

Aubrey P King

Architect

27th December 2024

Cover letter

**TO- Oxford Planning Control and Conservation Planning Department
109-113 St Aldate's Chambers Oxford OX1 1DS**

Dear Sirs

**Ref; Planning PP-12699595
Site 30 Davenant Road OX2 8BY
Planning approval 23/02370/FUL
Demolition of existing dwellinghouse and detached garage.
Construction of 2x 4bed semi-detached dwellinghouses
(Use class C3), provision of car parking and alterations to
access and landscaping. (Amended plans)**

For Gomm Developments (Oxford) Limited; 8A Mayfield Road OX2 7EL

Please find attached a planning application for Variation of Condition (Condition 18) all as follows.

Documentation

Cover letter dated 27/12/2023
Block Plan 1.500
Location Plan 1.1250
Site plan PL 23 20 12rev C
Community Infrastructure Levy form
Design and Access Statement
Landscaping details
Daylight and Sunlight Assessment

Reasons for variations

Planning Condition 18

The recent planning approval for the development of this site (ref. 23/02370/FUL) and the imposed planning condition 18 has excluded the approved new dwelling houses from eligibility for both residents and visitors parking permits. This is not consistent with two residential developments in Davenant Road which the applicant has recently completed namely number 34A and 13 Davenant Road. The planning approval for both these developments allowed visitors permits to be continued for the new homes. Therefore we would ask that when any imposed planning conditions are considered that at least visitors permits could be retained for these new homes.

The site is outside the 800m to a shop and this was accepted by the Highway Authority. In those circumstances, the development is not expected by virtue of Policy M3 to be a car-free development but for on site parking to be reduced with one space per unit provided. In cases where the development is not supposed to be car-free (as in this case) there is no reference in policy terms to sites being removed from the ability in the CPZ to apply for residents' or visitors' parking permits.

Given that one space per unit is provided in this development the exclusion of residents' parking permits is accepted but the removal of visitor permits is not. The removal is not justified particularly as the existing position is that both residents and visitor permits are available to the existing property, which is being replaced.

We therefor request that the wording to condition 18 be varied and to state that residents visitors parking permits be permitted for both new home.

With kind regards
Aubrey King
For Gomm Developments (Oxford) Limited

Aubrey P King Architect
43 Hamilton Road, Oxford OX2 7PY
Mob 07876526706

