





## Old Marston Parish Council

Tim Cann. PSLCC. Clerk & RFO to Old Marston Parish Council  
8 Nicholas Avenue, Old Marston, Oxford. OX3 0RN  
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 [www.facebook.com/pages/Old-Marston-Parish-Council](https://www.facebook.com/pages/Old-Marston-Parish-Council)

### Members of the Public Welcome & Speaking arrangements:

Members of the public and press are welcome to attend the following meeting unless precluded by the Parish Council by resolution during the whole or part of the proceedings. They may address the parish council on any matter of council business during the time allotted at the beginning of the meeting for public participation. Anyone wishing to speak must give prior notice with name and address to the Clerk before the meeting starts.

No member of the public or press shall speak for more than 5 minutes unless the Chairman so declares and the total time for public participation is 20 minutes. There is no entitlement to speak at any other time during the meeting.

An issue raised shall not require a response at the meeting nor start a debate. The Chairman may direct that an oral or written response be given or that a note be made for later action.

A record of public participation may be included in the Minutes and, if any actions are required, they will be reported on at the next meeting.

You are hereby invited to attend the meeting of OLD MARSTON PARISH COUNCIL PLANNING COMMITTEE to be held **at 7:00pm on Monday 31<sup>st</sup> July 2023** in the Mortimer Hall, Oxford Road, Old Marston, OX3 0PH when the following business will be transacted.

Yours faithfully

Tim Cann.  
Parish Clerk.

23<sup>rd</sup> July 2023

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Councillors are requested to declare any prejudicial interest they have in any of the items.



**Requests from members of the public to speak:** Please note you are required to inform the Clerk prior to speaking and no member of the public or press shall speak for more than 5 minutes unless the Chairman so declares and the total time for public participation is 20 minutes.

## AGENDA

1. Request if anyone is intending to record the proceeds of the meeting, if so, has any member of the public any objections in being included.
2. Apologies for absence and approval by Council.
3. Public Participation.
4. Approval of the Minutes of the meeting on the [19<sup>th</sup> August 2022](#)
5. Matters arising omitting those for which an agenda heading follows:-
6. Plans to be decided:
  - [23/01414/VAR – Marston Paddock, Butts Lane](#) – Variation of condition 2 (approved plans) of planning permission 21/02580/FIL (Full planning permission for the erection of 40 residential dwellings (Class 3), access arrangements and public open space, landscaping, associated infrastructure and work including pedestrian and cycle routes) to allow amendments to size of sub-station, units 0-0 and 25-40 and balconies on units 11-24, removal of rooflights, alterations to entrance undercroft to contain bin and bike storage, relocation of ASHP to rear of unit. Alterations to site level, paving and removal of footpath to rear of apartment block units 11-24. Alterations to cladding and fenestration.  
**LINK TO OCC PLANNING PORTAL**  
[23/01414/VAR | Variation of condition 2 \(Approved plans\) of planning permission 21/02580/FUL \(Full planning permission for the erection of 40 residential dwellings \(Class C3\), access arrangements and public open space, landscaping, associated infrastructure and works including pedestrian and cycle routes\) to allow amendments to size of sub-station, units 01-10 and 25-40 and balconies on units 11-24, removal of rooflights, alterations to entrance undercroft to contain bin and bike storage, relocation of ASHP to rear of unit. Alterations to site level, paving and removal of footpath to rear of apartment block Units 11-24. Alterations to cladding and fenestration. | Marston Paddock Butts Lane Oxford Oxfordshire OX3 0QN](#)
  - [23/01439/FUL – 60 Cherwell Drive](#) – Demolition of existing rear conservatory and garage. Erection of a part single part two storey rear and side extension. Erection of a front porch extension. Formation of 1no. rear dormer. Insertion of 1no. window to side elevation. Alterations to 1no. rear window. Provision of bin and bike stores.  
**LINK TO OCC PLANNING PORTAL**  
[23/01439/FUL | Demolition of existing rear conservatory and garage. Erection of a part single part two storey rear and side extension. Erection of a front porch extension. Formation of 1no. rear dormer. Insertion of 1no. window to side elevation. Alterations to 1no. rear window. Provision of bin and bike stores. | 60 Cherwell Drive Oxford Oxfordshire OX3 0LZ](#)
  - [23/01314/FUL – 2 Broughton Close](#) – Demolition of existing rear lean-to. Erection of a single storey rear extension. Erection of a first-floor side extension. Conversion of garage to habitable space. Alteration to 1no. window to front elevation.

**LINK TO OCC PLANNING PORTAL**

[23/01314/FUL | Demolition of existing rear lean-to. Erection of a single storey rear extension. Erection of a first floor side extension. Conversion of garage to habitable space. Alteration to 1no. window to front elevation. | 2 Broughton Close Oxford Oxfordshire OX3 0RQ](#)

- **23/01551/FUL – 33 Ashlong Road** – Demolition of existing rear conservatory. Erection of single storey rear and side extension. Formation of render. Alteration to flat to pitched roof. Alteration to 1no. window to rear elevation.

**LINK TO OCC PLANNING PORTAL**

[23/01551/FUL | Demolition of existing rear conservatory. Erection of single storey rear and side extension. Formation of render. Alteration to flat to pitched roof. Alteration to 1no. window to rear elevation | 33 Ashlong Road Oxford Oxfordshire OX3 0NH](#)

- **23/01472/CEU – 14 Salford Road** – Application to certify that the existing House in Multiple Occupation (Use Class C4) is lawful development. (This property is already registered as a HMO for 6 occupants in 6 units)

**LINK TO OCC PLANNING PORTAL**

[23/01472/CEU | Application to certify that the existing House in Multiple Occupation \(Use Class C4\) is lawful development | 14 Salford Road Oxford Oxfordshire OX3 0RX](#)

- **23/01428/FUL – 32B Oxford Road** – Demolition of existing dwelling and detached garage. Erection of a 1 x 5-bed dwellinghouse (Use Class C3). Provision of a rear outbuilding for use as a bin and cycle store with air source heat pump.

- **LINK TO OCC PLANNING PORTAL**

[23/01428/FUL | Demolition of existing dwelling and detached garage. Erection of a 1 x 5-bed dwellinghouse \(Use Class C3\). Provision of a rear outbuilding for use as a bin and cycle store with air source heat pump. | 32B Oxford Road Old Marston Oxford Oxfordshire OX3 0PQ](#)

7. **Plus, anything of an urgent nature which has come to the Clerk's attention since the agenda was set.**
8. **Information sharing (including correspondence).**

**Date of next meeting: - TBA**

# Minutes of the Planning Committee Meeting held on the 19th August 2022 at OXSRAD from 6:00pm.

## Present:

Mick Bates (MB) – Chairman      Pat Hall (PH)  
Mary James (MJ)                      Tim Cann (Clerk)

Public: 0

PLAN 22/08/01 Intention to record the proceedings of the meeting: NONE.

PLAN 22/08/02 Apologies for Absence: Peter Williams, Charlotte Vinnicombe & Louise Milford

PLAN 22/08/03 Request from members of the public to speak: NONE

PLAN 22/08/04 Minutes of the Committee Meeting held on 12<sup>th</sup> August 2021. It was **RESOLVED** these are a true record.

PLAN 22/08/05 Matters Arising (omitting those for which an agenda heading follows):

- NONE.

PLAN 22/08/06 Update on Boults Lane Development:

- **22/00960/FUL – 21 Haynes Road** – Subdivision of existing dwellinghouse (Use Class C3) to create a 1 x 2 bed and 1 x 4 bed dwellinghouses (Use Class C3). Formation of 1no. rear dormer in association with a loft conversion. Alterations to 2no. windows and 1no. door to rear elevation. Alteration to 1no. door to front elevation. Alteration to 1no. window to side elevation. (Retrospective). – ASKED IF THIS COULD BE CALLED IN AS CONCERNS WITH OVERDEVELOPMENT.
- **22/01801/FUL – 10 Nicholas Avenue** – Formation of 1no. rear dormer and insertion of 2no. rooflights to front roof slope in association with loft conversion. Alterations to outbuilding fenestration in association with conversion into office. – NO OBJECTION.
- **22/01718/FUL – 19 Arlington Drive** – Change of use from dwellinghouse (Use Class C3) to House of Multiple Occupation (Use Class C4). – ASKING IF THIS COULD BE CALLED IN AS CONCERN OF OVERDEVELOPMENT.
- **22/01607/FUL – The Red Lion, 40-42 Oxford Road** – Partial change of use from Public House (Sui Generis) to allow the stationing of a caravan dwellinghouse (Use Class C3). (Retrospective) – NO OBJECTION.
- **22/01812/FUL- 33 Church Lane** – Erection of a single storey rear extension. – NO OBJECTION.

