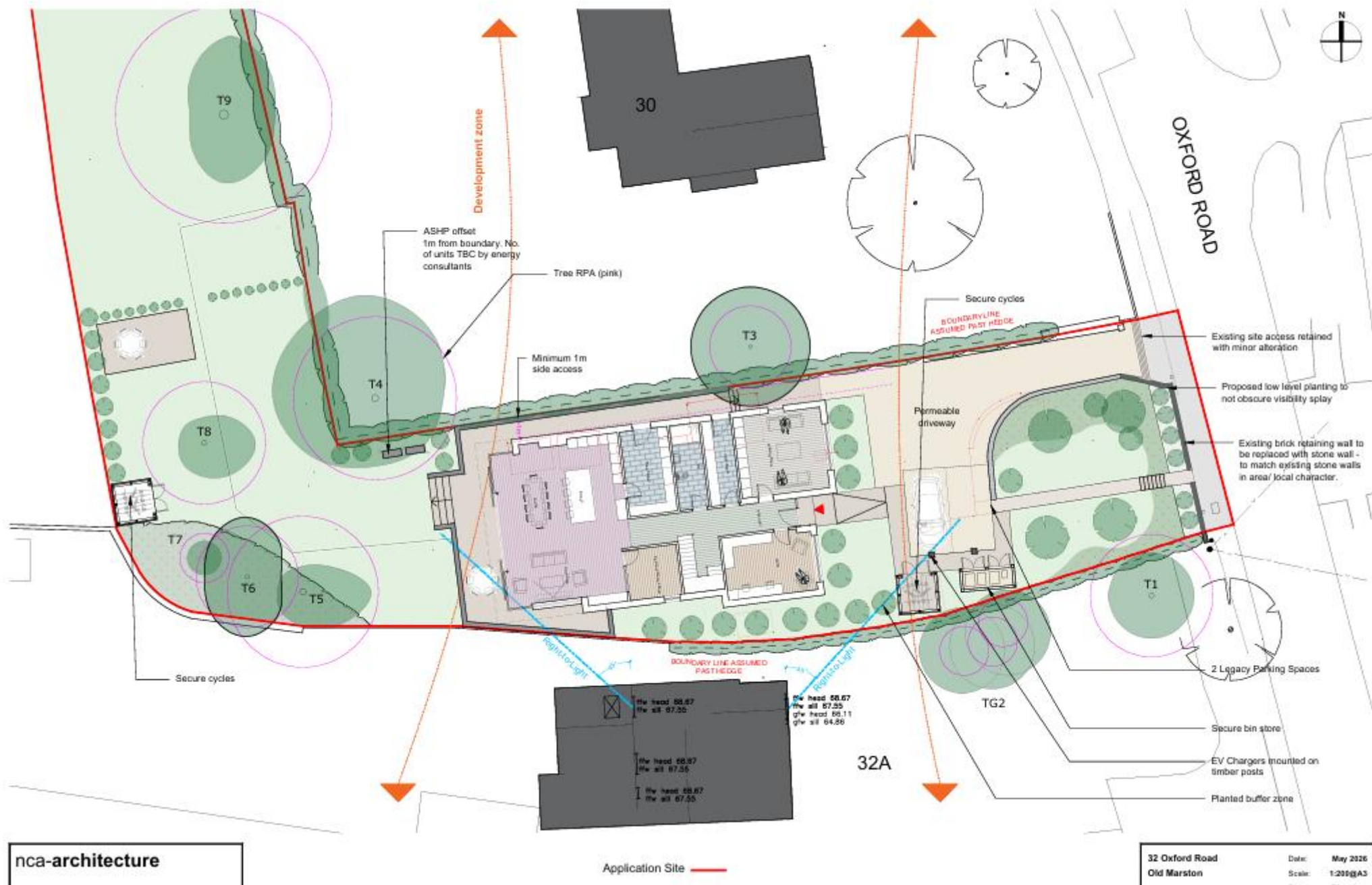


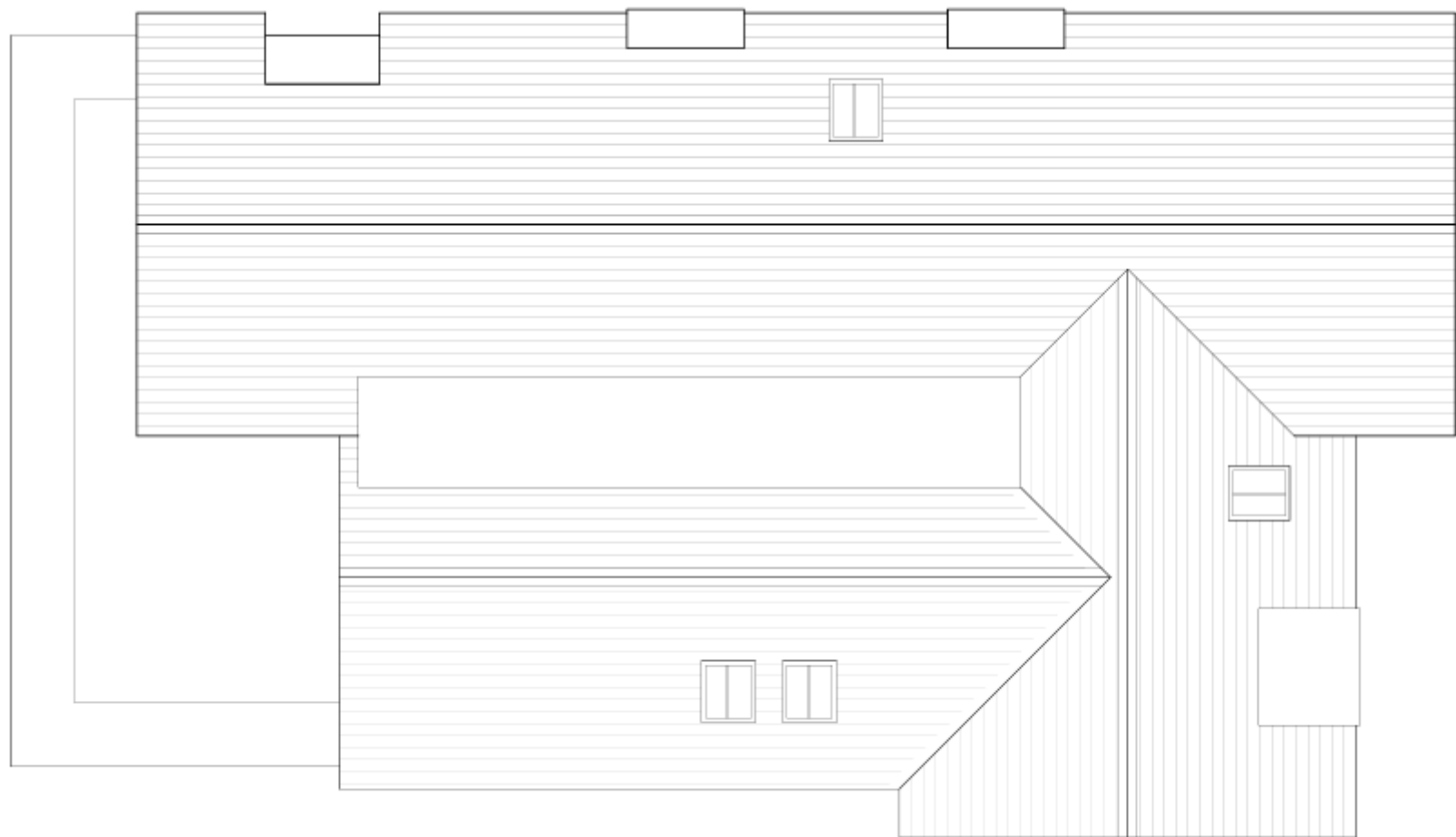
26/01990/VAR – 32 Oxford Road – Variation (or removal) of conditions 02 (Develop in accordance with approved plans), 03 (Materials samples), 04 (CTMP), 06 (CEMP), 14 (Bicycle storage) and 15 (Bin storage) of planning permission 25/01436/FUL (Demolition of existing dwelling house and erection of a 1 X 5 bed dwellinghouse (Use Class C3). Provision of air source heat pumps, EV chargers and bin and bicycle stores. Alterations to landscaping, boundary wall and site access. (Amended description)) to allow for the installation of a brick chimney to North facade, insertion of 1no. roof light to North elevation, alterations to first floor windows, modest lengthening of the building to enable the stair core to be redesigned. Town and Country Planning Act 1990 APPLICATION NO: 25/01436/FUL PROPOSAL: Demolition of existing dwelling house and erection of a 1 X 5 bed dwellinghouse (Use Class C3). Provision of air source heat pumps, EV chargers and bin and bicycle stores. Alterations to landscaping, boundary wall and site access. (Amended description).

