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Comments on Planning Application 23/00095/FUL (as revised)

Application 23/00095/FUL seeks approval for a rear and side extension to 99 Harefields, Oxford.

The Wolvercote Neighbourhood Forum (WNF) seeks to represent the views (in relation to planning matters) of residents in the Wolvercote Neighbourhood Plan Area, that includes Harefields and surrounding roads. The Wolvercote Neighbourhood Plan (WNP) was approved overwhelmingly by our residents in a referendum in May 2021 and was subsequently 'made' by Oxford City Council.

The WNF Steering Committee has considered the revised version of application 23/00095/FUL and finds that it is an improvement on the original application since the rear, partially three storey, extension has been reduced to just one storey. This will remove the overlooking nuisance to the neighbour to the rear. Nevertheless, there remain other features that we consider unacceptable. **WNF therefore objects to planning permission being granted.**

Reasons for objecting

1. The scale of the extension – the still significant increase of floor area to the rear and side of the property will make its size inappropriate to its position: the end of a narrow cul-de-sac, where the outdoor space available for car parking, and cycle and bin storage is severely constrained. Although several other Harefields end-of-terrace dwellings have previously received planning approval for multi-storey extensions, none have been at the end of a cul-de-sac as is number 99.
2. The wall of the proposed rear extension is immediately adjacent to the garden access French windows of number 97: this will take an unreasonable amount of light from the neighbour at number 97.
3. The proposal is for the wall of the side extension to reach the boundary of the plot – an extension of about 2m. The three storey side wall of number 99 will then form the boundary with the public green space on the north side, separating the Harefield terraces from the houses of Marriot Close. This extension will reduce the amenity of the green space significantly by taking even more sunlight from it, extending the shadow of number 99 by 2m. This will be in breach of Policy GBS1 of the WNP (see below).

4. The position of 99 Harefields, and the scale of the proposed extension, mean that implementation of it will cause an unreasonable level of nuisance to neighbours during construction. Access is available by only two routes: (1) at the front via the shared space in front of other Harefields properties in the same cul-de-sac, or conceivably (2) from the side, from the adjacent public green space to the north. Both of these would be an unreasonable imposition on nearby neighbours.

From Policy GBS1 of the Wolvercote Neighbourhood Plan (italics added):

'Development proposals should protect the publicly accessible green spaces as shown in Annex 4...'

'Development will not be supported where it results in the loss of public access green space or *harms its setting*....'

Note: Annex 4 of the WNP includes the public green space adjacent to 99 Harefields.

From Wolvercote Neighbourhood Forum Steering Committee

Paul Buckley (Acting Chair)

John Bleach

Mary Brown

Tony Dale

Suzy Donald

Katherine Kaye

Richard Lawrence-Wilson

Andrew Siantonas

Tamsin Smith

David Stone

22 March, 2023