

KEY	
	foul drain runs connecting to existing manholes via new inspection chambers
	demonstration of 45 degree guidance

Compliance with Relevant Policy:

Efficient Use of Land and focus on development of previously developed land in accordance with CS2, CP0 and HP9

Proposed HMO will not exceed 20% of proportion of buildings within 100m of street length either side of the application in accordance with Policy H6 of the OLP2036

Space standards comply with H15 and City Council's good practice guidance on HMO amenities and facilities

Policy HP9 - Design, Character and Context

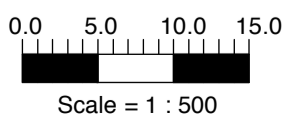
- a) the form, layout and density of the scheme make efficient use of land whilst respecting the site context and heritage assets;
- b) the development exploits opportunities to sustain and enhance the significance of heritage assets, and makes a positive contribution to local character and distinctiveness.
- c) landscaping, boundary treatments and public art features are provided that integrate with the development, in a way that clearly defines private and public space, and maintains natural surveillance of the public realm. This must include tree and hedge planting and wildlife habitat enhancement.

Policy HP14 - Privacy and Daylight

Planning permission will only be granted for new residential development that provides reasonable privacy and daylight for the occupants of both existing and new homes. The following factors will be considered:

- a) whether the degree of overlooking to and from neighbouring properties or gardens resulting from the development significantly compromises the privacy of either existing or new homes, and
- b) the orientation of windows in respect of access to daylight, sunlight and solar gain
- c) proposed walls, hedges, trees and fences, in respect of protecting or creating privacy, and also in respect of their impact on overshadowing both existing and new development.

Planning permission will not be granted for any development that has an overbearing effect on existing homes. In respect of access to sunlight and daylight, the 45 degree guidelines will be used.



253-255 London Road, Headington, Oxford	
Proposed Block Plan & Roof Plan	
scale 1:500 @ A3	drawing number 245/PL 12