

Application for Planning Permission.  
Town and Country Planning 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	366
Suffix	
Property name	
Address line 1	Marston Road
Address line 2	
Address line 3	
Town/city	Oxford
Postcode	OX3 0JD

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

Easting (x)	452957
Northing (y)	207626

Description

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**2. Applicant Details**

Title	Mr
First name	H
Surname	Arshad
Company name	RMA Properties Ltd.
Address line 1	366, Marston Road
Address line 2	
Address line 3	
Town/city	Oxford
Country	

2. Applicant Details

Postcode

OX3 0JD

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

N.

Surname

Turner

Company name

Address line 1

c/o: 14 Brasenose Villas

Address line 2

The Green

Address line 3

Town/city

Chipping Norton

Country

United Kingdom

Postcode

OX75DJ

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?  
(numeric characters only).

313.90

Unit

Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

proposed part two storey part single storey side and rear extension to dwelling to create 1 x 2 bed dwelling and associated works including bin and cycle stores

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

residential C3

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	pebbledash render colour: natural; facing brickwork base below dpc. colour: red
Description of proposed materials and finishes:	pebbledash render colour: natural; facing brickwork base below dpc. colour: red to match existing

Roof	
Description of existing materials and finishes (optional):	plain concrete tiles colour: red/brown
Description of proposed materials and finishes:	plain concrete tiles colour: red/brown to match existing

Windows	
Description of existing materials and finishes (optional):	upvc casement type with side hung opening lights frame colour: white
Description of proposed materials and finishes:	upvc casement type with side hung opening lights frame colour: white to match existing

Doors	
Description of existing materials and finishes (optional):	composite upvc panelled entrance door with glazed panels frame colour: white; patio doors with full height glazing frame colour: white
Description of proposed materials and finishes:	composite upvc panelled entrance door with glazed panels frame colour: white; folding sliding doors with full height glazing frame colour: white to match existing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	1 metre high masonry wall with 2.5metre hedge planting to front and front side boundaries; 1.8 metre high close boarded timber fence to rear side boundary; 1 metre high masonry and metal gates to rear side (highway) and rear boundaries

7. Materials

Description of proposed materials and finishes:	existing boundaries to be retained where appropriate; new shared boundaries between properties to be 1 metre high timber fence to front; 1.8 metre high close boarded timber fence to rear; ex. gates to be removed and 1 metre masonry inserted to match adjacent and increased in height to 1.8 metre with timber fencing above
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Vehicle access and hard standing	
Description of existing materials and finishes (optional):	concrete hardstanding to drive and path
Description of proposed materials and finishes:	ex. paths to be retained; drive to be removed to allow for new garden area (grass); new paths with SUDS compliant block paviors colour: brindled red/brown

Lighting	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	n/a

Other rainwater goods	
Description of existing materials and finishes (optional):	100mm diam. half round upvc gutters and downpipes colour: black
Description of proposed materials and finishes:	100mm diam. half round upvc gutters and downpipes colour: black to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

drawings design statement
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8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

refer to Site plan regarding removal of gated access drive to vehicle parking and pedestrian gate to front entrance access
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9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	0	-1
Cycle spaces	0	8	8

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No
- b) Designated sites, important habitats or other biodiversity features:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No
- c) Features of geological conservation importance:

## 12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

refer to Site plan: new waste connections within curtilage of site

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

refer to Site Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

refer to Site plan

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

16. Residential/Dwelling Units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	1	1	0	0	2
Total	0	1	1	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- ☒Market Housing
- ☐Social, Affordable or Intermediate Rent
- ☐Affordable Home Ownership
- ☐Starter Homes
- ☐Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Total proposed residential units	<input type="text" value="2"/>
Total existing residential units	<input type="text" value="1"/>
Total net gain or loss of residential units	<input type="text" value="1"/>

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

## 22. 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

## 23. Pre-application Advice

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

☐ Yes ☒ No

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. 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 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	<input type="text" value="Mr"/>
First name	<input type="text" value="N"/>
Surname	<input type="text" value="Turner"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="11/03/2021"/>

☒ Declaration made

## 26. 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. ☒



**26. Declaration**

Date (cannot be pre-application)

11/03/2021