

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	2
Suffix	
Property name	
Address line 1	St Peter's Road
Address line 2	
Address line 3	
Town/city	Oxford
Postcode	OX2 8AU

Description of site location must be completed if postcode is not known:

Easting (x)	449671
Northing (y)	209774

Description

Disused shop, post office and flat

2. Applicant Details

Title	Mr
First name	Naresh
Surname	Kotak
Company name	
Address line 1	2
Address line 2	St Peters Road
Address line 3	Upper Wovercote
Town/city	Oxford

2. Applicant Details

Country	United Kingdom
Postcode	ox2 8au
Are you an agent acting on behalf of the applicant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Aubrey
Surname	King
Company name	Aubrey King Architect
Address line 1	43 Hamilton road
Address line 2	Oxford
Address line 3	
Town/city	Oxford
Country	United Kingdom
Postcode	ox2 7py
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing building. Erection of 3 x 3-bed dwellings (Use class C3). Provision of car parking, private amenity, bin and cycle stores. Repositioning of dropped kerbs. Formation of wall and railings to front and side boundary (Amended plans)

Reference number

20/01118/FUL

Date of decision (date must be pre-application submission) 20/10/2020

Please state the condition number(s) to which this application relates

Condition number(s)

2

4. Description of the Proposal

Has the development already started?

Yes No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Oxfordshire County Council Highways OCCH require that the footway facing onto First Turn be increased to a minimum of 2.5metres in width.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

-6.1 Footway width to First Turn increased to 2.5 metres
-6.2 Omission of the side access from the front to rear of unit 3
-6.3 The natural stone boundary wall no longer free standing and to be largely attached to the external wall of unit 3 facing First Turn.
-6.4 The ramped access to the rear gardens is positioned over the existing 215mm brick boundary wall to First Turn.
The ramp is no longer open to First Turn and is enclosed within a stone wall base, vertical boarded fence over and with a timber access gate at the base of the ramp which together will provide enhanced security to the rear access and rear gardens of the 3 units.
The finished surface to the ramp follows the existing ground levels. The existing paving is to be removed and a 50mm porous base with gravel finish laid.
There is to be no reduction in the existing ground levels.
-6.5 The rear garden areas to the three properties for the approved scheme and this variation application are as follows -metres squared
Unit 1 Approved 46.70 Proposed 44.44 sq m
Unit 2 Approved 36.72 Proposed 37.76 sq m
Unit 3 Approved 30.30 Proposed 32.39 sq m
-6.6 The rear ground floor fully glazed doors and side lights to be changed to fully glazed door and full height glazed side lights to all 3 units. No further changes to rear elevations.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

[Redacted]

Date (Must be pre-application submission)

[Redacted]

Details of the pre-application advice received

[Redacted]

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by

8. Ownership Certificates and Agricultural Land Declaration

reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)