

Comments for Planning Application 23/02801/FUL

Application Summary

Application Number: 23/02801/FUL

Address: Meadow Larkins Larkins Lane Oxford Oxfordshire OX3 9DW

Proposal: Partial demolition and alterations to listed boundary wall to form wider entrance.

Demolition of existing porch and erection of a part single, part two storey front extension.

Conversion of garage to habitable space and associated infilling of opening. Formation of patent glazed roof and alterations to cowshed to form verandah. Re-roofing and increase to height of existing roof. Installation of PV panels to southern roof slope, 1no flue, chimney pot and external insulation and render. Alterations to fenestration and landscaping. Installation of access ramp, steps, bike and bin storage, storage tank and 1no. ground source heat pump. Change of use of land described as 'orchard' to be within the residential curtilage. (amended description).

Case Officer: Nia George

Customer Details

Name: Mr Ben Cobb

Address: County Hall, New Road, Oxford, Oxfordshire OX1 1ND

Comment Details

Commenter Type: Standard Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Comments on behalf of Oxfordshire County Council (Transport Development Control).

The site is located within Headington Central Controlled Parking Zone and benefits from being within walking distance to a range of amenities.

Car parking-

The proposals will see the site retain its existing parking provision. As no increase in the parking area is proposed, the development is considered to comply with policy M3 of the Local Plan.

Any alterations to the public highway which are required as part of the widening of the footpath will be at the applicant's expense and must meet Oxfordshire County Councils standards and specifications.

Cycle parking-

The block plan which has been submitted as part of the proposals indicates that a cycle store is to be provided at the northern boundary of the site, adjacent to the parking area. The proposed cycle store is in a suitable location and is considered to meet the requirements listed in policy M5 of the local plan.

The proposals are unlikely to have a detrimental impact on the local highway network in traffic and safety terms. Oxfordshire County Council do not object to the granting of planning permission.

Informative:

Alterations to the Public Highway (Dropped Kerbs) -

Any alterations to the public highway will be at the applicant's expense and to Oxfordshire County Council's standards and specifications. Written permission must be gained from the Oxfordshire County Council (Contact - 0845 310 1111 or refer to <https://www.oxfordshire.gov.uk/cms/content/dropped-kerbs> for this action.

Officer name: Ben Cobb

Officer title: Assistant Transport Planner

Date: 08/01/2024