

Rochester House,
Eynsham Road,
Farmoor,
Oxford OX2 9NH
Telephone: 01865 861281

2 Lime Road & 50 Laburnum Road,
Oxford

Site location plan

Feb 2014

1:1250@A4

2013060

P05

Feb 2014	1:2000@A2	2013060	P01F
2 Lime Road & 50 Laburnum Road, Oxford			Site plan



OXFORD CITY COUNCIL
Planning Department
Oxford, OX1 2JF
Telephone 01865 361201

LABURNUM ROAD

LIME ROAD

48

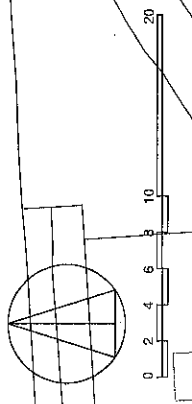
75

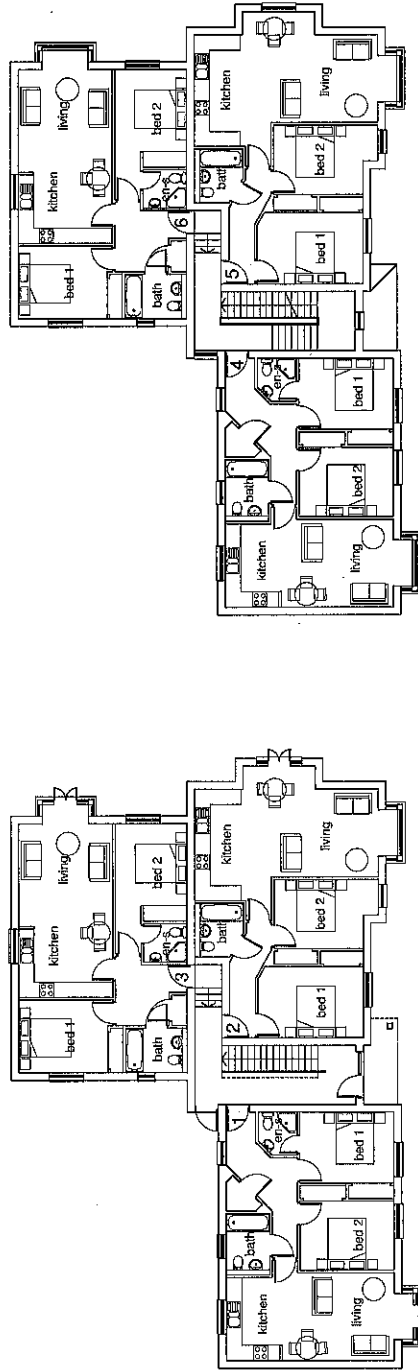
8 car spaces

cycle store

approximate line
of foul sewer

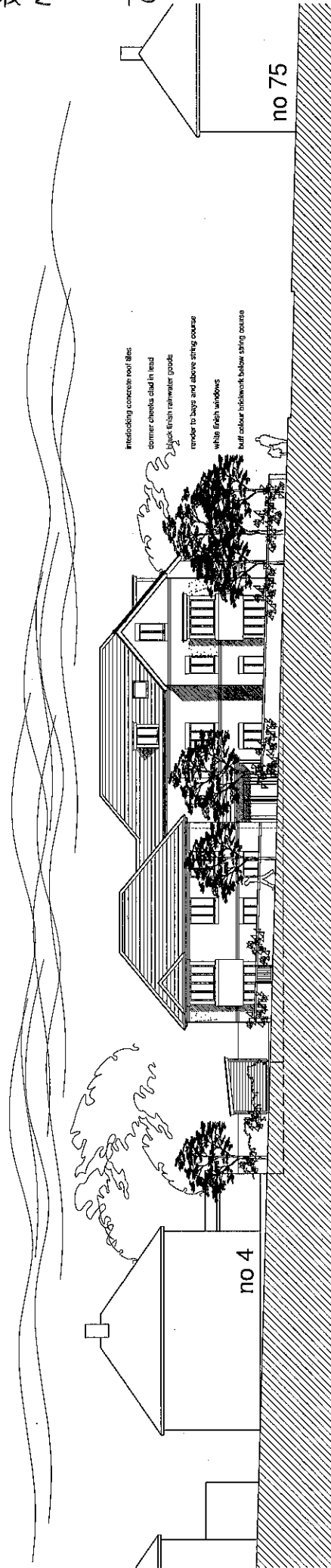
bin store



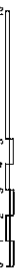


ground floor plan

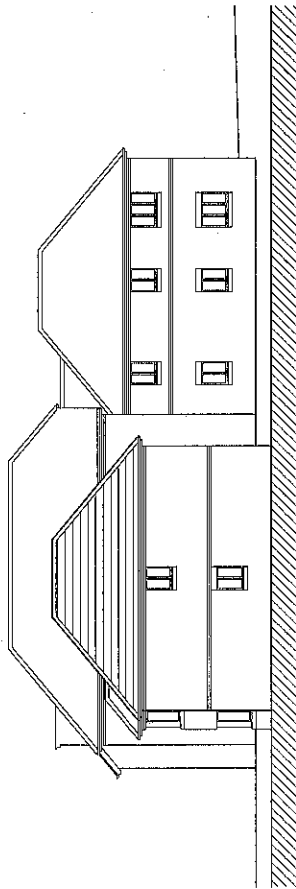
first floor plan



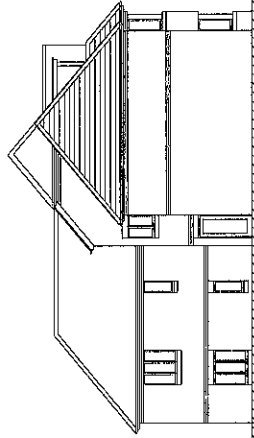
elevation to Lime Road



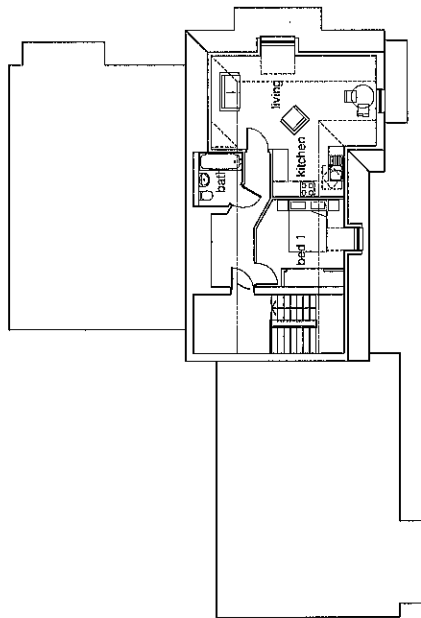
2 Lime Road & 50 Laburnum Road, Oxford		File 2014	Page
		1:1000/01	2013/00
Floor plans/ elevations		Page	



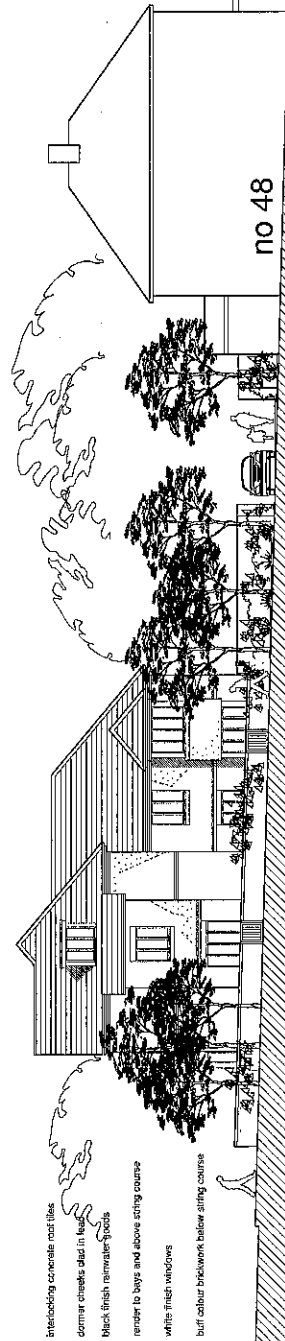
elevation to north



elevation to west



second floor plan



elevation to Laburnum Road

brickwork concrete roof tiles
dormer chimneys clad in lead
black finish rainwater pipes
render to bays and above string course
white finish windows
buff colour brickwork below string course