and bike stores.











on



on

ire

7 Court Farm Barns
Medcroft Road
Tisbury, Wiltshire

Site Curtilage - - - - -

32 Oxford Road
Old Marston

Proposed Elevations



Proposed Side Elevation 1



Proposed Side Elevation 2

REF : S73 / Variation of Condition Application at 32 Oxford Road, Oxford, OX3 0PQ

Please find enclosed Section 73 / Variation of Condition Application, submitted for approved application 25/01436/FUL.

Permission was granted in April 2026 for the demolition of an existing dwellinghouse and erection of a 1 X 5 bed dwellinghouse (Use Class C3). Provision of air source heat pumps, EV chargers and bin and bicycle stores. Alterations to landscaping, boundary wall and site access.

This application seeks to make minor amendments to the approval design – these are scheduled below-

- Introduction of new brick chimney to the Northern façade, serving the master bedroom and rear living space.
- Addition of a conservation type rooflight to the family bathroom – this presents to the Northern Elevation.
- Alterations to the first floor windows set in gables – these are now wider assemblies with a raised cill.
- Modest lengthening of the building to enable the stair core to be redesigned.

In conjunction with the revised drawings submitted to vary condition 2 (approved plans) of the extant consent, the following information is submitted in support of this application.

CTMP prepared by HVJ.

CEMP prepared by BioScan.

Material Schedule prepared by NCA.

Bike Store and Bin Store drawings prepared by NCA.

It is considered that the variations we are seeking permission for are de-minimis, and that these do not amount to a change which would invalidate the original consent. The addition of a new rooflight, and alterations to the window configurations do not prejudice privacy or quality of amenity for surrounding neighbours, and the introduction of the chimney feature is prevalent within the Old Marston Conservation Area. Buff brickwork is also a typical material found locally.

The alterations to the footprint is balanced between the front and rear extents, and this adjustment does not break established building lines or conflict with daylight rule lines struck from neighbouring windows.

On the basis of the above, it is considered that these changes can be approved without delay.

Kind Regards

James Corris

Project Architect & Associate

NCA | ARCHITECTURE

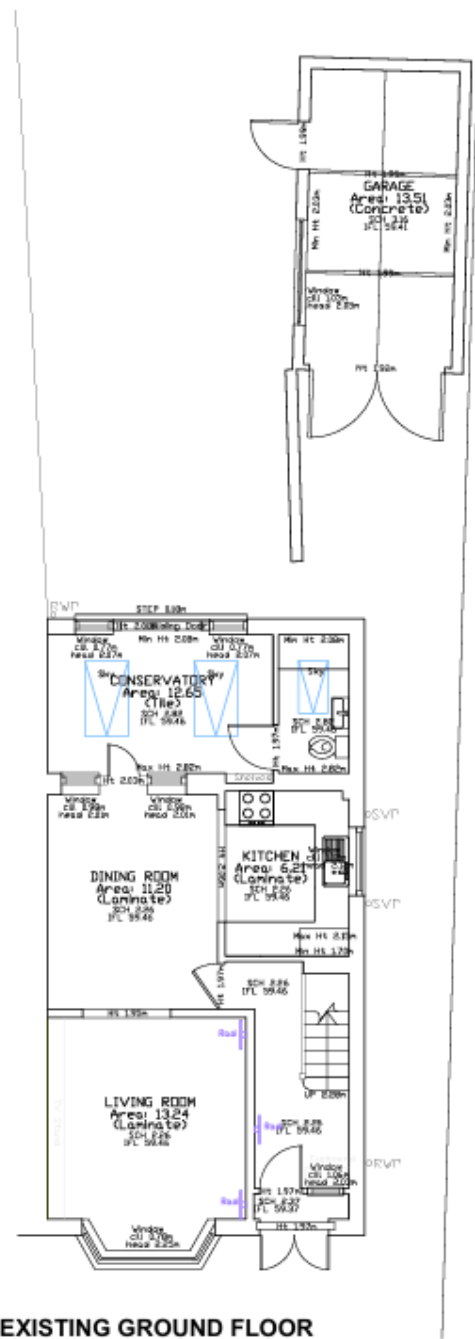
t: 01869 226610

w: nca-architecture.com

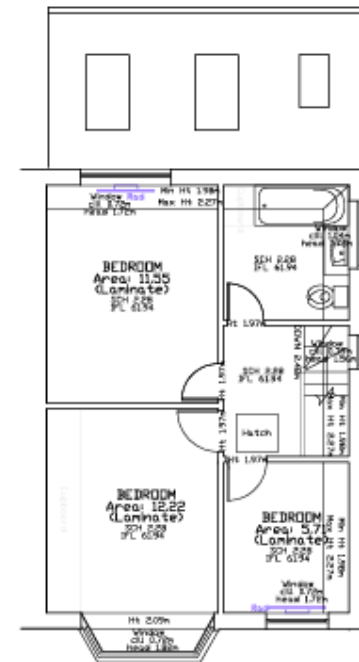
in: [nca_architecture](https://www.instagram.com/nca_architecture)

- **26/01881/FUL – 13 Ashlong Road** – Demolition of existing single storey rear extension. Erection of a part single, part two storey rear extension. Alterations to roof to form hip to gable, formation of 1no. rear dormer and insertion of 2no. front rooflights in association with loft conversion.

