

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: Dr Bernadette Lavery

Address: 1 St Andrew's Road Oxford

Comment Details

Commenter Type: Neighbours

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Effect on character of area
- General dislike or support for proposal

Comment: These amended proposals describe an attractive renovation/rebuild of this dwelling. In particular the alteration to the planned extension, building north along the edge of the orchard rather than east across the orchard is much preferable; it preserves the lines of the edge of the old farm, and hence the village, gives better privacy to the occupants in Meadow Larkins and adjoining properties, enhances light into the new property and prevents the loss of a significant area of the orchard and a number of trees.

The incorporation of advanced energy conservation measures into the plans is welcomed, as are the improved aesthetics planned such as slate roofing.

Preservation of the wall onto Larkins Lane is essential, but the widening of the gateway will give much greater functionality.

The plans for the preservation of the cowshed to make it into a functional verandah are welcomed.