PLAN 22/08/07 Items of an urgent nature which have come to the Clerk's attention since the agenda was set:

- NONE.

PLAN 22/08/08 Information sharing (including correspondence):

- None.

PLAN 22/08/09 Date of Next Meeting: TBA

**MEETING CLOSED: 6:20pm**

[RETURN TO AGENDA](#)

# Marston Paddock, Butts Lane

23/01414/VAR – Variation of condition 2 (approved plans) of planning permission 21/02580/FIL (Full planning permission for the erection of 40 residential dwellings (Class 3), access arrangements and public open space, landscaping, associated infrastructure and work including pedestrian and cycle routes) to allow amendments to size of sub-station, units 0-0 and 25-40 and balconies on units 11-24, removal of rooflights, alterations to entrance undercroft to contain bin and bike storage, relocation of ASHP to rear of unit. Alterations to site level, paving and removal pf footpath to rear of apartment block units 11-24. Alternations to cladding and fenestration.



### TYPICAL PAVING SPECIFICATION:

- **CONTRAST PAVING FOR DRIVEWAYS DEMARCATION:**  
200x100x80mm Tobemore Hydropave Pedesta Permeable block paving in Charcoal with 200x100x80mm Marshall Keyblok Colourtop Yellow block paving for line marking.
- **PERMEABLE BLOCK PAVING TO UNDERCROFTS:**  
200x100x80 Tobemore Hydropave Pedesta Permeable block paving in Charcoal colour + slot ADO drain as shown on drawing.
- **PERMEABLE BLOCK PAVING FOR RUMBLE STRIPS & ROUNDABOUT:**  
200x100x80mm Tobemore Hydropave Pedesta Permeable block paving in Charcoal colour.
- **BLOCK PAVING FOR ROAD & PEDESTRIAN AREAS:**  
200x100x80mm Marshall Keyblok block paving in Vintage Charcoal colour.
- **PATIOS, EXTERNAL BINS & BIKES STORES:**  
600x60x35mm Tobemore Buff River Slabs
- **KERB EDGE:**  
125x255mm with 50mm upstand to kerb edge  
125x255/150mm with flush kerb edge  
50x150mm with square edge  
(See Infrastruct drawing 5588-0300 & CHP 2212-030 for locations)



Indicative Contrast paving for driveways



### TENDER

1	10/01/20	1.1.1	1.1.1	1.1.1	1.1.1
2	10/01/20	1.1.2	1.1.2	1.1.2	1.1.2
3	10/01/20	1.1.3	1.1.3	1.1.3	1.1.3
4	10/01/20	1.1.4	1.1.4	1.1.4	1.1.4
5	10/01/20	1.1.5	1.1.5	1.1.5	1.1.5

**coleman hicks**  
P A R T N E R S H I P  
A R C H I T E C T S

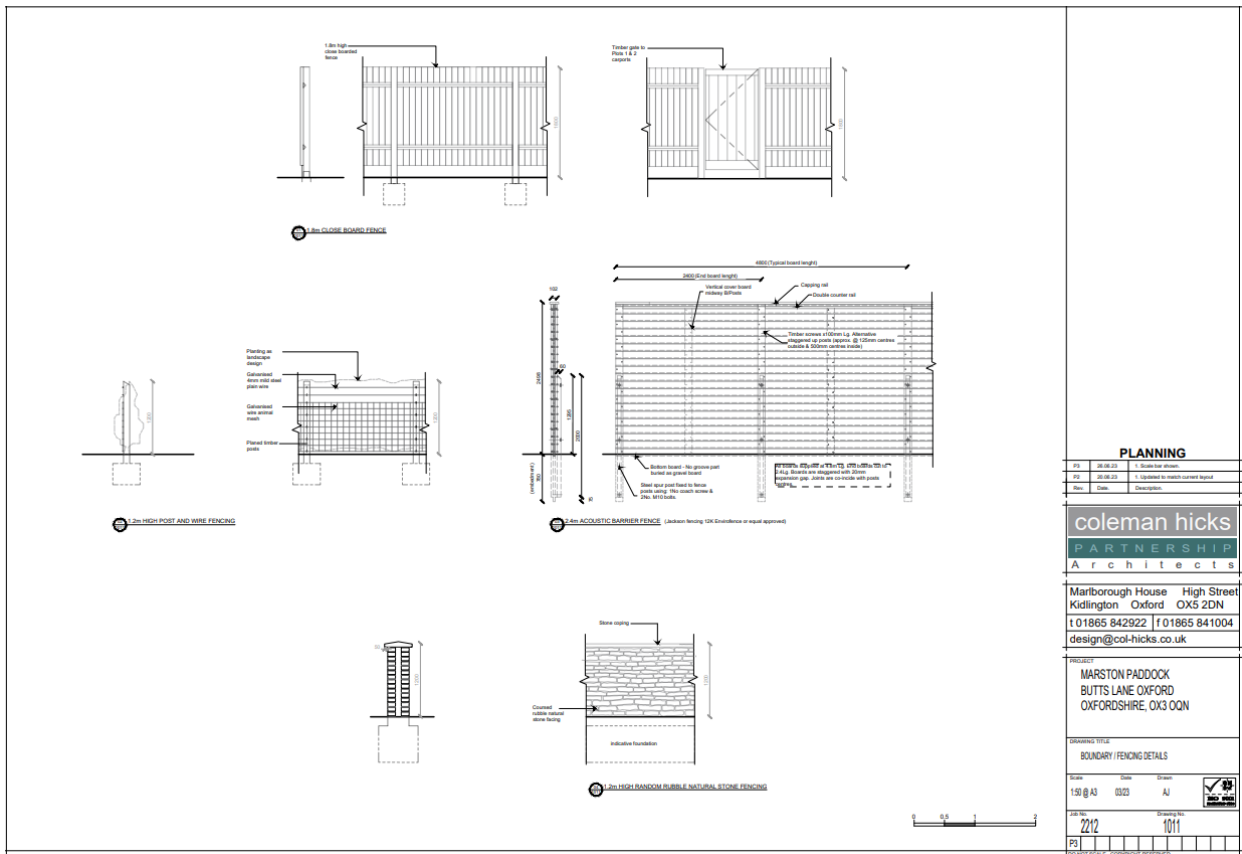
Marborough House High Street  
Killington Oxford OX5 2DN  
t 01865 842922 f 01865 841004  
design@col-hicks.co.uk

MARSTON PADDOCK  
BUTTS LANE OXFORD  
OXFORDSHIRE, OX3 0JN

EXTERNAL PAVING TYPICAL DETAILS

Scale	1:50 @A1	Date	12/02	Author	AJ
Sheet No.	2212	Revision	044	Checked	

1	2	3	4	5	6	7	8	9	10
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**PLANNING**

2212 1011

FOR MORE SKETCHES VISIT [www.col-hicks.co.uk](http://www.col-hicks.co.uk)

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**coleman hicks**  
PARTNERSHIP  
Architects

Marlborough House High Street  
Kidlington Oxford OX5 2DN  
t 01865 842922 | f 01865 841004  
design@col-hicks.co.uk

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MARSTON Paddock  
BUTTS LANE OXFORD  
OXFORDSHIRE, OX3 0QN

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BOUNDARY / FENCING DETAILS

Scale: 1:50 @ A3 03/23 AJ

2212 1011



**PLANNING**

2212 1040

FOR MORE SKETCHES VISIT [www.col-hicks.co.uk](http://www.col-hicks.co.uk)

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PARTNERSHIP  
Architects

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MARSTON Paddock  
BUTTS LANE OXFORD  
OXFORDSHIRE, OX3 0QN

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STREET ELEVATIONS - PLOTS 11-24

Scale: 1:100 @ A1 FEB 23 AJ

2212 1040

[RETURN TO AGENDA](#)

## 60 Cherwell Drive

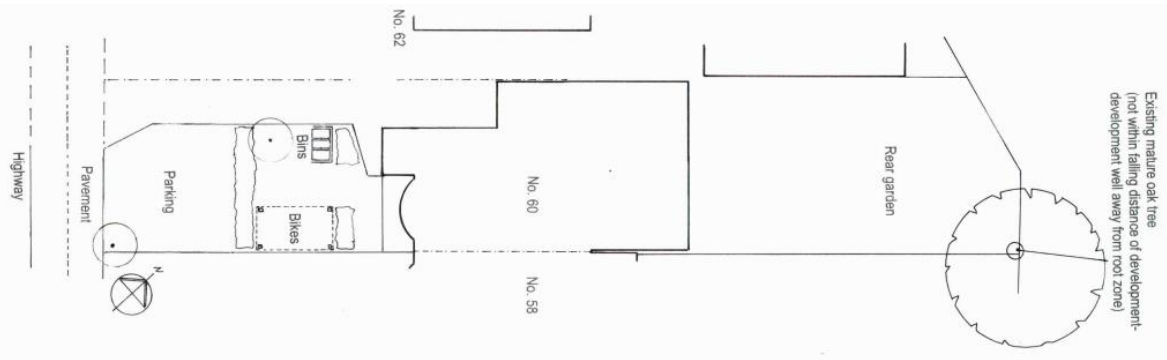
23/01439/FUL – Demolition of existing rear conservatory and garage. Erection of a part single part two storey rear and side extension. Erection of a front porch extension. Formation of 1no. rear dormer. Insertion of 1no. window to side elevation. Alterations to 1no. rear window. Provision of bin and bike stores.

