

The Planning Manager
Planning Control and Conservation
Oxford City Council
Town Hall
St Aldates
Oxford OX1 1BX

20 February 2024

Dear Sir/ Madam

PPA2403 Change of Use from from C3 to C4 HMO - 5 Pether Road, Oxford - Covering letter

We are submitting an application for Planning Permission in respect of a change of use at the above property as it is subject to an Article 4 directive.

The application has been sent via the planning portal, with drawings attached digitally. Payment has been made via the Portal. Accordingly we have attached the following:

Planning Application Forms
Covering Letter
Design and Access Statement
Noise assessment
Sunlighting assessment
CIL Assessment
CIL Form

PPA2403-L1 Location Plan
PPA2403-B1 Block Plan
PPA2403-P1 Existing Proposed Plans

In terms of the number of HMOs within 100m radius we have determined the following:

Nuffield Road

30 to 48 Nuffield Road (10 dwellings)
1 to 21 Nuffield Road (11 dwellings)
35 to 45 Nuffield Road (6 dwellings)
26 and 28 Nuffield Road (2 dwellings)

Chillingworth Crescent

1, 3 and 5 Chillingworth Cres (3 dwellings)
6 and 8 Chillingworth Cres (2 dwellings)

Pether Road

1 to 11 Pether Road (6 dwellings)

Wood Farm Road

5 to 33 wood farm road (15 dwellings)



34 to 44 Wood farm road (6 dwellings)
43 to 49 wood farm road (4 dwellings)

Foresters Tower (85 flats)

New Beveridge House (27 flats)

Number of dwellings with 100m = 177
Number of HMOs within 100m radius = 3

These comprise:

Nuffield Road

1 Nuffield Road 23/0156HMOMAN
19 Nuffield Road 19/00684HMOLIC

Wood Farm Road

9 Wood Farm Road 23/00241/HMOMAN

The proportion of HMO properties to other dwellings is therefore 1.6%

We trust that this information gives you enough to register the application but if you need anything further please do not hesitate to contact us.

Yours faithfully,

Peter Pritchard RIBA
for and on behalf of PPA Architecture Ltd

