

3.0 Planning History

3.2 Approved Full Application (16/00512/FUL)

3.2.1 A full application for the demolition of the existing house and erection of 1 x 5 bedroom dwelling house at 153 Headley Way was granted in May 2016. Case officer Robert Fowler's approval has set a precedent for the following aspects of development on the site:

- The principle of development extending towards Fortnam Close instead of back into the plot was acceptable.
- Allowing for large amenity areas to the front and rear of the site will provide the new dwelling with sufficient outdoor space.
- Two outdoor structures for storage of the bin and bikes are acceptable.
- No external balconies were proposed in line with previous pre-application advice.
- The proposed dwelling is greater in height than the existing as long as the house has the appearance of being two storeys.
- The principle of basement development was acceptable.
- Accommodation in the basement area should be linked to the main house so that a separate dwelling is not created.
- 5 bedrooms on the site is an acceptable level of accommodation.
- A low rear single storey extension is acceptable.
- A new vehicular gate from Fortnam Close is acceptable.
- A paved area to the front and landscaped to the rear is acceptable.

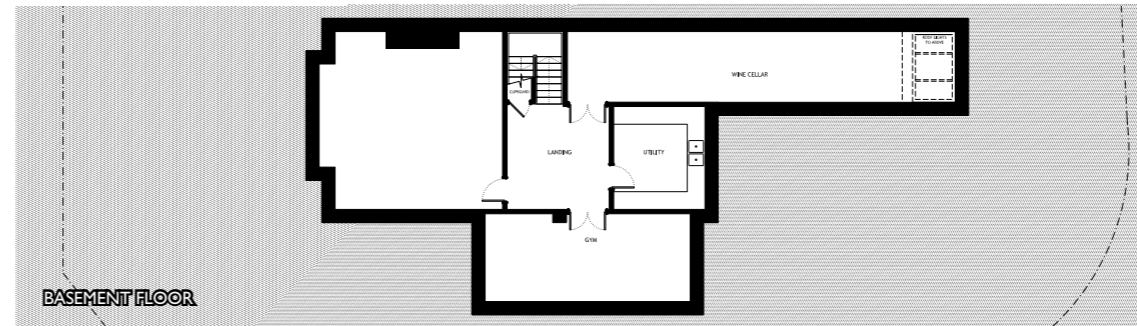


Fig. 30. Approved full application basement floor plan.

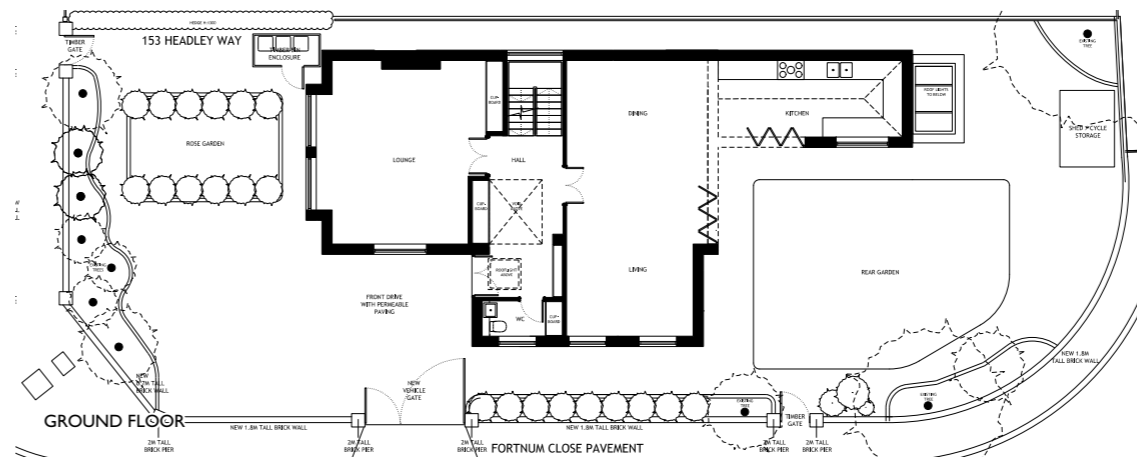


Fig. 31. Approved full application ground floor plan.



Fig. 32. Approved full application first floor plan.

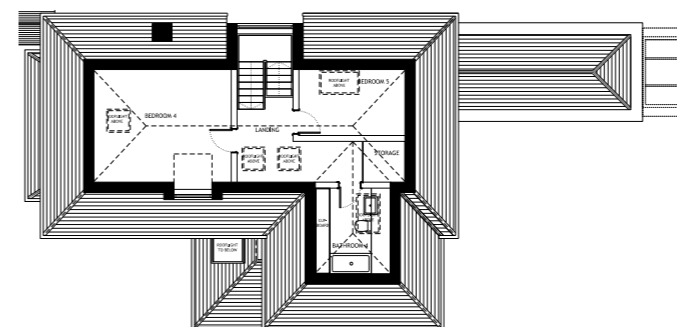


Fig. 33. Approved full application second floor plan.

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Fig. 34. (L) Approved full application south facing Fortnam Close elevation.

Fig. 35. (R) Approved full application west facing Headley Way elevation.