### SITE LOCATION PLAN FOR 60 CHERWELL DRIVE

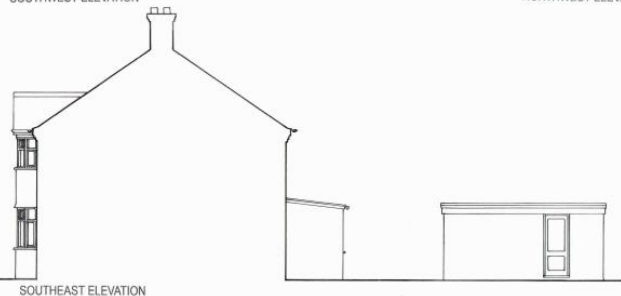


SCALE 1:1250 @ A4

BLOCK PLAN



CLIENT:	MR. JONATHAN LAU
PROJECT:	EXTENSIONS/ REMODELLING OF NO. 60 CHERWELL DRIVE
DRAWING:	PROPOSED BLOCK PLAN
DATE:	MAR. 2023
SCALE:	1:200 @ A4
DRAWING NO.: 60CDM:FP03 Rev: A	



CLIENT:	MR. JONATHAN LAU
PROJECT:	EXTENSIONS/ REMODELLING OF NO. 60 CHERWELL DRIVE
DRAWING:	EXISTING ELEVATIONS & SECTION
DATE:	FEB. 2023
SCALE:	1:100 @ A3
DRAWING NO.: 60CDM:SU02 Rev:	





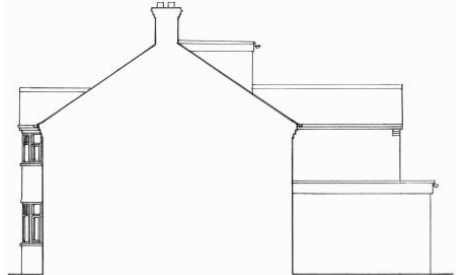
SOUTHWEST ELEVATION



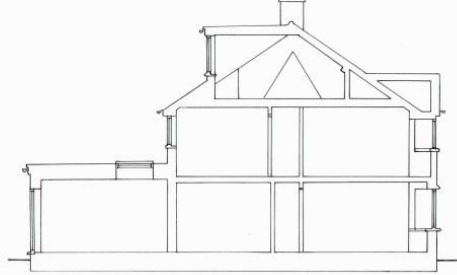
NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



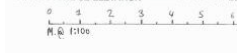
SECTION BB



BIKES STORE NE ELEVATION



BIKES STORE NW ELEVATION



BIKES STORE SE ELEVATION



BIKES STORE SW ELEVATION



BIKES STORE ROOF PLAN



BINS STORE SE ELEVATION



BINS STORE NE ELEVATION



BINS STORE SW ELEVATION

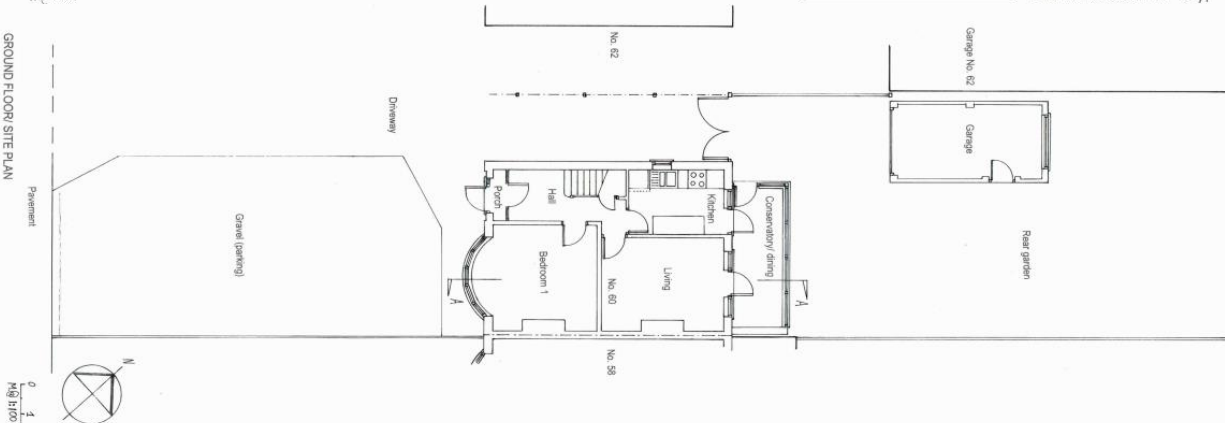


BINS STORE NW ELEVATION

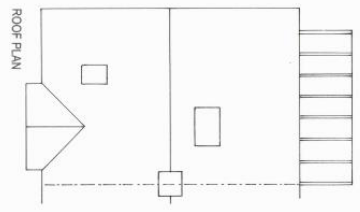
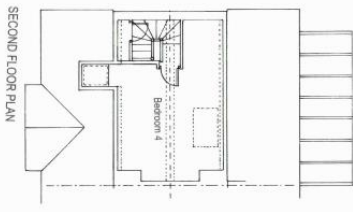
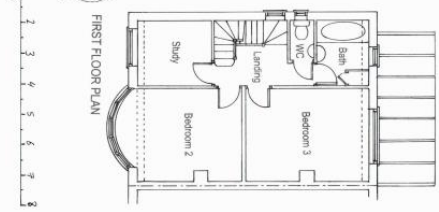


CLIENT	MR. JONATHAN LAU
PROJECT	EXTENSIONS/REMODELLING OF NO. 60 CHERWELL DRIVE
DRAWING	PROPOSED ELEVATIONS & SECTION
DATE	MAR. 2023
SCALE	1:100 @ A3
DRAWING NO: 60CDM-P02 Rev. A	

GROUND FLOOR SITE PLAN



FIRST FLOOR PLAN



BLOCK PLAN



CLIENT	MR. JONATHAN LAU
PROJECT	EXTENSIONS/REMODELLING OF NO. 60 CHERWELL DRIVE
DRAWING	ROOF PLAN & BLOCK PLAN
DATE	FEB. 2023
SCALE	1:100 @ A3 (1:200 block plan)
DRAWING NO: 60CDM-SU01 Rev. A	



Existing mature oak tree  
 (no further development of development  
 development wall away from road zone)

0 1 2 3 4 5 6 7 8 9 10 12  
 M @ 1:200



CLIENT:	MR. JOHANNAN LALU
PROJECT:	EXTENDING REAR BUILDING
DRAWING:	ROOF PLAN
DATE:	MAR 2023
SCALE:	1:100 @ A3
DRAWING NO: 6000M-P01 Rev: A	



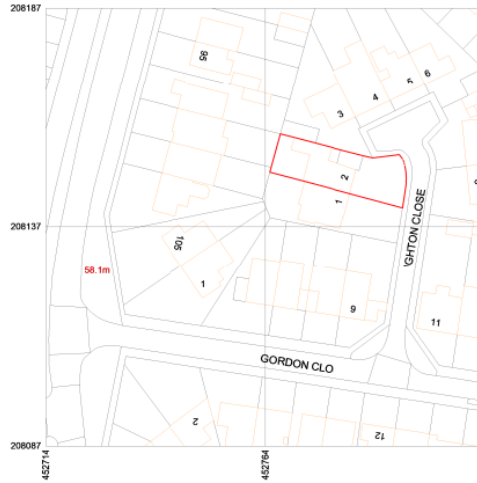
[RETURN TO AGENDA](#)

## 2 Broughton Close

23/01314/FUL – Demolition of existing rear lean-to. Erection of a single storey rear extension. Erection of a first-floor side extension. Conversion of garage to habitable space. Alteration to 1no. window to front elevation.