2 Lime Road & 50 Laburnum Road, Oxford	Feb 2014 1:1000/1	2013080	PLP
Floor plans/ elevations			



EXTENSION TO 5/9/2014

Planning

HEAD OF SERVICE: Adrian Duffield

**Vale
of White Horse**
District Council**CONSULTATION WITH
NORTH HINKSEY PARISH COUNCIL****PLEASE RETURN TO VOWH NOT LATER
THAN 12 NOON ON 1ST SEPTEMBER 2014**OFFICER: Mr P Brampton
CONTACT: Mr P Bramptonregistration@southandvale.gov.uk
Tel: 01235 520202
Textphone: 18001 01235 520202Benson Lane Crowmarsh Gifford
Wallingford OX10 8ED**AMENDED DETAILS****Application Reference : P14/V0538/FUL (Full Application)****Application Type (see definition over) : Minor****Amendment : No. 2 - dated 18th August 2014****Proposal :** Demolition of existing pair of semi-detached dwellings; Erection of a two and a half storey building containing seven flats (6 x 2 bed and 1 x 1 bed); Improved access from Lime Road to provide 2 off-street car parking spaces; Improved access from Laburnum Road to provide 8 car parking spaces, cycle storage and an enclosed bin store. Associated Landscaping (As amended by Drawing Nos: P01D, P02D, P03E accompanying agent's email of 15 August 2014)**Address :** Corner of Lime Road and Laburnum Road Oxford (In the parish of North Hinksey) OX2 9EG**NORTH HINKSEY PARISH COUNCIL :**considers that this application should be **APPROVED**
for the following reasons:☐considers that this application should be **REFUSED**
for the following reasons (planning reasons must be given) :☒

PLEASE SEE OVERLEAF -

has **NO STRONG VIEWS** on this application
and accepts that VOWH will determine it as it considers
appropriate. (Please include any comments below)☐

Signed on behalf of North Hinksey Parish Council

Date 4/9/2014

New Plans

P14/V0538/FUL Demolition of existing pair of semi-detached dwellings; erection of a two and a half storey building containing seven flats (6 x 2 bed and 1 x 1bed); improved access from Lime Road to provide 2 off-street car parking spaces; improved access from Laburnum Road to provide 8 car parking spaces, cycle storage and an enclosed bin store. Associated landscaping (as *amended* by drawing Nos: P01D, P02D, P03E accompanying agent's e-mail of 15th August 2014): Corner of Lime Road and Laburnum Road, North Hinksey. Councillors were still concerned that the development, by reason its density, height, size, mass, design and plot coverage of the proposed building, did not reflect the context of its surroundings in Lime and Laburnum Roads, and represented an over- development of the site. They remained concerned by the fact that the submitted plans were inaccurate in that they did not show the road coming from the Lime Road development (Harcourt Place) and the adjacent houses and bus stop which each have implications for parking and traffic volumes. The plans indicate that 2 parking spaces are still planned to exit on Lime Road, but no account has been taken of the fact that there is a bus stop within close proximity of the development. This development will be on the junction of the busy Lime Road and will have road safety implications, especially as Lime Road is a main cycle route for children going to Matthew Arnold School and a rat-run for cars from the A34 to Cumnor Hill. The proposed trees on the corner will also obstruct the view of the junction and consideration should be given to the need for access-splays.

Local residents are still astonished that the application makes claims that the local houses were 'not of overall good architectural design'. A hydro geological report is also needed to determine whether there are any onsite underground streams which will come to the surface if disturbed due to the underlying rock base, which in itself will cause the developer difficulties when digging what will need to be deeper foundations. Councillors remained concerned about potential damage to neighbouring houses and the sewer from pile driving through the hard corallian chalk.

The proposals would result in a building that will be out of character with the other similar estate houses and be an over-development of the site. Councillors also believe it is not appropriate for a development of 2.5 storeys to be on top of the hill and will result in the neighbours' gardens in Laburnum Road being overlooked and exposed to noise and pollution from the proposed car park. In view of the dangerous corner on which the site is located, and the staggered 4-way junction, it will be essential that ALL parking of demolition or construction vehicles takes place ON-SITE, if the application is approved. A construction plan should be submitted to the Vale ensuring that this will happen.

Councillors were also concerned that the plans do not show the accurate location of the sewer. There are also inconsistencies between the plan drawings and the Laburnum Road elevation over the width of the entrance to the Laburnum Road car park. The Lime Road parking spaces will require reversing either in or out on what is becoming an even busier road. It should be noted that the existing car parking spaces are in *tandem*, not adjacent, as now proposed. The closeness of the building to the Lime Road/Laburnum Road corner will lead to poorer visibility, as the existing semi-detached houses at 2 Lime Road and 50 Laburnum Road were deliberately built at an angle and set back on the plot to allow better visibility for vehicles. Councillors believe that the proposed increase in accommodation on the plot could be delivered by development that is more in sympathy with the Elms Rise Estate architecture as, for example, 22 Laburnum Road and elsewhere.

Due to the large number of issues that remain unresolved, councillors UNANIMOUSLY AGREED to OBJECT to the application.