (1:50 @ A2);
17. Drawing DMR002/011 – Houses 5-8 Elevations Block 2 – Proposed North and South Elevations (1:50 @ A2);
18. Drawing DMR002/012 – Houses 1-4 Plans Ground Floor Proposed (1:50 @ A3);
19. Drawing DMR002/013 – Houses 1-4 Plans First Floor Proposed (1:50 @ A3);
20. Drawing DMR002/014 – Houses 1-4 Proposed Northern Elevations (1:50 @ A3);
21. Drawing DMR02/015 – Houses 1-4 Proposed Southern Elevations (1:50 @ A2);
22. Drawing DMR02/016 – Houses 1 and 2 – Eastern and Western Elevations (1:50 @ A2);
23. Drawing DMR02/017 – Houses 3 and 4 – Eastern and Western Elevations (1:50 @ A2);
24. Drawing DMR02/018 – Sections and Elevations (1:100 @ A2);
25. Landscape Framework Plan 0784.1.2 (Adams Habermehl Landscape Architects);
26. Planning Statement prepared by JPPC;
27. Air Quality Assessment, prepared by Aether Consultants;
28. Phase 1 Contamination Assessment, prepared by Stantec;
29. Energy and Sustainability Statement, prepared by ERS;
30. Arboricultural Impact Assessment, prepared by Sylva Consultancy;
31. Surface Water Drainage Strategy, prepared by Stantec;
32. Ecology Report, prepared by Bioscan;
33. Transport Statement, prepared by JD Highways.

Payment of the application fee is not required – it is less than 12 months since a previous application of the same character, made by the same applicant on the same site was refused (**OCC Ref: 20/00821/FUL**) was refused permission.

Please let us know if any further information is required to register, validate and determine this planning application.

Yours faithfully



Simon Sharp LLB (Hons) MSc MRTPI

Associate

Email:

Direct dial:

