

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	<input type="text" value="15"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Kempson Crescent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Oxford"/>
Postcode	<input type="text" value="OX4 4QE"/>

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

Easting (x)	<input type="text" value="453513"/>
Northing (y)	<input type="text" value="202870"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Oxford City Housing Company Ltd."/>
Company name	<input type="text" value="Oxford City Housing Company Ltd."/>
Address line 1	<input type="text" value="St Aldates Chambers"/>
Address line 2	<input type="text" value="109 St Aldates"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Oxford"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

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

Unit

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.

New 2-storey rear and side wrap around extension with demolition of existing outbuildings and external landscaping.

The proposal seeks to create: new entrance porch; new larger kitchen/ dining room; new ground floor accessible wet room; and 2no. new bedrooms (double and twin size). The property will be increased from a 3b5p dwelling to a 5b10p dwelling with improved communal areas and amenities in line with lifetime home design guidelines.

The extended and refurbished dwelling will become part of the city council's housing portfolio to provide socially rented council housing in the city for larger families.

5. Description of the Proposal

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The site currently houses a 3 bed semi-detached house with a large garden backing onto Littlemore Park. It is socially rented by Oxford City Council. The garden is large and split level to account for significant height level differences between Littlemore Park (high) and Kempson Crescent (low). The garden is currently fenced off at the level change to reduce the garden area for maintenance. This proposal seeks to re-landscape the garden with the proposed extension reducing the overall garden footprint to help create more manageable area.

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):	Grey/Biege Glass fibre cladding with central slim banding joint
Description of proposed materials and finishes:	Grey Render to First Floor and White Render to Ground Floor

Roof	
Description of existing materials and finishes (optional):	Grey plain tiles
Description of proposed materials and finishes:	Grey plain tiles to best match

Windows	
Description of existing materials and finishes (optional):	White UPVC
Description of proposed materials and finishes:	White UPVC

Doors	
Description of existing materials and finishes (optional):	Red UPVC paneled front door White UPVC paneled back door to Kitchen White painted timber paneled back door to outbuildings
Description of proposed materials and finishes:	Red UPVC front door White UPVC fully glazed rear patio doors to Kitchen/ Dining White UPVC half glazed back door to Hallway

Boundary treatments (e.g. fences, walls)
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7. Materials

<p>Description of existing materials and finishes (optional):</p>	<p>Front garden boundary to Kempson Crescent footpath: Steel post and mesh fence (1mH)</p> <p>Front garden boundary to No.16 Kempson Crescent: Steel post and mesh fence (1mH)</p> <p>Front garden boundary to No.14 Kempson Crescent (owned by applicant): Steel post and mesh fence (1mH) entangled with young ash and dogwood saplings.</p> <p>Rear garden boundary to Littlemore Park: Half height timber close board fence with open trellis panel above (1.8mH)</p> <p>Rear garden boundary to No. 16 Kempson Crescent: Timber close board fence (1.8mH and 1.22mH) with section of metal wire fence panel (1.22mH) above blockwork wall (0.77mH)</p> <p>Rear garden boundary to No. 16 Kempson Crescent: Timber close board fence with section of chain link fence (1.8mH)</p>
<p>Description of proposed materials and finishes:</p>	<p>Front garden boundary to Kempson Crescent footpath: New timber close board fence (1mH)</p> <p>Front garden boundary to No.16 Kempson Crescent: New timber close board fence (1mH)</p> <p>Front garden boundary to No.14 Kempson Crescent (owned by applicant): New native privet hedgerow planting.</p> <p>Rear garden boundary to Littlemore Park: New half height timber close board fence with open trellis panel above (1.8mH)</p> <p>Rear garden boundary to No. 16 Kempson Crescent: New timber close board fence (1.8mH)</p> <p>Rear garden boundary to No. 14 Kempson Crescent: New timber close board fence (1.8mH)</p>

<p>Lighting</p>	
<p>Description of existing materials and finishes (optional):</p>	
<p>Description of proposed materials and finishes:</p>	<p>Wall mounted dusk till dawn PIR motion sensor external lights near front door, back doors and side gate.</p>

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

P.1492_001_B_Location Plan [PLANNING ISSUE]
P.1492_002_B_Block Plan [PLANNING ISSUE]
P.1492_003_B_Existing Ground Floor Plan [PLANNING ISSUE]
P.1492_004_B_Existing First Floor Plan [PLANNING ISSUE]
P.1492_005_B_Existing Elevations [PLANNING ISSUE]
P.1492_006_B_Existing Sections A-A and B-B [PLANNING ISSUE]
P.1492_010_C_Proposed Site Block Plan [PLANNING ISSUE]
P.1492_011_C_Proposed Ground Floor Plan [PLANNING ISSUE]
P.1492_012_C_Proposed First Floor Plan [PLANNING ISSUE]
P.1492_013_C_Proposed Elevations [PLANNING ISSUE]
P.1492_15 Kempson Cre_DAS Report [PLANNING ISSUE]
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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

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

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

12. Biodiversity and Geological Conservation

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:

- 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.

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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:

Bin stores to front boundary on driveway as per drawing P.1492_010.

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

Yes No

If Yes, please provide details:

Bin stores to front boundary on driveway as per drawing P.1492_010.

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

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

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:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

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="Miss"/>
First name	<input type="text" value="Tahima"/>
Surname	<input type="text" value="Rahman"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="03/03/2021"/>

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.

Date (cannot be pre-application)