

Application number: APP/22/00080, 18 HUGHES LANE,

Proposal: Construction of two storey extension, demolition of extension, outbuilding and fence and installation of fence to side of house; installation of ramp and raised land level to front and side; removal of part of front boundary wall/gate.

Oxton Society comment

We have no objections to the proposals for a 2-storey side extension. In principle we oppose the demolition of quality sandstone walls in the CA. This wall (at 1100cm high) is just above the limit requiring permission to demolish approx 3m length and contributes positively to the street scene. In mitigation we acknowledge the severe parking problems in Hughes Lane which would be alleviated by the proposal. We suggest that off-street parking could be achieved by demolishing less of the wall. We take a neutral stance to the proposals.

APP/22/00290: 15 SOUTH BANK, OXTON,

Proposal: Erection of entrance porch and construction of dormer extensions/alterations

Oxton Society comments

We believe that the Heritage Statement should have recognised the potential impact on the neighbouring listed buildings at 11 and 13 South bank and should have considered the significance of the effect on these heritage assets.

We always consider proposals as viewed from the public domain. From this viewpoint the proposals have insignificant impact would involve "less than substantial harm" to the character of the conservation area. In particular, we support the addition of the porch on the west elevation as it is in keeping with the character of the parent house. We see no detriment in the addition of the small dormer window and the raising of the roof line on the northern elevation.

We believe that the main issue is the potential impact of the new first floor windows on the east elevation on the privacy of 11 South Bank. We do not comment on neighbour issues. However, we expect that the Council will carry out an appropriate assessment of the potential loss of residential amenity and to what extent this affects the setting of the listed buildings.

APP/22/00439: 14 HUGHES LANE,

Proposal: Retrospective application for partial demolition and alteration of front boundary wall, demolition of retaining wall and excavation to side of drive and installation of hard surfacing to form enlarged drive

This case has been hotly pursued by Steve Weber who established that the wall was demolished and rebuilt rather than repaired, needed retrospective p/p and he

therefore raised an enforcement case. I have had a long session with the applicant (Bogan's Carpets) and think I have convinced him that we are not being vindictive but are trying to "hold the line" that all wall demolitions need p/p.

Oxton Society comments

We raised an enforcement case on this development to make the point that, in principle, there should be no works on walls involving demolition without planning permission. Now that retrospective permission has been applied for, we are happy to support this application. We shall, of course, seek enforcement notices on any other future wall works involving demolition that go ahead without applying for planning permission.

Postscript:

The retrospective application has been refused on the grounds that the wall has been re-built to an unsatisfactory standard and that the new surface treatment of the drive is impermeable and is detrimental to amenity.

APP/22/00413:45 CLAUGHTON FIRS

Proposal: loft conversion with rear dormer

no comment as rear dormer does not impact significantly on street scene

LBC/22/00368: 22 VILLAGE ROAD

Proposals: This is an application for Listed Building Consent for the replacement of rear sash windows in basement, ground floor and first floor, retaining current hardwood timber frames and replacing with hardwood timber sash windows in same style as current. Replacement of hardwood timber French doors at front ground floor of property, retaining original frames and side glazed panels, replacing only wooden doors with replica wooden doors with suitable interior locking system.

Oxton society comments:

We welcome this application for an appropriate scope of work to restore this long-vacant and highly visible village property. We would normally expect measured drawings of the existing windows (profiles/sections) and doors or measured drawings and specifications of the proposed windows and doors for future listed building applications.

APP/22/00474: 2 DUNCOTE CLOSE

Proposal: single storey rear extension and associated roof works.

Oxton society comments: No heritage statement submitted so technically should not have been validated. The proposal has minimal impact on street scene, so neutral comment.