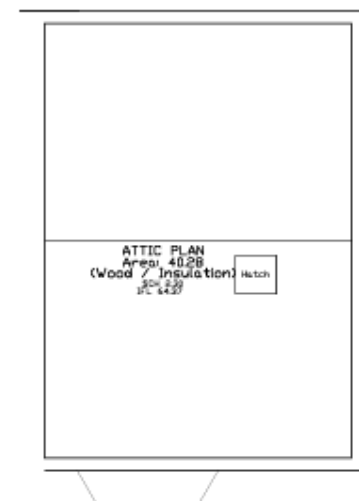




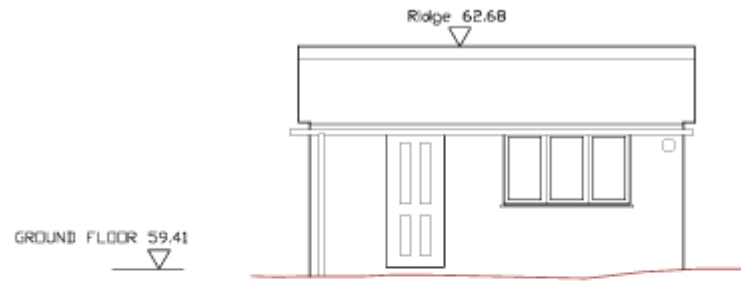
EXISTING GROUND FLOOR



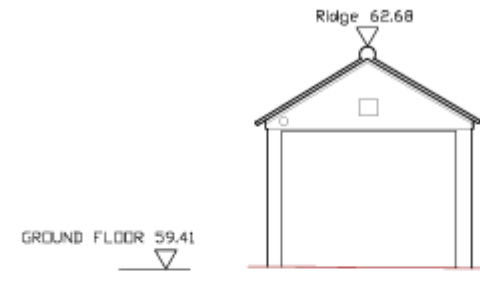
EXISTING FIRST FLOOR



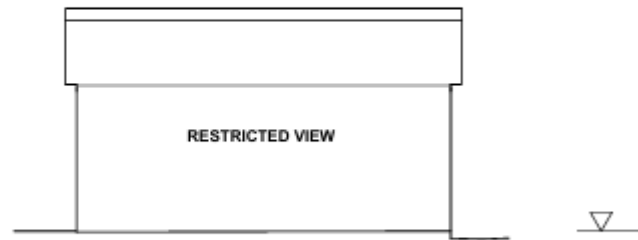
EXISTING ATTIC PLAN



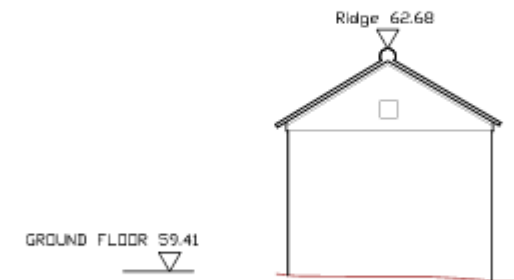
Existing Side Elevation



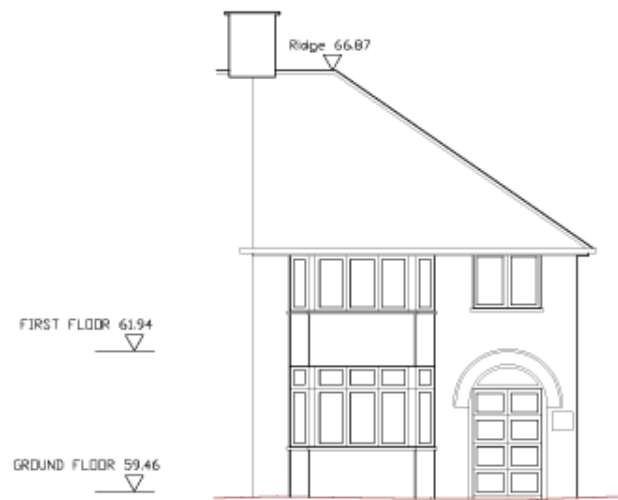
Existing Front Elevation



Existing Side Elevation

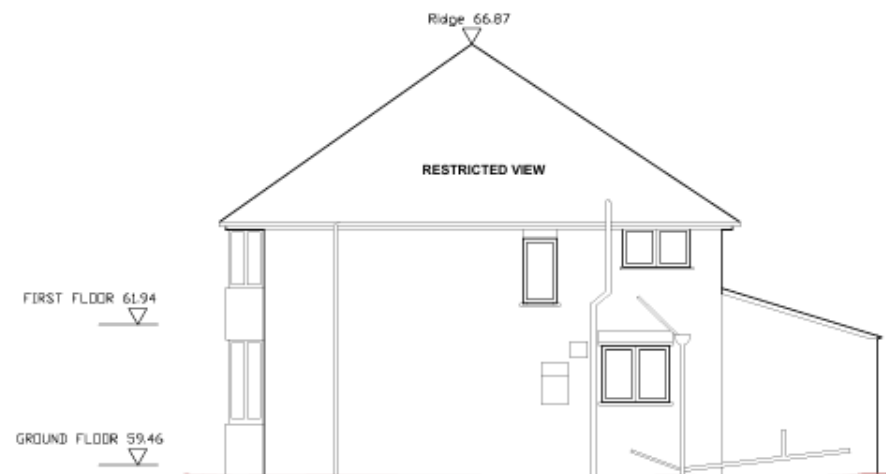


