

Comments for Planning Application 23/02604/FUL

Application Summary

Application Number: 23/02604/FUL

Address: 9 Southmoor Road Oxford Oxfordshire OX2 6RF

Proposal: Erection of a part single part two storey rear extension and a single storey rear outbuilding. Formation of 1no. rear dormer in association with a loft conversion.

Case Officer: Victoria Ashton

Customer Details

Name: Ms Helena Webster

Address: 11 Leckford Road Oxford

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on character of area
- Information missing from plans
- Not enough info given on application

Comment: I am writing on behalf of the Walton Manor Residents Association. 9 Southmoor Road lies within the boundary of the residents association.

We would like to object to this application because the submission contains insufficient and inaccurate details about the proposed extension and garden building. More specifically;

1. The property lies within the North Oxford Victorian Conservation Area. It is unacceptable that the Design and Access Statement made no mention of this fact and provided no details about how the design responded in a manner that would protect and/or enhance the character of conservation area.
2. The floor areas quoted in design and access statement are identical to the application from July 2023 even though the proposal has been reduced in size.
3. The design of the garden building is too large and monolithic for the location. The character of the existing buildings along the canal are light weight and small. This proposal spans the whole of the plot and is constructed of solid masonry.
4. The drawings are much too light on detail. As a result it is not possible to assess whether the design will enhance or detract from the character of the conservation area.

Whilst we acknowledge that the volume of the proposal has been significantly reduced from the proposal submitted in July 2023, and subsequently withdrawn, we suggest that the applicant be required to submit more detailed information about the new proposals so that you/we can be

satisfied that the character of the conservation area will be protected/enhanced.