1 Site Location  
1: 1250



2 Existing Block Plan  
1: 500



No.	Description	Date

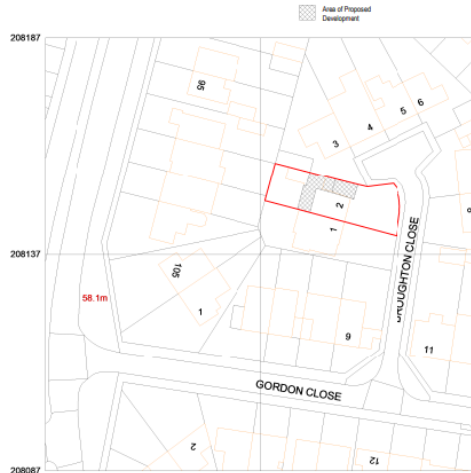
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
2 Broughton Close Oxford  
Oxfordshire OX3 0RQ

TITLE  
Site Location

CLIENT  
M F Qureshi

DRAWN BY MN	CHECKED BY MN	DATE May 2023
SCALE (B2) As shown	PROJECT NUMBER	
DRAWING NUMBER A100	REV	



1 Proposed Block Plan  
1: 500



**Existing Materials**  
Boundary fence = Feather edge boards and facing brickwork  
External wall = Facing brickwork  
Windows = White uPVC  
External Door = White uPVC  
Flat Roof = Felt Roof  
Main Pitched Roof = Plain concrete tiles grey in colour  
Conservatory Pitched Roof = n/a



No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
2 Broughton Close Oxford  
Oxfordshire OX3 0RQ

TITLE  
Proposed Block Plan

CLIENT  
M F Qureshi

DRAWN BY ADRY	CHECKED BY CHANEY	DATE May 2023
SCALE (B2) 1: 500	PROJECT NUMBER	
DRAWING NUMBER A108	REV	



**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



No.	Description	Date

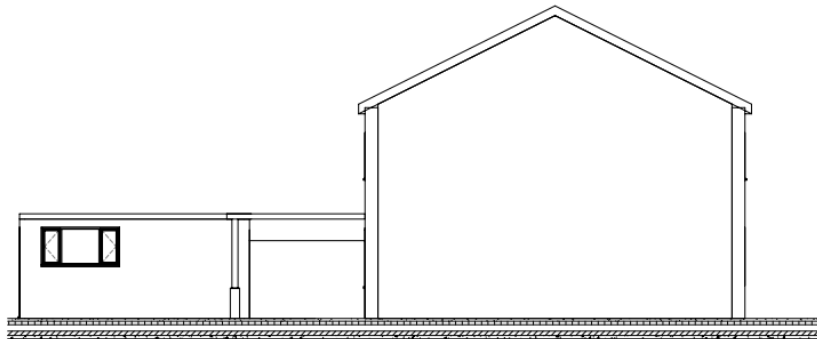
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Existing Left Side Elevation

CLIENT  
 M F Qureshi

DRAWN BY ARD	CHECKED BY MN	DATE May 2023
SCALE (B4) 1:50	PROJECT NUMBER	
DRAWING NUMBER A106	REV	



1 Existing Side Elevation viewed from no.1  
 1:50



**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



No.	Description	Date

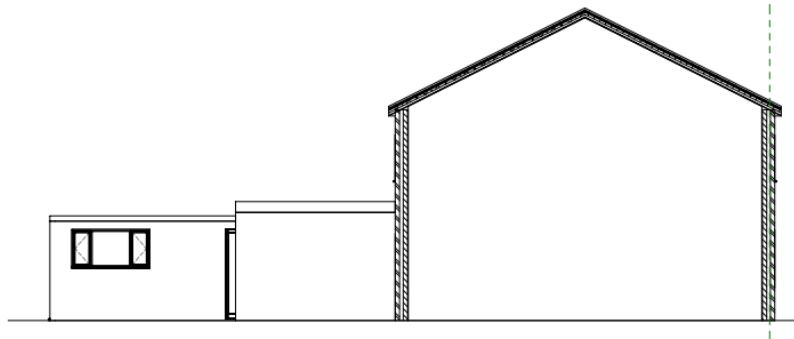
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Proposed Elevation viewed from no.1

CLIENT  
 M F Qureshi

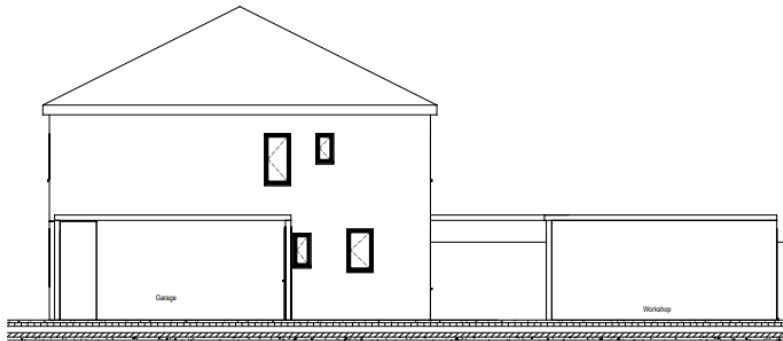
DRAWN BY MN	CHECKED BY MN	DATE May 2023
SCALE (B4) 1:50	PROJECT NUMBER	
DRAWING NUMBER A114	REV	



1 Proposed Side Elevation viewed from no.1  
 1:50



**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



1 Existing Side Elevation viewed from no.3  
1:50

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
2 Broughton Close Oxford  
Oxfordshire OX3 0RQ

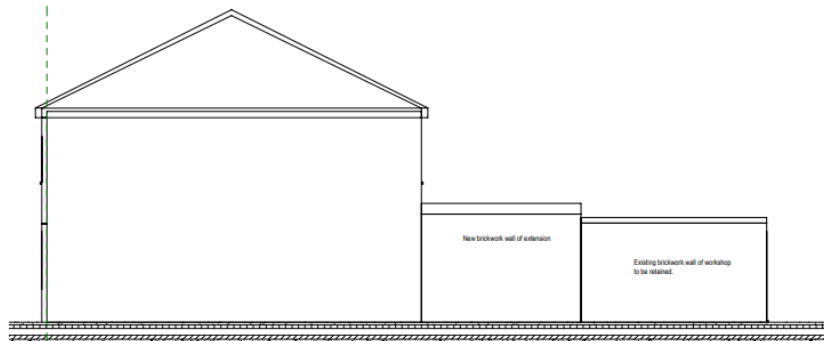
TITLE  
Existing Right Side Elevation

CLIENT  
M F Qureshi

DRAWN BY JRD	CHECKED BY MF	DATE May 2023
SCALE (B3) 1:50	PROJECT NUMBER	
DRAWING NUMBER A107	REV	



**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



1 Proposed Side Elevation viewed from no.3  
1:50

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
2 Broughton Close Oxford  
Oxfordshire OX3 0RQ

TITLE  
Proposed Elevation viewed from no.3

CLIENT  
M F Qureshi

DRAWN BY Author	CHECKED BY Checker	DATE May 2023
SCALE (B3) 1:50	PROJECT NUMBER	
DRAWING NUMBER A113	REV	



**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Existing Front Elevation

CLIENT  
 M F Qureshi

DRAWN BY AJD	CHECKED BY BN	DATE 1 May 2023
SCALE (B4) 1:50	PROJECT NUMBER	
DRAWING NUMBER A104	REV	



1 Existing Front Elevation  
 1:50



**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



No.	Description	Date

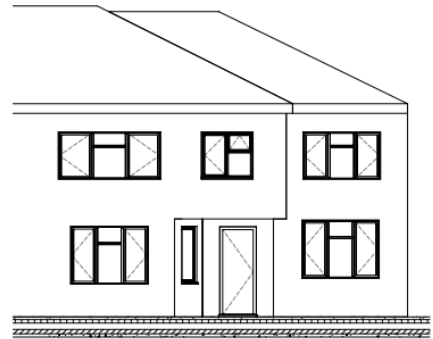
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Proposed Front Elevation

