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Comments on Planning Application 24/01134/DW56

This is an application for an enlargement of a dwellinghouse by construction of 1no additional storey with pitched roof. 80 Sunderland Avenue Oxford Oxfordshire OX2 8DU

Wolvercote Neighbourhood Forum (WNF) seeks to represent the views (in relation to planning matters) of residents in the Wolvercote Neighbourhood Plan area, which includes Sunderland Avenue. 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 application for enlargement of no 80 Sunderland Ave, and considers that in a number of respects the application is unacceptable. **WNF therefore objects to permission being granted.**

Reasons for objecting

The house concerned lies at one end of a long, distinctive row of large 2-storey detached houses, along the north side of Sunderland Avenue. The proposed scheme extends the house by adding a new floor, making it 3 storeys in total and raising the ridge by 3 metres. This will take it completely out of character for this section of Sunderland Avenue. It will be significantly taller than other houses in the same row. It will even be taller than the flat-roofed 3 storey block of flats nearby. It will be so tall that it is clearly visible above the trees in front, from the public domain along Sunderland Avenue. The existing 5 bedrooms and 4 bathrooms will increase to 9 bedrooms and 7 bathrooms. This appears to be inconsistent with the claimed use class C3. There is no application for a change of use class from C3 to an HMO, although it seems likely that this will happen in the future.

Such a large number of residents is likely to mean a substantial increase in number of vehicles, and there is no enlargement of the parking area currently provided. Increased vehicular traffic does not comply with current policies on the reduction of reliance on cars. If bicycles are envisaged for the new residents, there needs to be a plan for cycle storage in the front of the house. This is not currently included in the application plans.

From Wolvercote Neighbourhood Forum Steering Committee

Paul Buckley (Chair), John Bleach, Mary Brown, Tony Dale, Katherine Kaye, Richard Lawrence-Wilson, Andrew Siantonas, David Stone.

12 June 2024