

Aubrey P King

Architect

8th March 2021

Cover letter

**To; Oxford Planning Control and Conservation Planning Department
109-113 St Aldate's Chambers
Oxford OX1 1DS**

For the attention of Mr James Paterson

Ref; 2 St Peters Road Oxford OX2 8AU

C

Planning Approved scheme reference 20/01118/FUL

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)

This Application

Planning Portal Reference PP-09547047

Variation to planning permission 20/01118/FUL dated 20/10/2020

Application to vary condition 2

1 Reason for application

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

The planning approved scheme to which Oxfordshire County Council Highways OCCH raised no objection proposed tapering the footway width from 2,477mm to 1,375mm to where the existing footway reduces to approximately 800mm in width (see approved plan 20 01 12C attached to application).

We have asked OCCH to reconsider their ruling but with no avail.

The reasons given by OCCH for requiring this width of footway are given in the attached letter.

(see approval letter from OCCH dated 03/12/2020 attached to application)

As you can appreciate this requirement for a footway width of 2,500mm will requires a change to the approved scheme.

2 Approved drawings 20/01118/FUL attached to the application

20.01 12C, 13C, 14C, 15C, 16C, 17C

3 Please see the revised application drawings attached to the application as follows

20.01 12E Site and Ground floor plan
13E First +floor plan
14E Second floor plans
15E Roof plans
16E Front and rear elevations
17E Side elevations
Location plan
Block plan

4 Also attached to the application

CIL form	No change to approval 20/01118/FUL
Daylight and sunlight assessment	No change to approval 20/01118/FUL
Design and Access Statement	John Philips Consultancy (All as approval 20/01118/FUL)
Landscaping details	No change to soft landscaping; Changes to hard landscaping see drg. 20.01 12E
Approval letter from OCCH ighways	2.5m wide footway- dated 03/12/2020

5.0 This proposal shows no change to the following;

- Internal layouts and size of the 3 houses;
- Parking layout and access;-
- Elevations to Cyprus Terrace and St Peters Road;
- Location of bins and bike sheds

6.0 The changes to the approved scheme 20/01118/FUL are as follows

- 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 is no longer free standing and as shown is 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 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 have been changed to fully glazed door and full height glazed side lights to all 3 units. No further changes to rear elevations.

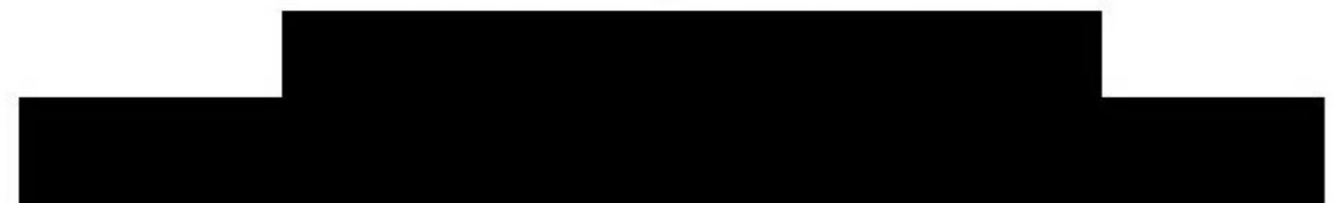
Please let me know if you require any further documentation

Thanking you for your assistance

With best regards

Aubrey King
For Mr N Kotak

43 Hamilton Road, Oxford OX2 7PY



Aubrey P King BA(Hons) DipArch Oxford