CLIENT  
 M F Qureshi

DRAWN BY Author	CHECKED BY Checker	DATE May 2023
SCALE (B4) 1:50	PROJECT NUMBER	
DRAWING NUMBER A112	REV	



1 Proposed Front Elevation  
 1:50



**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



① Existing Rear Elevation  
 1:50

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Existing Rear Elevation

CLIENT  
 M F Qureshi

DRAWN BY ARD	CHECKED BY MN	DATE May 2023
SCALE (B42) 1:50	PROJECT NUMBER	
DRAWING NUMBER A105	REV	



**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



① Proposed Rear Elevation  
 1:50

No.	Description	Date

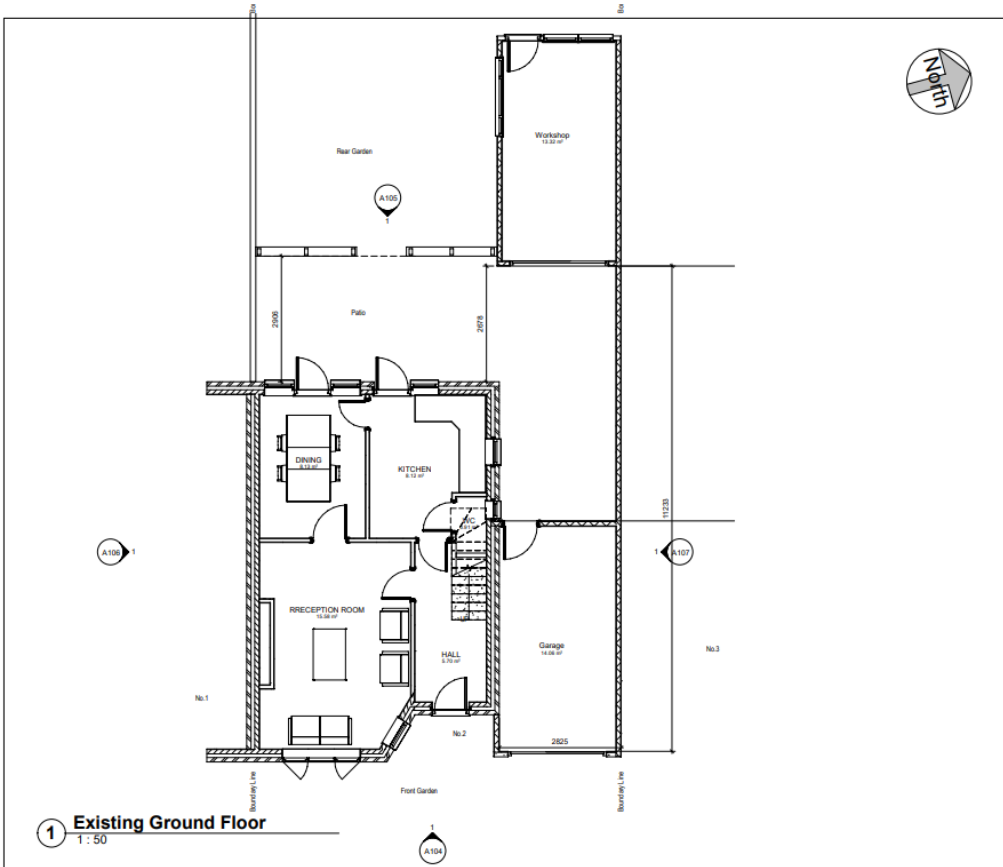
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Proposed Rear Elevation

CLIENT  
 M F Qureshi

DRAWN BY Author	CHECKED BY Checker	DATE May 2023
SCALE (B42) 1:50	PROJECT NUMBER	
DRAWING NUMBER A111	REV	



**1 Existing Ground Floor**  
1: 50

**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a

SCALE 50

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

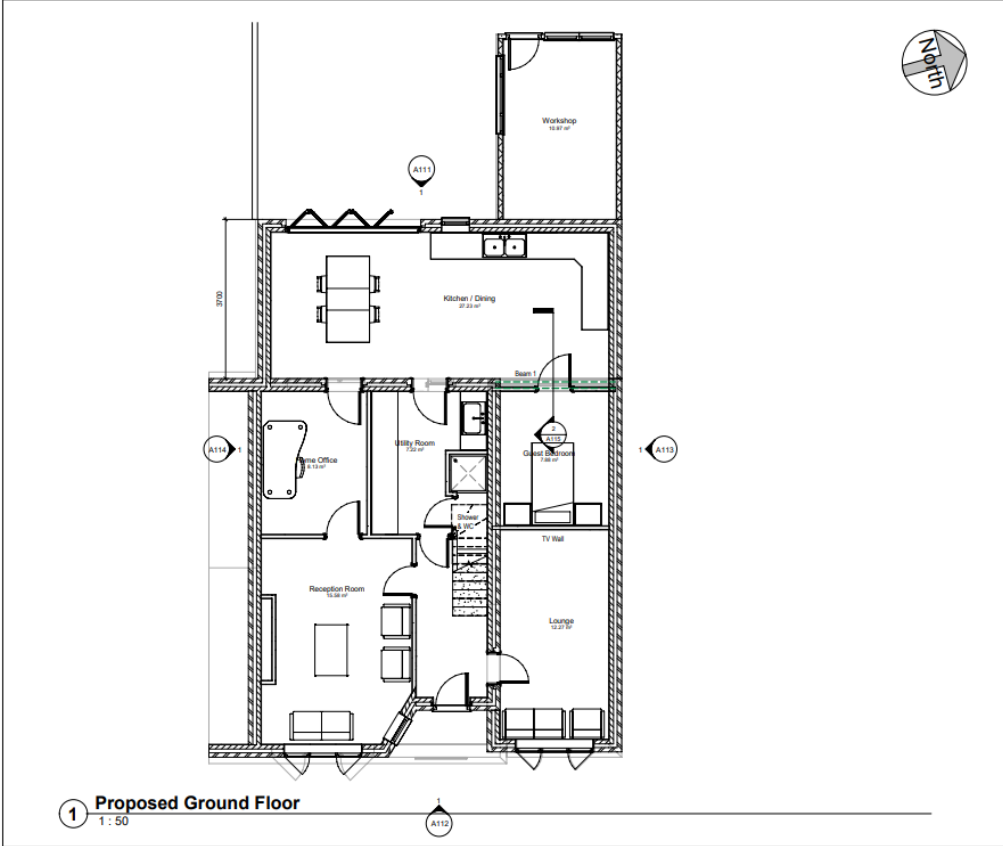
IQ Architecture  
 Itz: <https://www.facebook.com/IQArch>  
 0747 884847

PROJECT  
**2 Broughton Close Oxford**  
 Oxfordshire OX3 0RQ

TITLE  
**Existing Ground Floor Plan**

CLIENT  
**M F Qureshi**

DRAWN BY A101	CHECKED BY MFK	DATE May 2023	PROJECT NUMBER
SCALE (A4) 1: 50		DRAWING NUMBER	
DRAWING NUMBER A101		REV	



**1 Proposed Ground Floor**  
1: 50

**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a

SCALE 50

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

IQ Architecture  
 Itz: <https://www.facebook.com/IQArch>  
 0747 884847

PROJECT  
**2 Broughton Close Oxford**  
 Oxfordshire OX3 0RQ

TITLE  
**Proposed Ground Floor**

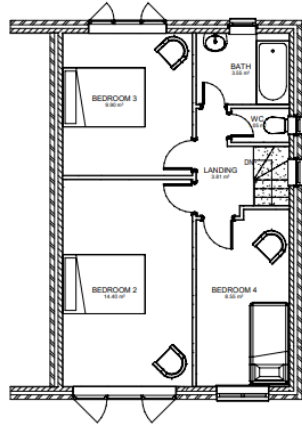
CLIENT  
**M F Qureshi**

DRAWN BY A109	CHECKED BY MFK	DATE May 2023	PROJECT NUMBER
SCALE (A4) 1: 50		DRAWING NUMBER	
DRAWING NUMBER A109		REV	





**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



1 Existing First Floor  
 1 : 50

No.	Description	Date

CODE	SUSTAINABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

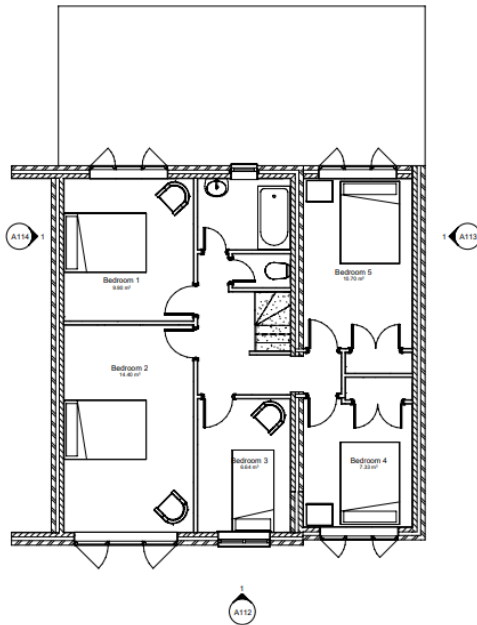
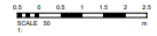
TITLE  
 Existing First Floor Plan

