

Planning Report, April 2002

Application number: APP/22/00054

Location: Beech Hayes, 10 INGESTRE ROAD, OXTON, CH43 5TY

Proposal: Retrospective Application for erection of outbuilding

Oxton Society: No comment

Application number: LBC/21/02422

Location: Summerhill, 14 VILLAGE ROAD, OXTON, CH43 5SR

Proposal: Removal of railing/dwarf wall, relocation of gates and gate post and installation of hard surfacing to front of house to form vehicular access and off-street parking

Oxton Society comments

- The proposals would affect the setting of this listed building but would not do substantial harm because of the efforts made to mitigate the impact.
- Residents 'parking has become extremely difficult in recent years as the evening economy of the village has developed. Many residents in village centre properties have already arranged off-street parking.
- There is a precedent for off-street parking in 2 neighbouring listed buildings but other listed buildings in Village Rd have no off-street parking.
- Ideally resident's parking needs would be best satisfied with a comprehensive parking plan including "residents-only" parking. However, there is little prospect of this in the foreseeable future.

The applicant is a member of our Executive Committee and therefore we have decided to neither support or object to this application.

Application number: APP/21/02390

Location: 18A PALM HILL, OXTON, CH43 5SP

Proposal: Change of use of beauty salon (Sui Generis) to residential dwelling

Oxton Society: no comment as external façade will be unaffected.

Application number: APP/22/00227

Location: 34 TEMPLEMORE ROAD, OXTON, CH43 2HB

Proposal: Loft conversion including Conservation style skylights and an extension to the existing rear dormer window
Case Officer:

Oxton Society: No objection as proposals have no impact on street scene.

Application number: APP/22/00227

Location: 12 TEMPLEMORE ROAD, OXTON, CH43 2HB

Proposal: Construction of single storey extension and external stairs to rear of house; alterations

Oxton Society comments: This is a corner property and so the proposed extension is somewhat visible from the public domain. However the materials will match the parent house so no objection.

Application number: APP/22/00224

Location: HOLLY LODGE, 39 VILLAGE ROAD, OXTON, CH43 6TZ

Proposal: New structural opening formed between Kitchen and Dining Room; widening of existing archways in Kitchen; replacement of timber window frames on a like-for-like basis; new ornamental gate proposed to driveway.

Oxton Society Comments: The proposals for this listed building are set out in a comprehensive Heritage Statement. Most of the proposals are invisible from the public domain. In principle we support the replacement of rotten windows with similar designs and materials. The only feature which impacts on the street scene are the ornamental gates which we believe are in keeping with this listed building.