Existing REAR ELEVATION

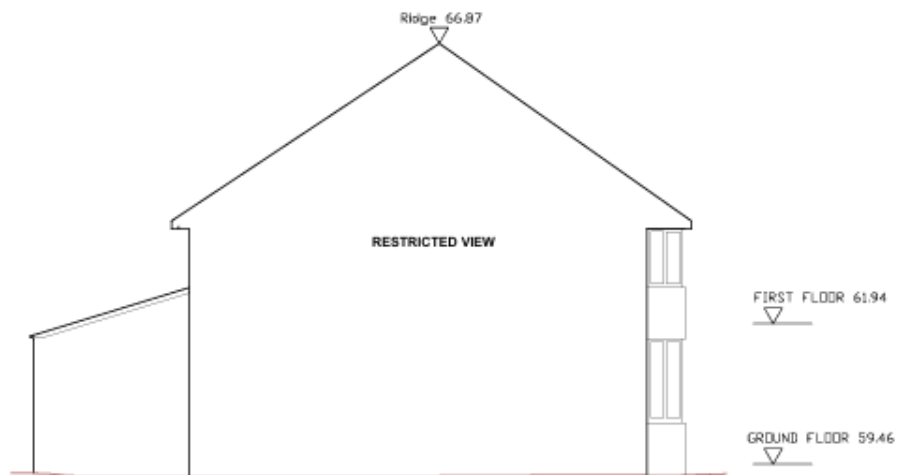


FRONT ELEVATION

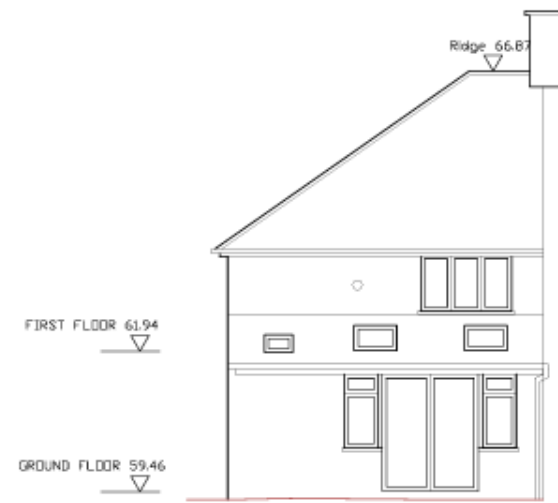
DATUM LEVEL = 58.00m



EXISTING FLANK ELEVATION

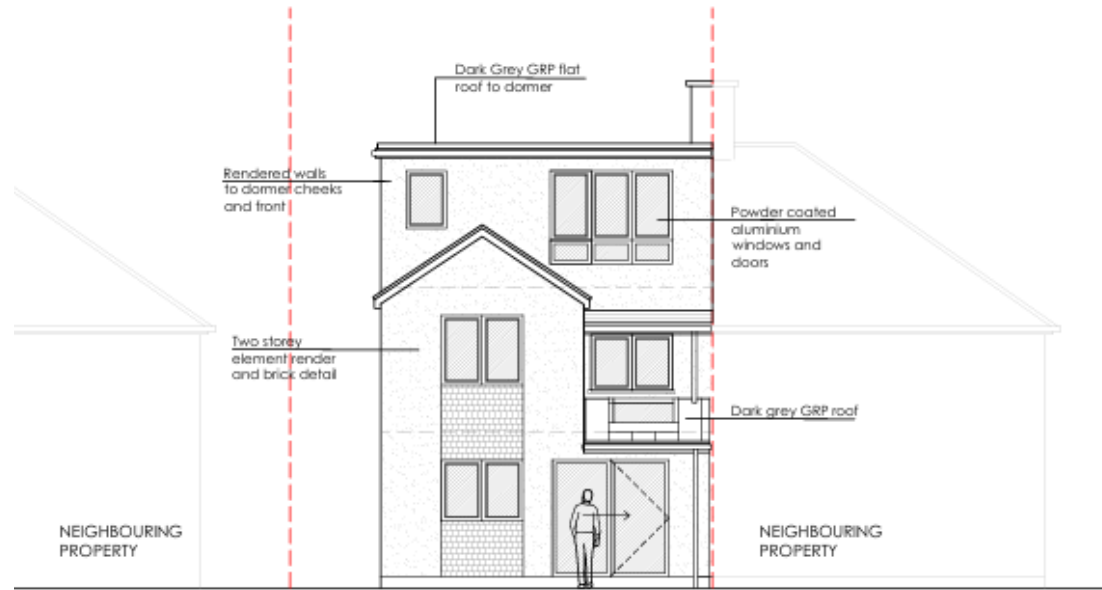


EXISTING FLANK ELEVATION

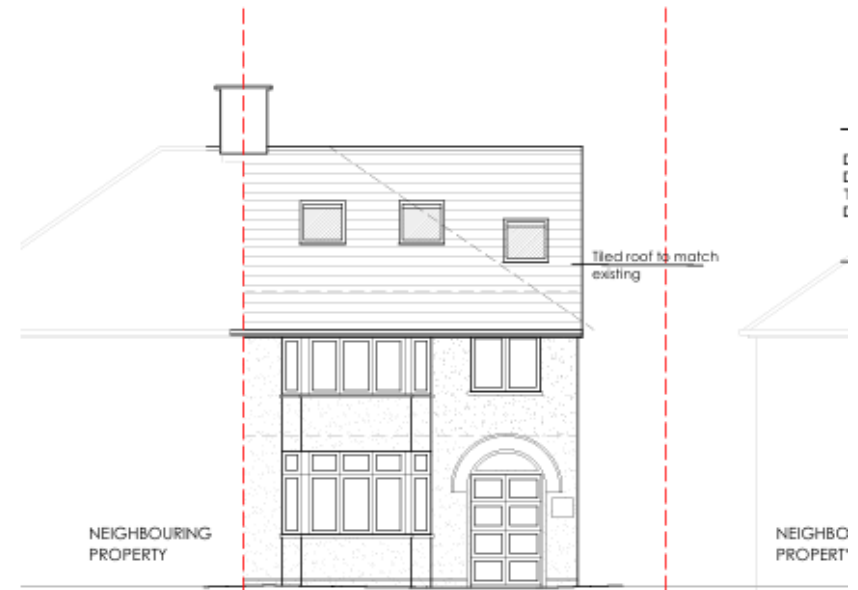


REAR ELEVATION

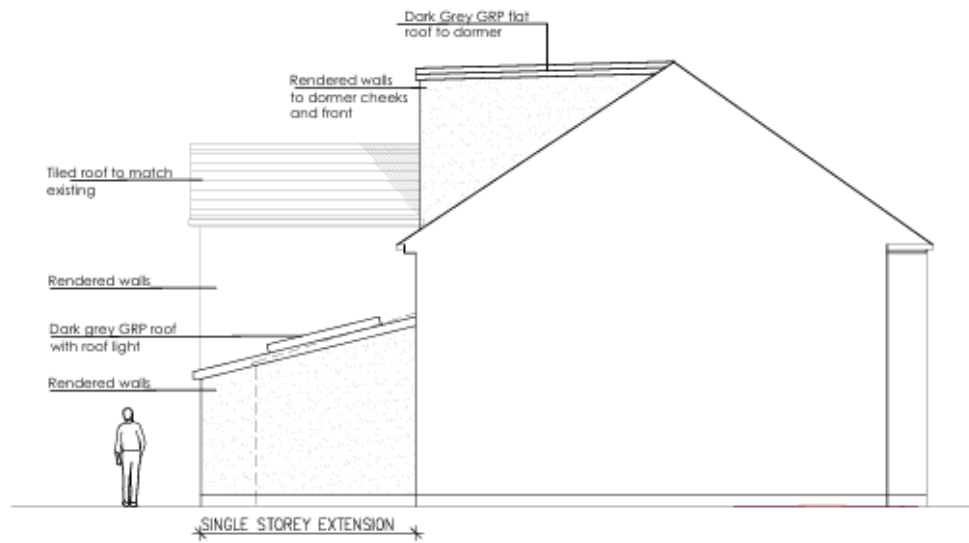
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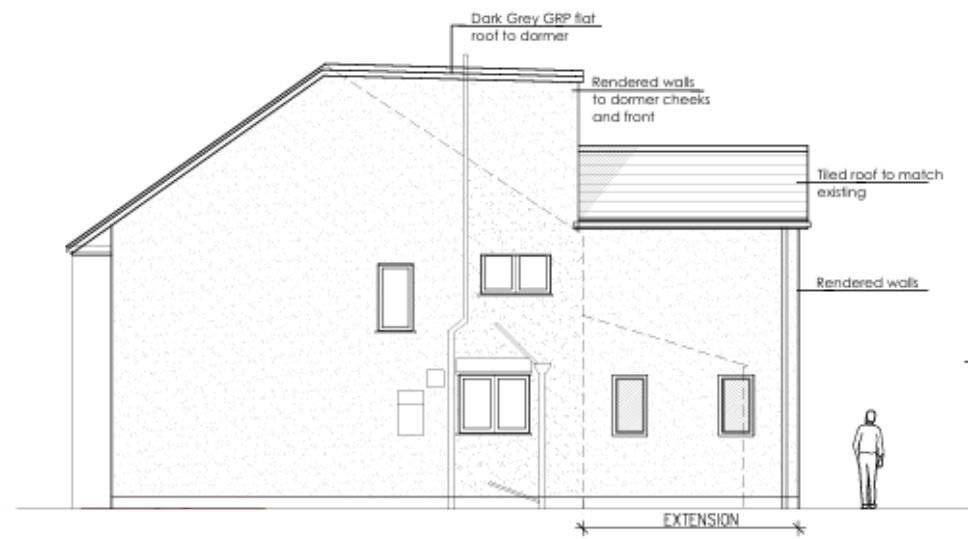
Rear - South West Elevation



