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CHARTERED TOWN PLANNERS

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Planning Services
Oxford City Council
Planning Services
Oxford Town Hall
St Aldates
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Our ref: 3965

Planning Portal Ref: PP-12861777

8 April 2024

Dear Sir/Madam

Proposed erection of a replacement garden outbuilding to the rear side of 29, Squitchey Lane, Oxford, OX2 7LD

Please find enclosed our householder planning application for the erection of a garden outbuilding, the building is to be located in an area currently occupied by an outbuilding which is to be removed.

The householder planning application comprises the following:

- Application Form
- Location Plan
- Block Plan
- Proposed Outbuilding Floor Plan
- Proposed Outbuilding Elevations

INTRODUCTION

The property is a two-storey semi-detached dwelling with accommodation in the roof within the settlement and residential area, outside of any conservation area. The property is located in Flood Zone 1 (least likely to flood).

The site falls within Character Area D of the Neighbourhood Plan. This area between the Woodstock and Banbury Roads was developed later than the Victorian/Edwardian developments. It is situated north of the traditional Summertown Centre. The houses vary from large to very large mansions, some of which acknowledge the original rural origins of Summertown. Squitchey Lane is noted as the most significant road in this area. It is wide and straight, and so nowadays acts as a useful link road between the two North Oxford entrance roads. It is also a road of contrasts. The plots on the north side are very large, and indeed the houses near the Banbury Road end are massive. They have enormous front gardens, where the parking of two or three cars does not detract from the green nature of the road. This is accentuated by some majestic trees in front gardens. On both sides of Squitchey Lane there are Art Deco-inspired semi-



detached houses with typical curved bay windows. However, near the middle of the south side, there are rows of more modest terraced houses which try to imitate the splendid Art Deco style of their neighbours but fail to do so. A special aspect of Squitchey Lane is the development of late-20th-century houses infilled in the large back gardens to the north of the original houses. The Paddox is a development of compact terraced houses build in a slightly alternative style. Paddox Close contains somewhat larger terraced houses, mixed with some bungalows. These two newer developments make practical use of ample garden space, and provide some welcome smaller housing among some very large houses.

The property was granted planning permission and implemented under permission LPA Ref: 03/00609/FUL relating to the demolition of the existing property and erection of three x 4/5 bedroom houses on 3 levels, each with one parking space to the frontage. This was approved on 22nd May 2003. The permission imposed a condition, Condition 7 which reads:

“Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no structure including additions to the dwellinghouse as defined in Classes A, B, C, D, E of schedule 2, Part 1 of the Order shall be erected or undertaken without the prior written consent of the Local Planning Authority.”

Thereby permitted development rights have been removed for outbuildings such as that applied for in the application.

POLICY CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires proposed planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan is the Oxford Local Plan 2036 and the Summertown and St. Margaret’s Neighbourhood Plan.

Policies of relevance include:

Local Plan Policy: Policy S1: Presumption in favour of sustainable development, Policy H14: Privacy, daylight, and sunlight, Policy RE7: Managing the impact of development.

Neighbourhood Plan: Policy HOS2 Local Distinctiveness, Policy HOS3 Density, Building-design Standards, and Energy Efficiency,

PLANNING CONSIDERATIONS

The principle of development for a study/home office is acceptable, falling within the development limits of Oxford.

The proposal respects and complements the physical characteristics of the site and its surroundings including the scale and context of the site and its setting; the local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials; natural qualities and features of the area and the effect on the impact on public views and skylines. The building is to be positioned in a location to the side of the property already occupied by an outbuilding which is to be removed. The proposal will therefore be in accordance with Policy RE7.

The proposal will not result in unneighbourly development as it would not result in loss of light, overshadowing, loss of privacy, oppression or other harm to amenities of occupiers of either adjacent dwellings, the adjacent school or the application property itself in accordance with Policy RE7 and H14.



Summary

The submission has demonstrated that no harm will arise to the character of the area or neighbouring amenity. The proposal is therefore policy compliant and should be approved.

If you require any additional information, please do not hesitate to contact us. We look forward to hearing from you shortly.

Yours faithfully

BELL CORNWELL LLP

Mike Cole
Partner