CLIENT  
 M F Qureshi

DRAWN BY JED	CHECKED BY MN	DATE May 2023
SCALE (B2) 1 : 50	PROJECT NUMBER	
DRAWING NUMBER A102	REV	



**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



1 Proposed First Floor  
 1 : 50

No.	Description	Date

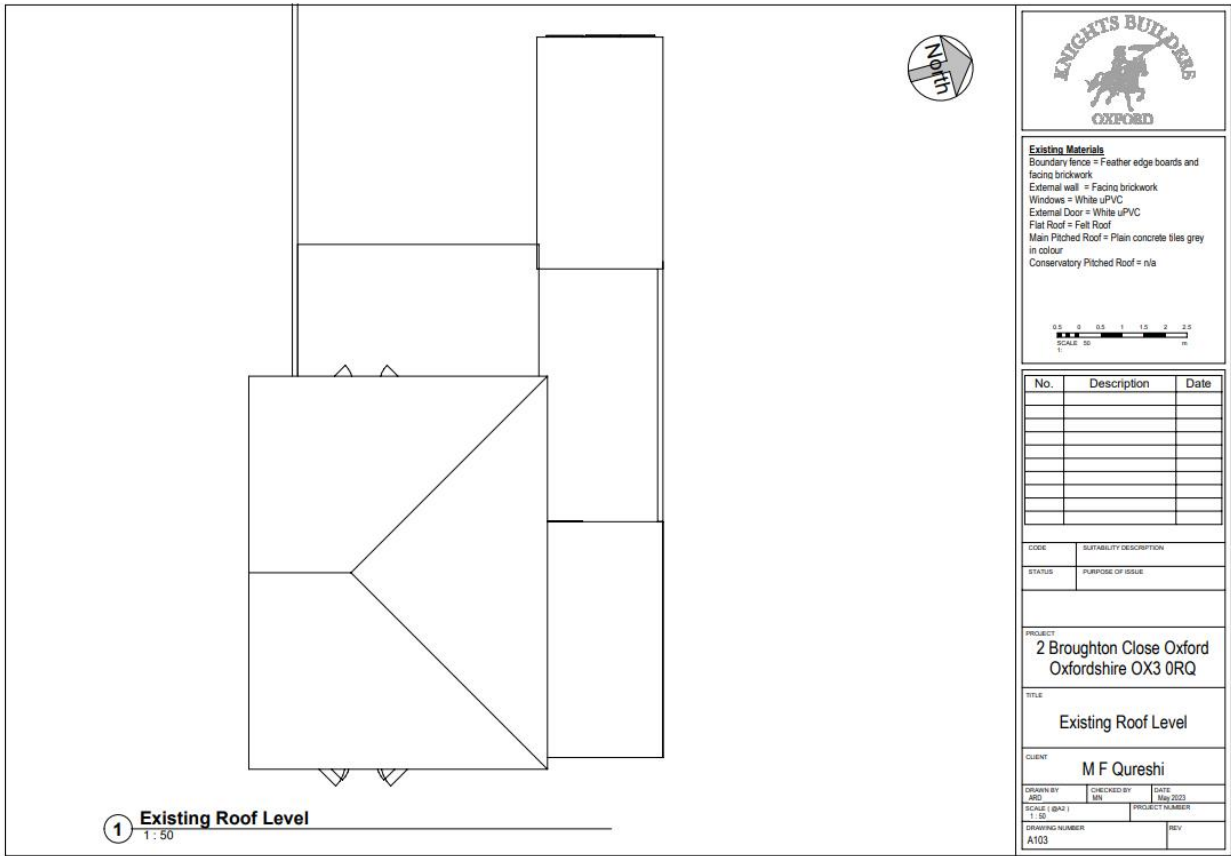
CODE	SUSTAINABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Proposed First Floor

CLIENT  
 M F Qureshi

DRAWN BY Afray	CHECKED BY CHANE	DATE May 2023
SCALE (B2) 1 : 50	PROJECT NUMBER	
DRAWING NUMBER A110	REV	



1 Existing Roof Level  
1:50



**Existing Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



No.	Description	Date

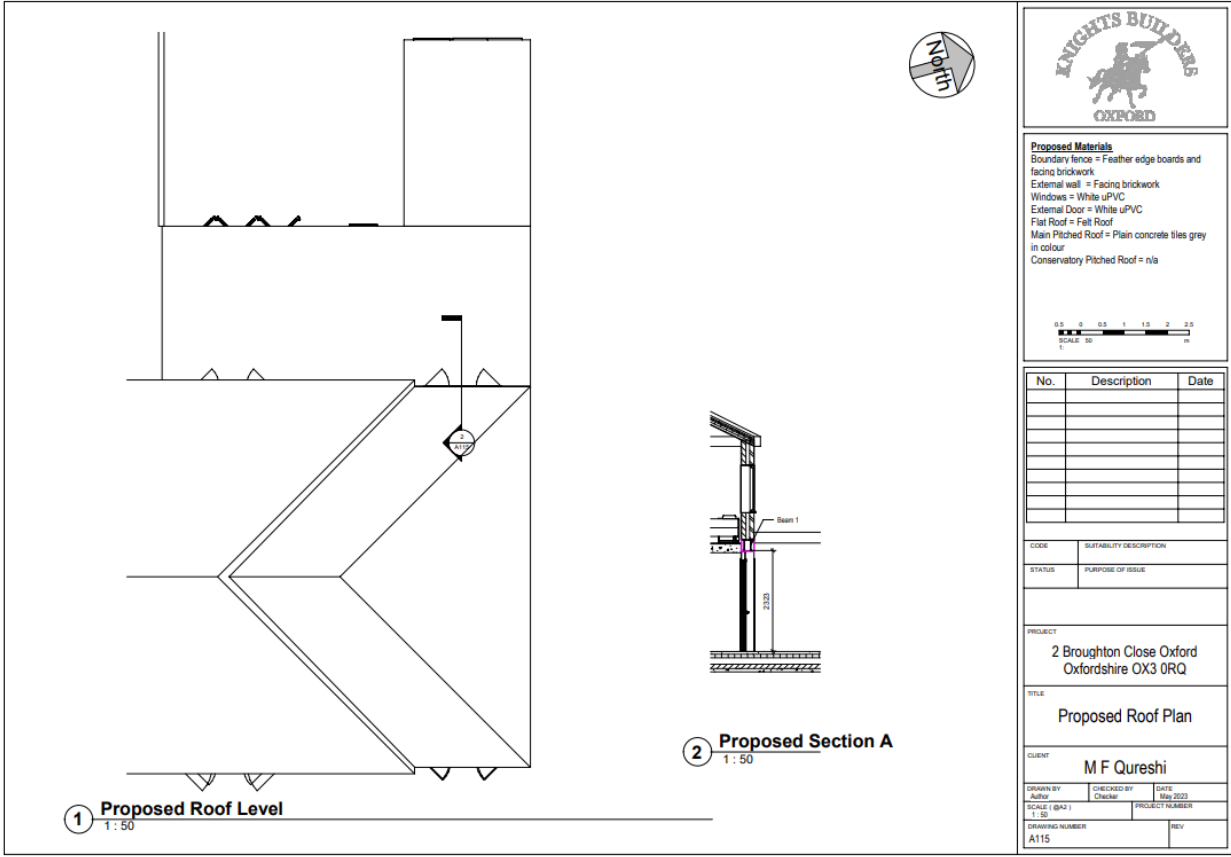
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Existing Roof Level

CLIENT  
 M F Qureshi

DRAWN BY ABD	CHECKED BY MR	DATE May 2023
SCALE (B4) 1:50	PROJECT NUMBER	
DRAWING NUMBER A103	REV	



1 Proposed Roof Level  
1:50

2 Proposed Section A  
1:50



**Proposed Materials**  
 Boundary fence = Feather edge boards and facing brickwork  
 External wall = Facing brickwork  
 Windows = White uPVC  
 External Door = White uPVC  
 Flat Roof = Felt Roof  
 Main Pitched Roof = Plain concrete tiles grey in colour  
 Conservatory Pitched Roof = n/a