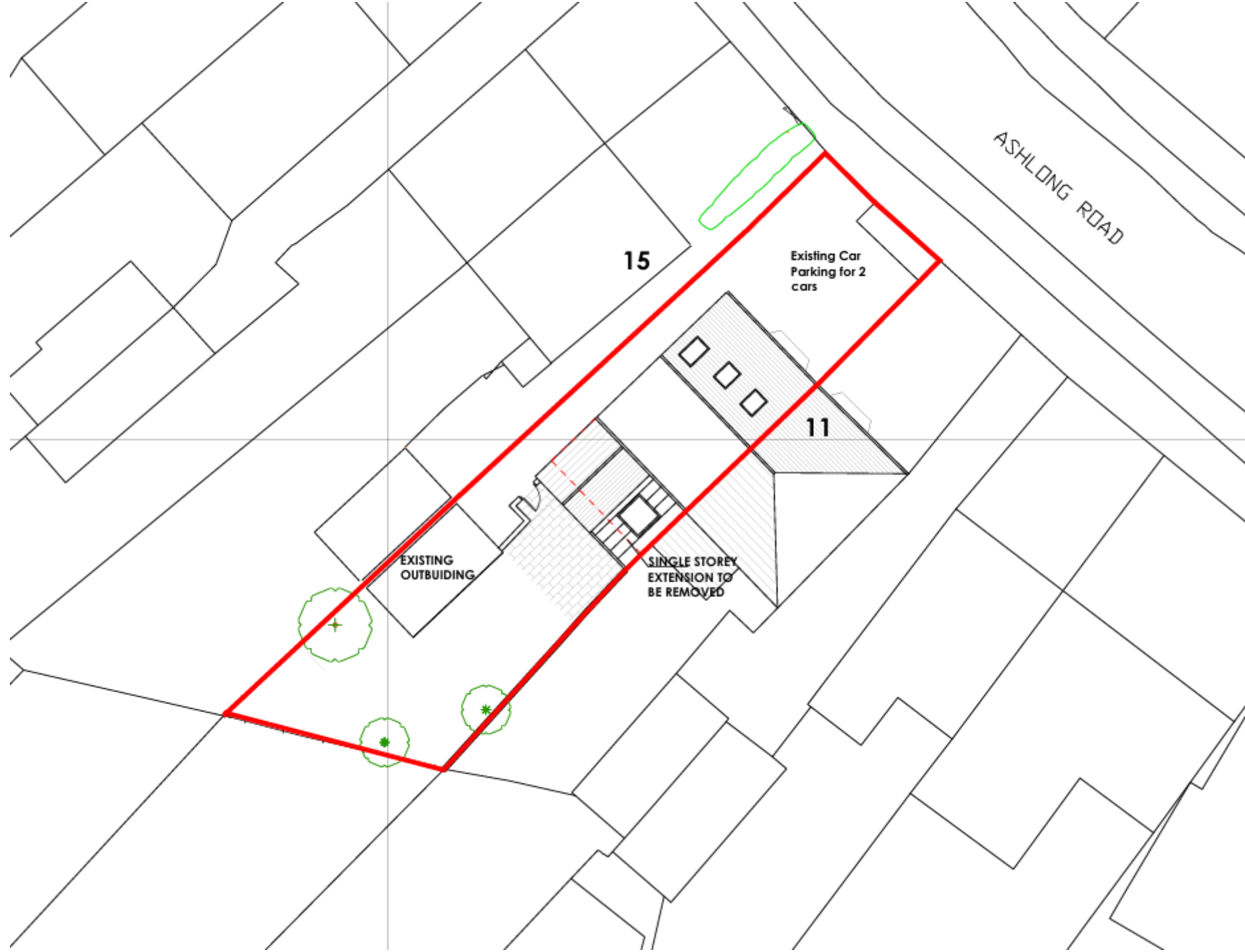
Front - North East Elevation



Side - Adjoining attached property

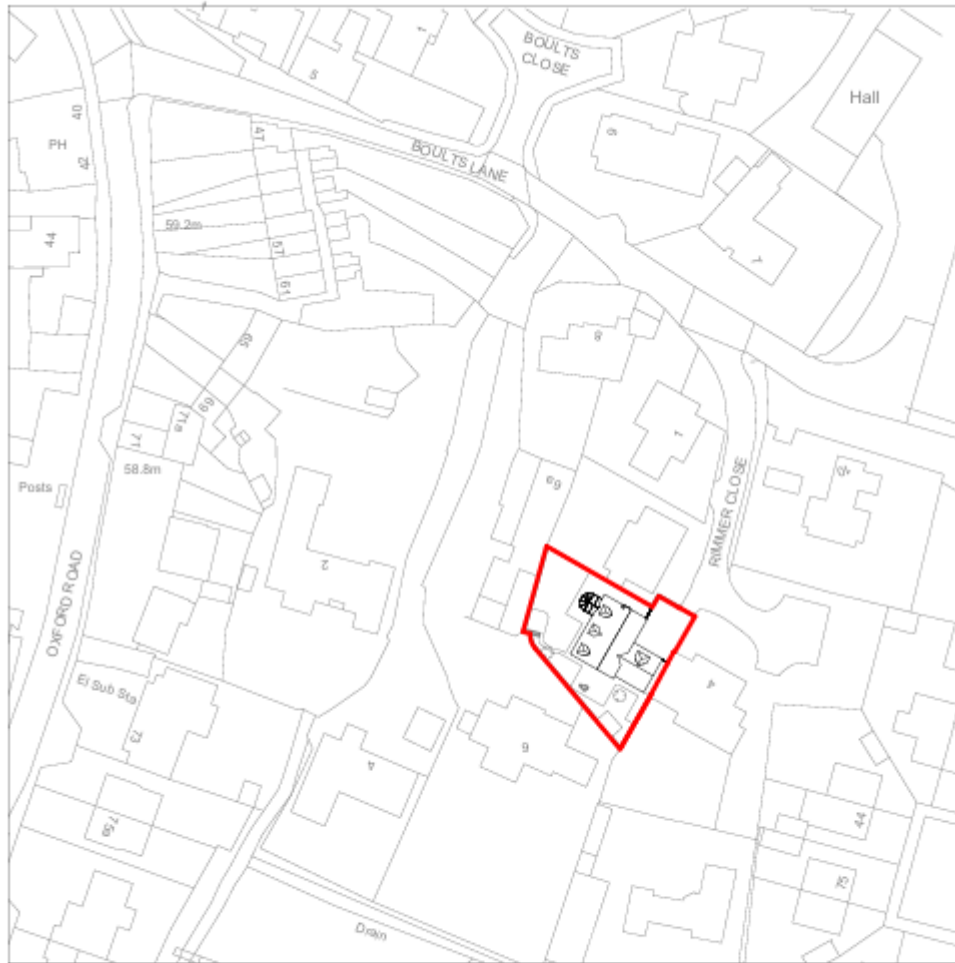


Side- North West Elevation



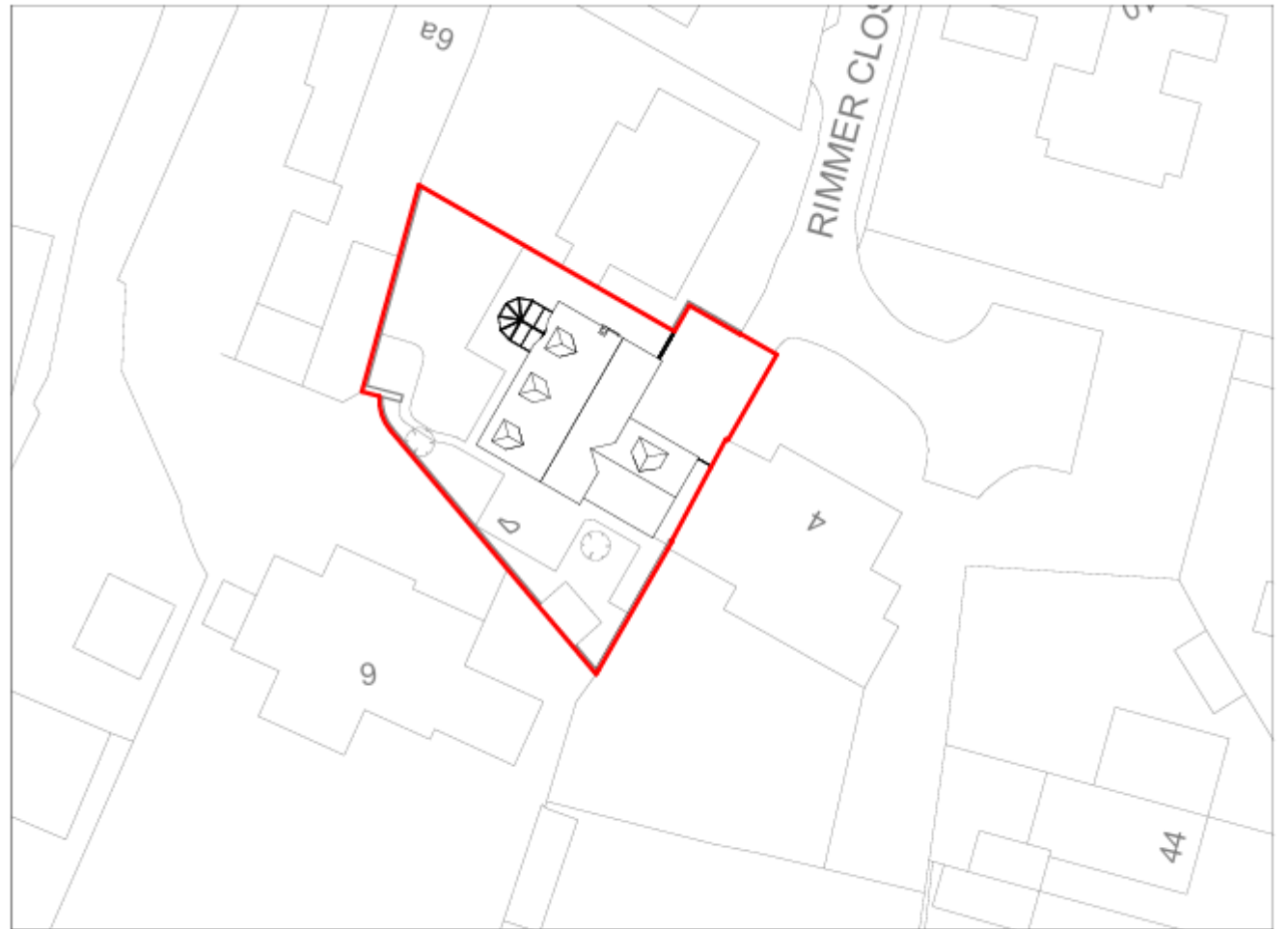


- **26/01967/FUL – 3 Rimmer Close** – Demolition of existing rear conservatory. Erection of a single storey side extension. Conversion of garage to habitable space. Alterations to fenestrations.