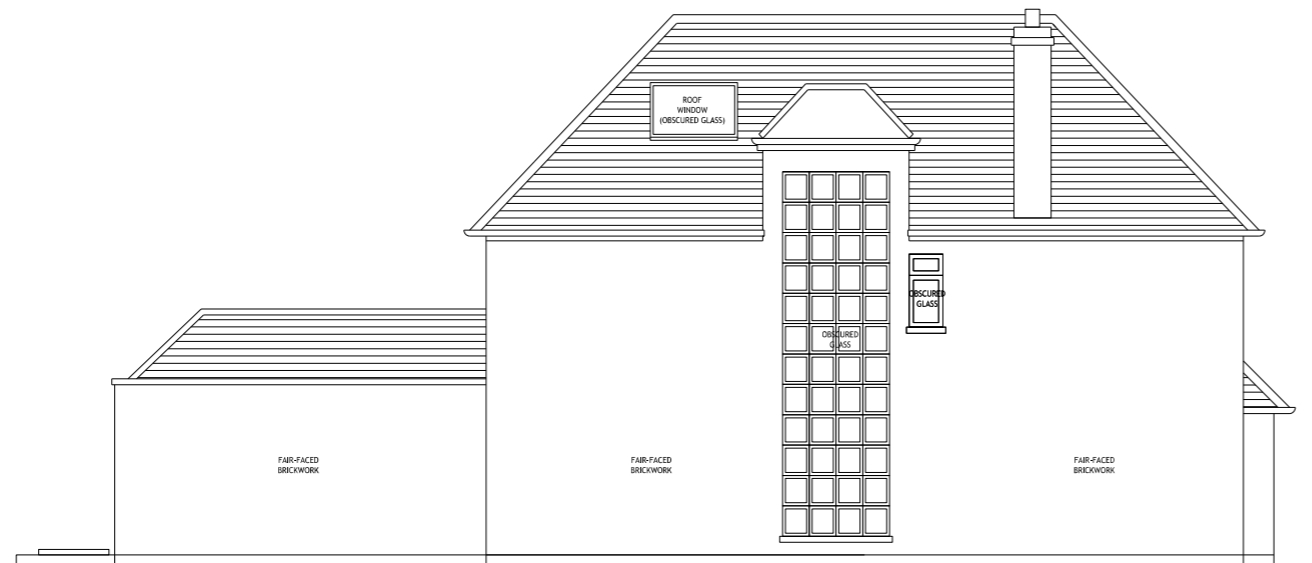


Fig. 36. (L) Approved full application north facing 151 Headley Way elevation.

Fig. 37. (R) Approved full application east facing rear garden elevation.

3.0 Planning History

3.3 Pre-application advice (18/02625/PAC)

3.3.1 In October 2018, pre-application advice was sought a replacement building for use as 5 separate flats with the following mix - 1x1 bed, 2x2 bed and 2x3 bed with car parking and garden with bin and cycle storage. Case officer and senior planner Sarah Orchard's response outlined the following points:

- The principle of demolition and making more efficient use of the site could be accepted in principle.
- The unit mix should adhere to Oxford's policy guidance, namely 30-100% as 3 bed units, 0-50% as 2 bed units and 0-30% as 1 bed units. However, this can be investigated under the policies of the emerging Oxford Local Plan 2036.
- The design should respect the local character in massing, material and detailing.
- The site plan should respect the local character through a balance of hardstanding and green space.
- The apartments should be designed to meet National Space Standards.
- The design should provide appropriate levels of car parking, bike storage and bin storage.

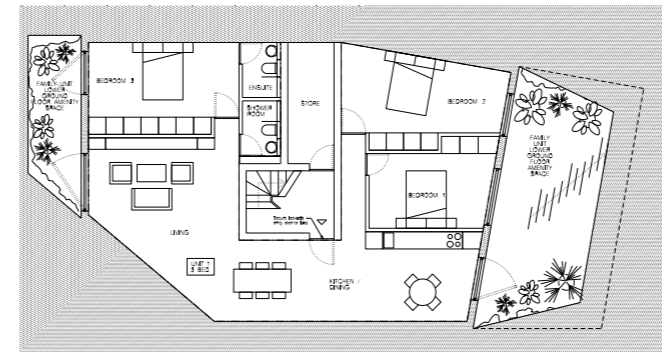


Fig. 38. Pre-application basement floor plan.

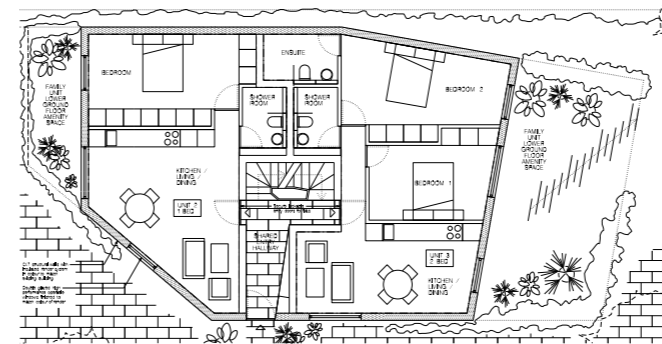


Fig. 39. Pre-application ground floor plan.

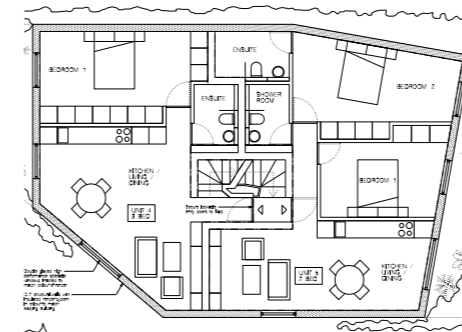


Fig. 40. Pre-application first floor plan.

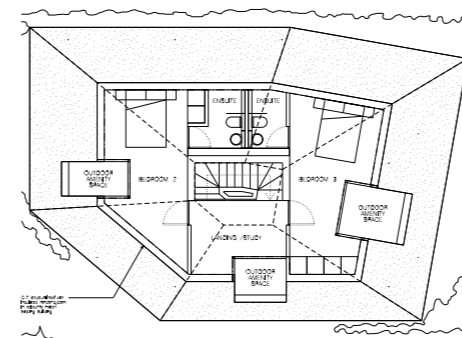


Fig. 41. Pre-application second floor plan.