No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT  
 2 Broughton Close Oxford  
 Oxfordshire OX3 0RQ

TITLE  
 Proposed Roof Plan

CLIENT  
 M F Qureshi

DRAWN BY Author	CHECKED BY Checker	DATE May 2023
SCALE (B4) 1:50	PROJECT NUMBER	
DRAWING NUMBER A115	REV	

[RETURN TO AGENDA](#)

# 33 Ashlong Road

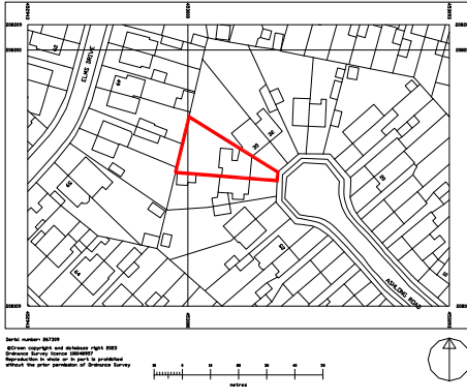
23/01551/FUL – Demolition of existing rear conservatory. Erection of single storey rear and side extension. Formation of render. Alteration to flat to pitched roof. Alteration to 1no. window to rear elevation.

Nicola Richardson Architects  
 Farm Cottage  
 North Street  
 H1  
 OX5 2JG  
 nicolairichardson@gmail.com

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 THE ARCHITECT  
~~DO NOT SCALE~~

DATE: REVISION:

Drainance Survey  
 Ukmapcentre.com



DRAWING STATUS:  PRELIMINARY  FOR APPROVAL  CONSTRUCTION

A3 Drawing

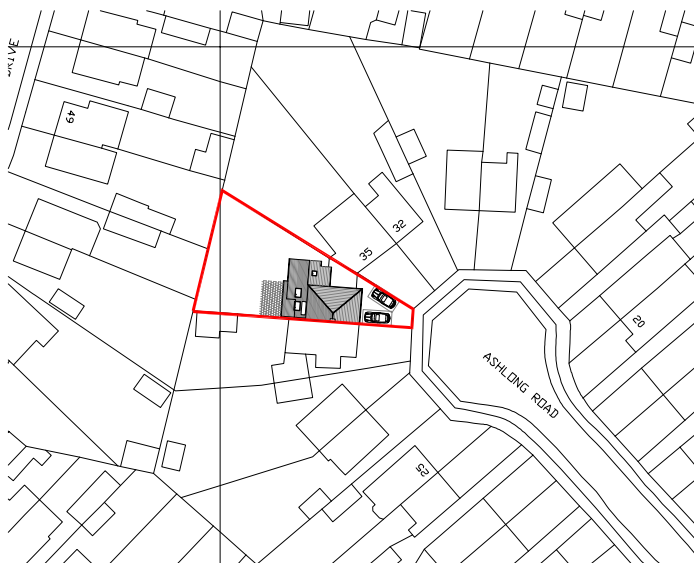
CLIENT  
 Mr and Mrs Smith

JOB TITLE  
 Extension & Alterations  
 33 Ashlong Road, Marston  
 Oxford

Nicola Richardson Architects  
 Farm Cottage  
 North Street  
 H1  
 OX5 2JG  
 nicolairichardson@gmail.com

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DATE: REVISION:



DRAWING STATUS:  PRELIMINARY  FOR APPROVAL  CONSTRUCTION

A3 Drawing

CLIENT  
 Mr and Mrs Smith

JOB TITLE  
 Extension & Alterations  
 33 Ashlong Road, Marston  
 Oxford

DATE: SCALE  
 May 2023 1:500

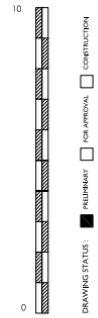
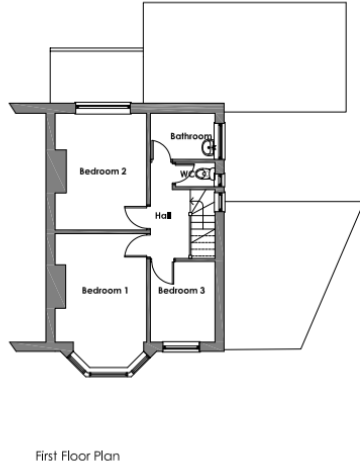
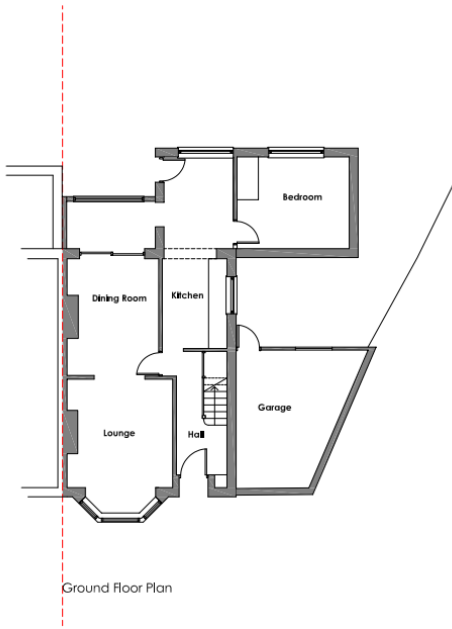
JOB No. DWG No. REV.  
 1208 30 <>

DRG TITLE

PROPOSED BLOCK PLAN

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 THE ARCHITECT  
~~DO NOT SCALE~~

DATE REVISION



A3 Drawing

CLIENT  
 Mr and Mrs Smith

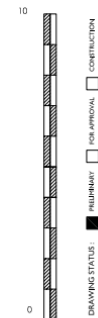
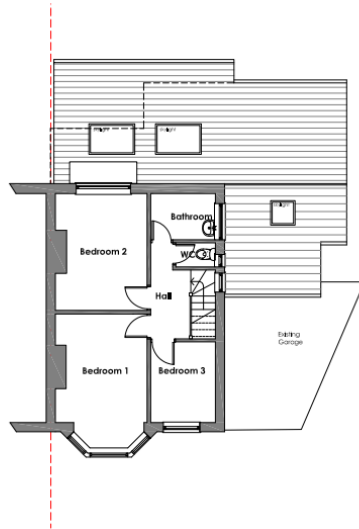
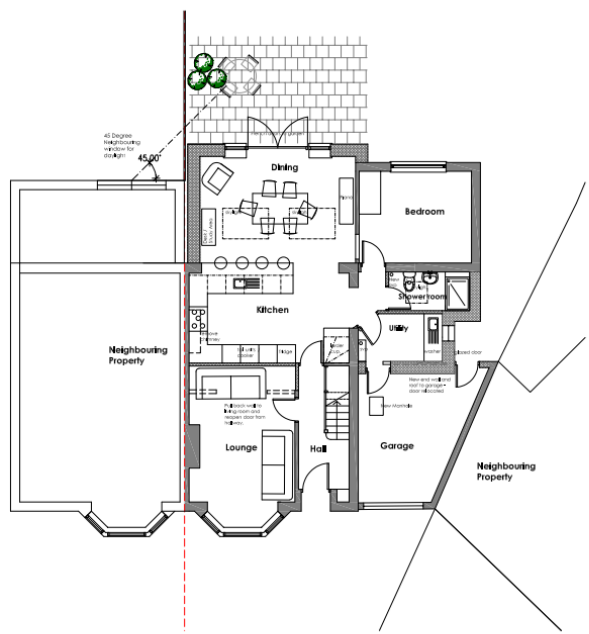
JOB TITLE  
 Extension & Alterations  
 Ashlong Road, Marston  
 Oxford

DATE May 2023 SCALE 1:100  
 JOB No. 1208 DWG No. 01 REV. <

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DATE REVISION

DRG TITLE  
 EXISTING PLANS



A3 Drawing

CLIENT  
 Mr and Mrs Smith

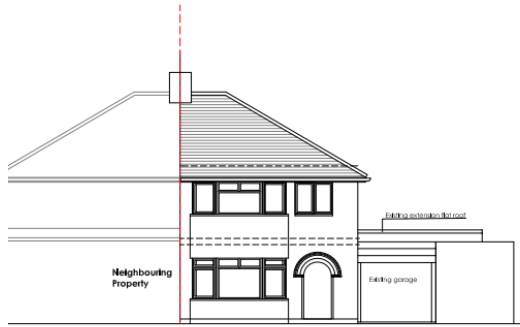
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 Extension & Alterations  
 33 Ashlong Road, Marston  
 Oxford