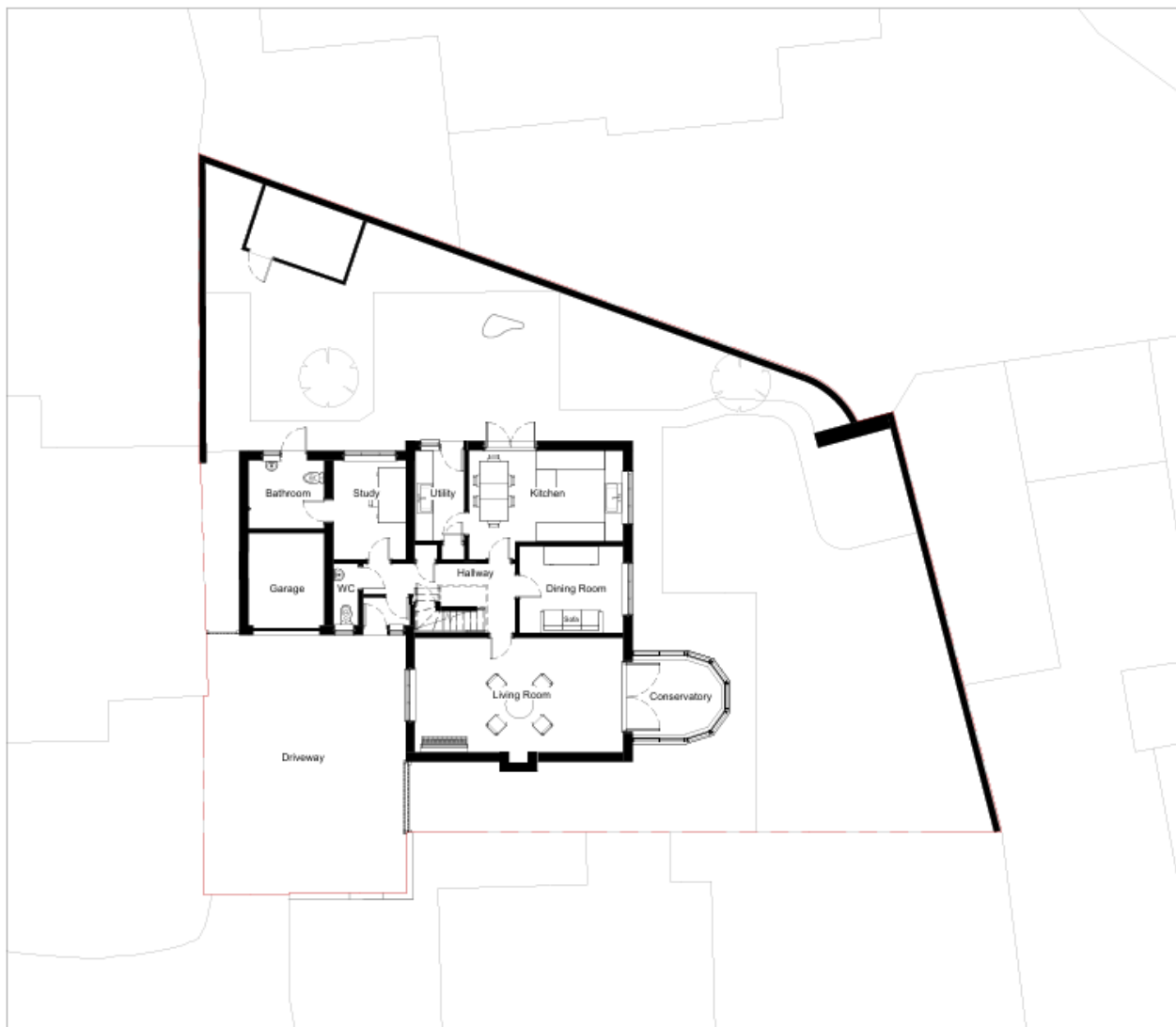


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Location Plan
1 : 1250



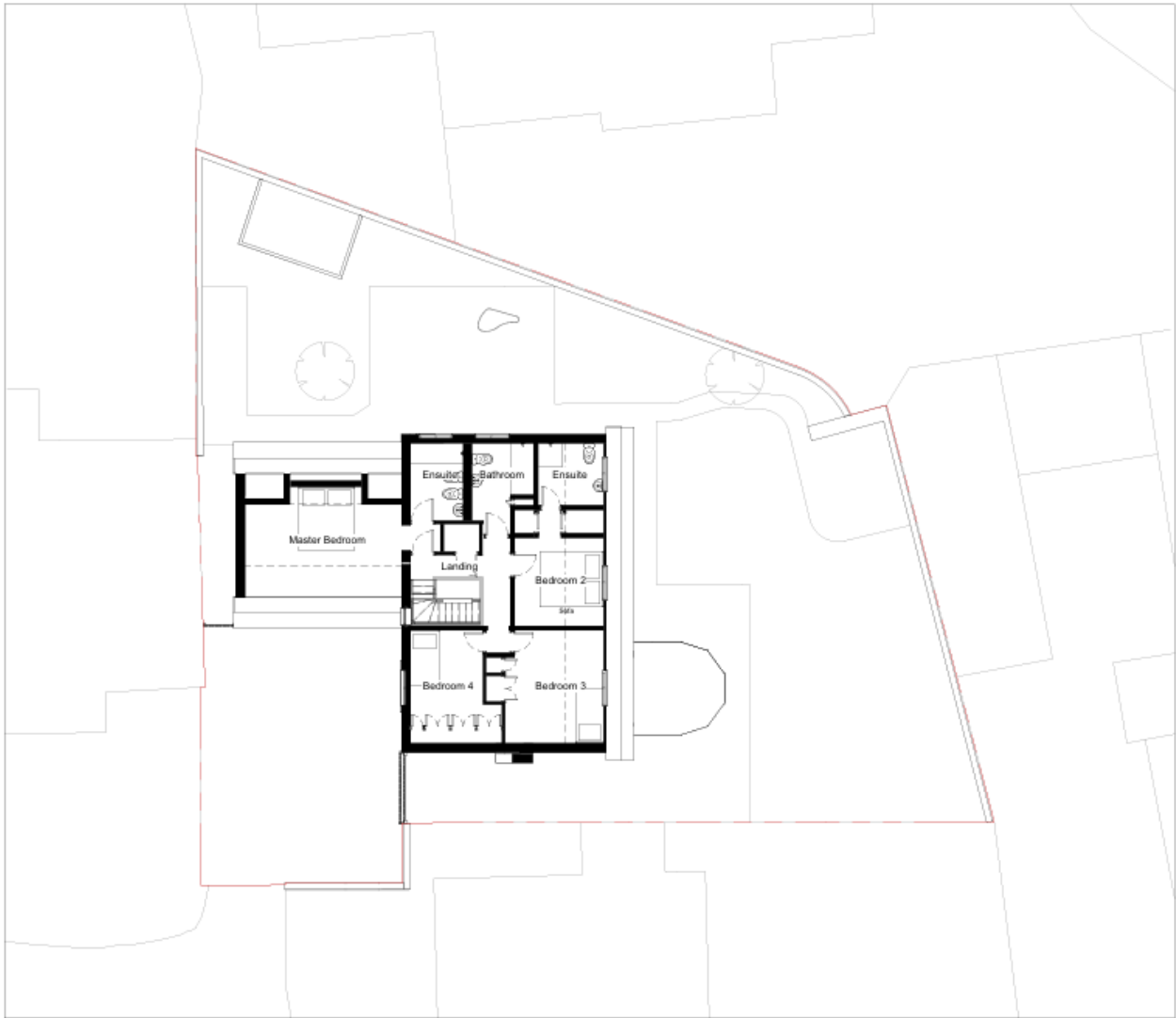
Site Plan
1 : 500



1 Level 0 - Existing GA Plan
1 : 100



2 Level 0 - Proposed GA Plan
1 : 100



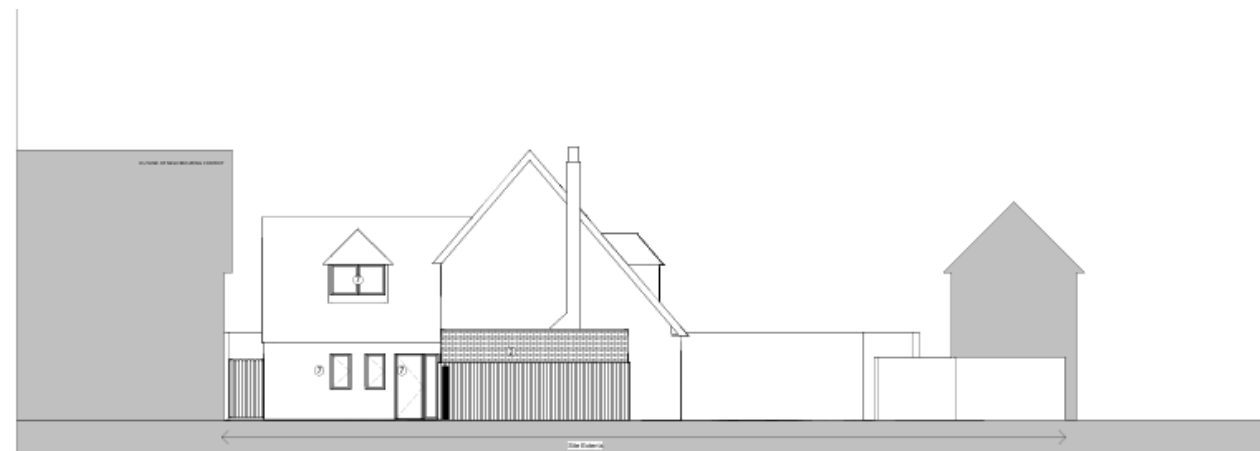
1 Existing First Floor Plan
1 : 100



2 Proposed First Floor Plan
