



Geraint John Planning

Geraint John
E: geraint@gjplanning.co.uk
T : 02920 105360
M : 07531 324325

Office 16 (House 1 2nd Floor)
The Maltings
East Tyndall Street
Cardiff
CF24 5EA

www.geraintjohnplanning.co.uk

19th March 2021

Planning Department,
St Aldate's Chambers,
109 St Aldate's,
Oxford, OX1 1DS
Dear Sir / Madam

Re: 44 Bullingdon Road, Cowley, Oxford, OX4 1QJ

Householder Planning Application

HOUSEHOLDER APPLICATION FOR PROPOSED REAR INFILL EXTENSION AT FIRST FLOOR LEVEL

We are instructed by our client, Home UK (New) Ltd, to apply for full planning permission for the proposed rear infill extension at first floor level at no. 44 Bullingdon Road, Cowley, Oxford, OX4 1QJ.

The following documentation is submitted in respect of the planning application (Planning Portal Ref. PP- 09614046).

- Planning Application Form;
- Site Location Plan;
- Planning, Design and Access Statement; and
- Elevation Drawings:
 - Existing Front and Rear Elevations-01;
 - Proposed Front and Rear Elevations-01;
 - 20_01094_FUL-PROPOSED_FLOOR_PLANS-2345516;
 - 20_01094_FUL-EXISTING_FLOOR_PLANS-2345517

The proposed development seeks to the erection of an infill extension associated with an extant permission for a single storey rear extension.

It is considered that there are several material considerations in support of the application, which include the following:

- The proposed development is considered to be sustainable development by virtue of the nature of the development, its location and its use. As such is considered to be acceptable in principle by the Policies adopted LDP;
- The design of the infill extension has been considered carefully in order to create an extension that appears ancillary to the existing dwelling, sympathetic to the built form and character of the surrounding setting and urban form;

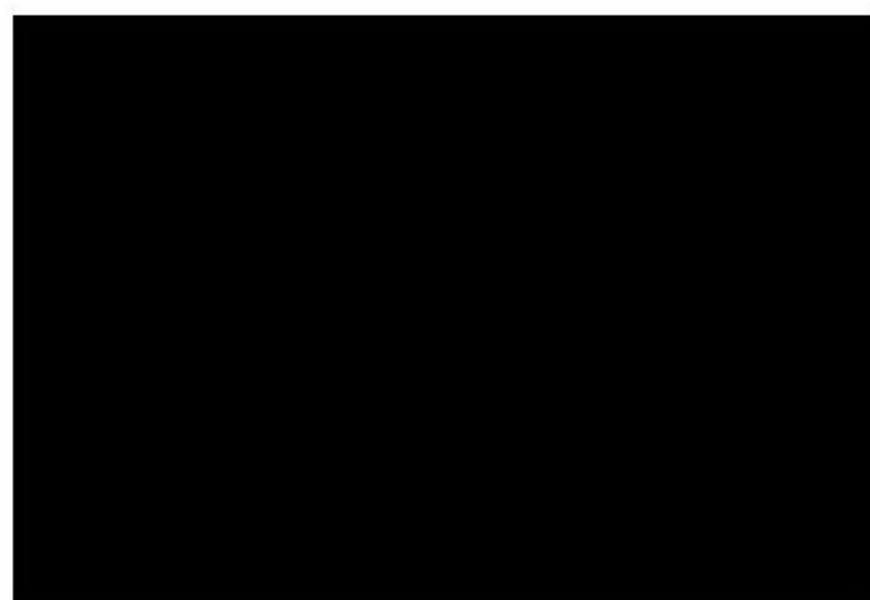
- The design of the scheme is considered to be of a standard high enough to enhance the character of the site;
- The proposed siting and scale of the proposal would not lead to an unacceptable impact on the character of the area, or upon the residential amenity of the surrounding residential dwellings; and
- There are no adverse impacts in respect of flood risk, drainage or highways.

Having regard to the above material considerations, it is considered that the proposed development represents an appropriate and policy compliant scheme, which makes good use of this existing site.

Accordingly, it is therefore considered that the proposed development is acceptable, and we would respectfully request that the application be approved.

I trust that you will find the application to be in order, but should you require any additional information, please do not hesitate to contact me.

Yours sincerely



Geraint John
Director
Geraint John Planning Ltd.

Encs as above