1 : 100



1 North Elevation - Existing
1 : 100



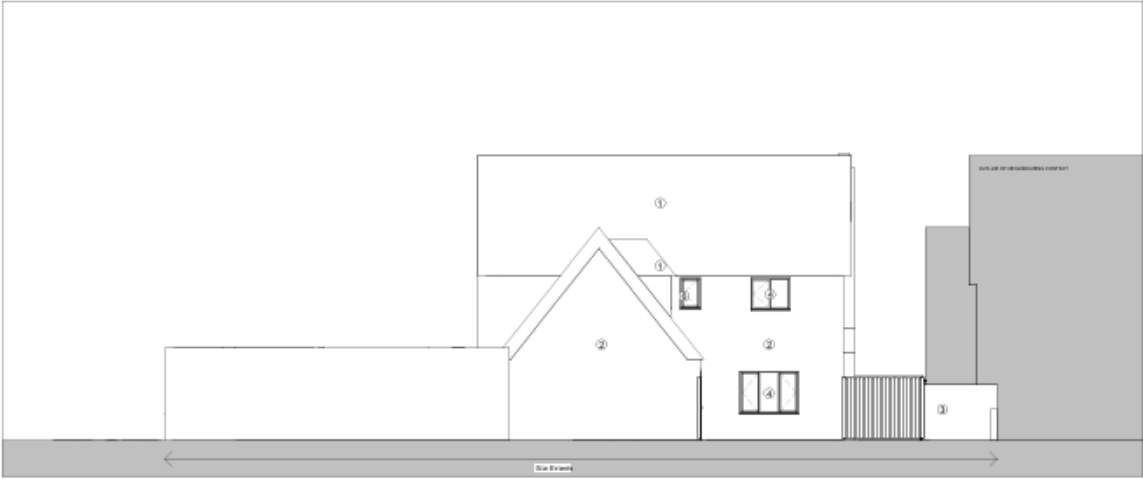
2 North Elevation - Proposed
1 : 100



3 South Elevation - Existing
1 : 100



4 South Elevation - Proposed
1 : 100



1 East Elevation - Existing
1 : 100



2 East Elevation - Proposed
1 : 100



3 West Elevation - Existing
1 : 100



4 West Elevation - Proposed
1 : 100