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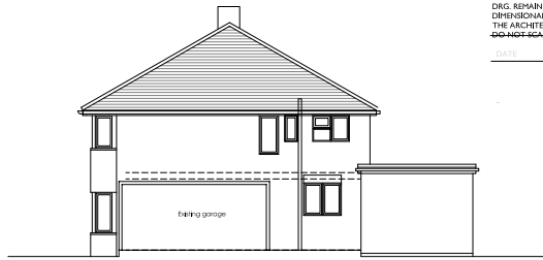
DRG TITLE  
 PROPOSED PLANS

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DATE:      REVISION:



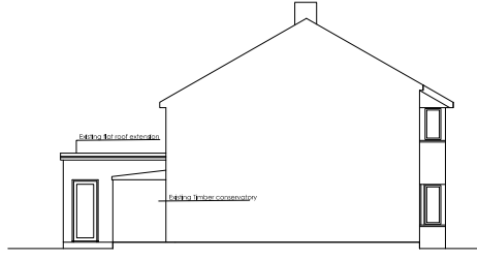
Front Elevation



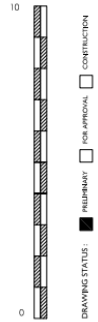
Side Elevation



Rear Elevation



Side Elevation



A3 Drawing

CLIENT  
 Mr and Mrs Smith

JOB TITLE  
 Extension & Alterations  
 33 Ashlong Road, Marston  
 Oxford

DATE:      SCALE  
 May 2023      1:100

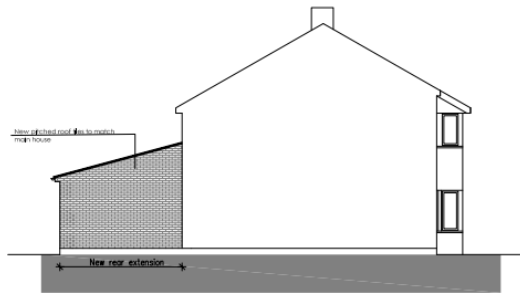
JOB No.      DWG No.      REV.  
 1208      02      <>

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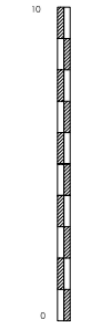
EXISTING ELEVATIONS

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 THE ARCHITECT  
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DATE:      REVISION:



SIDE ELEVATION



A3 Drawing

CLIENT  
 Mr and Mrs Smith

JOB TITLE  
 Extension & Alterations  
 33 Ashlong Road, Marston  
 Oxford

DATE:      SCALE  
 May 2023      1:100

JOB No.      DWG No.      REV.  
 1208      26      <>

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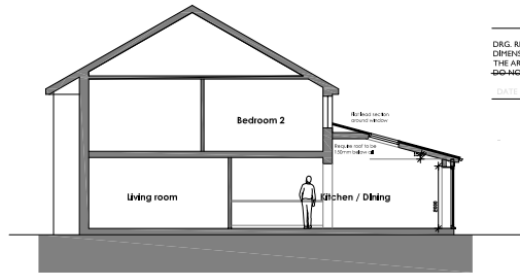
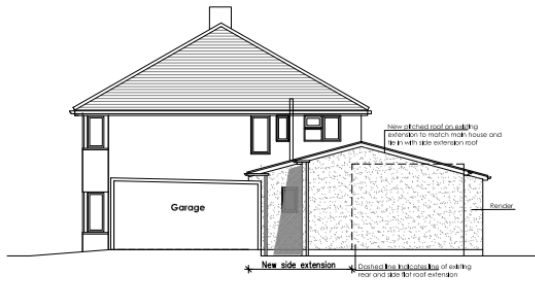
PROPOSED ELEVATION OPTIONS A



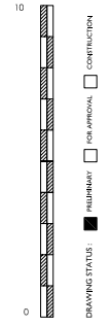
FRONT ELEVATION

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DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_



Option A - Section with pitched roof gable and lead section around the rear window



A3 Drawing  
 CLIENT  
 Mr and Mrs Smith

JOB TITLE  
 Extension & Alterations  
 33 Ashling Road, Marston  
 Oxford

DATE  
 May 2023

SCALE  
 1:100

JOB No. 1208    DWG No. 25    REV. A

DRG TITLE  
 PROPOSED ELEVATION OPTIONS A

[RETURN TO AGENDA](#)

## 23/01472/CEU – 14 Salford Road –

Application to certify that the existing House in Multiple Occupation (Use Class C4) is lawful development. (This property is already registered as a HMO for 6 occupants in 6 units)

### H. M. LAND REGISTRY

NATIONAL GRID PLAN SP 5208 SW  
OXFORDSHIRE

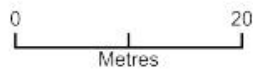
Scale 1/1250

SOUTH OXFORDSHIRE DISTRICT  
MARSTON PARISH

The boundaries shown by  
dotted lines have been plotted  
from Ordnance Survey plan and are  
subject to revision as necessary.



14 Salford road marston oxford OX3 0RX

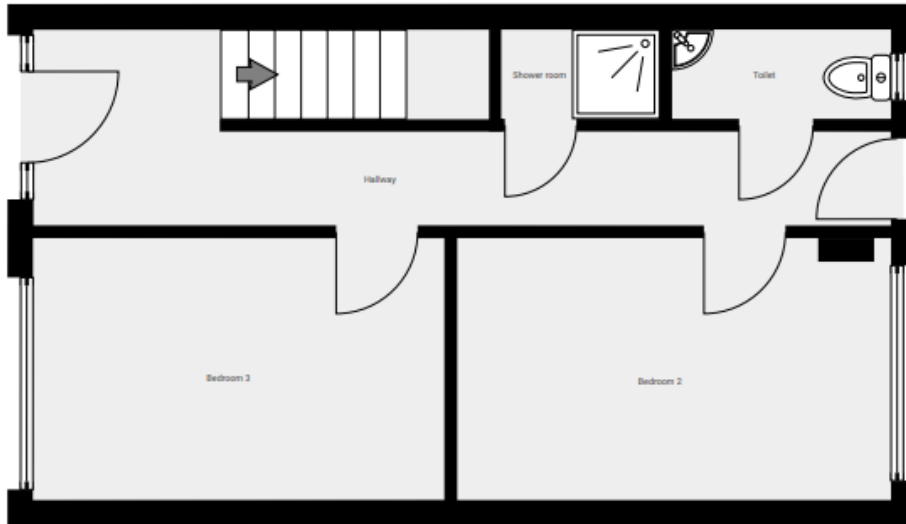




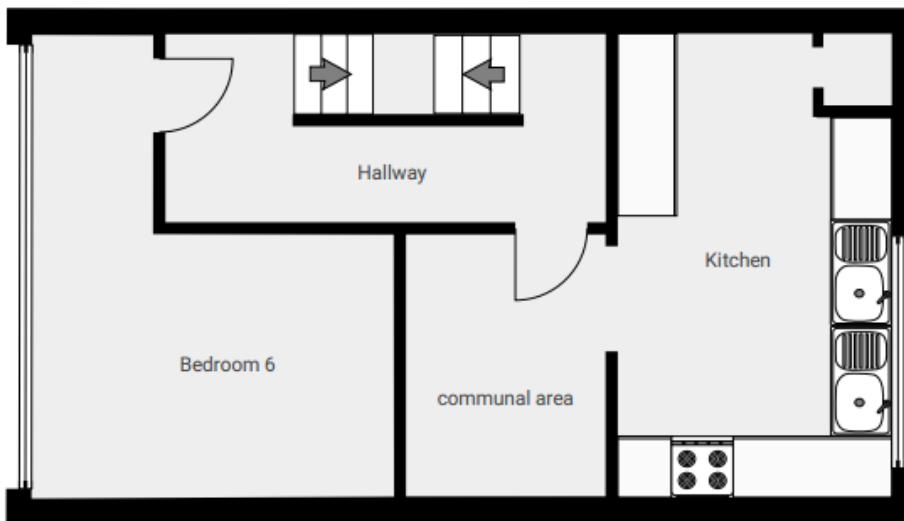
# 14 Salford road

14 Salford Road, OX3 0RX, England, United Kingdom  
FLOORS: 3

## ▼ Ground Floor



## ▼ 1st Floor



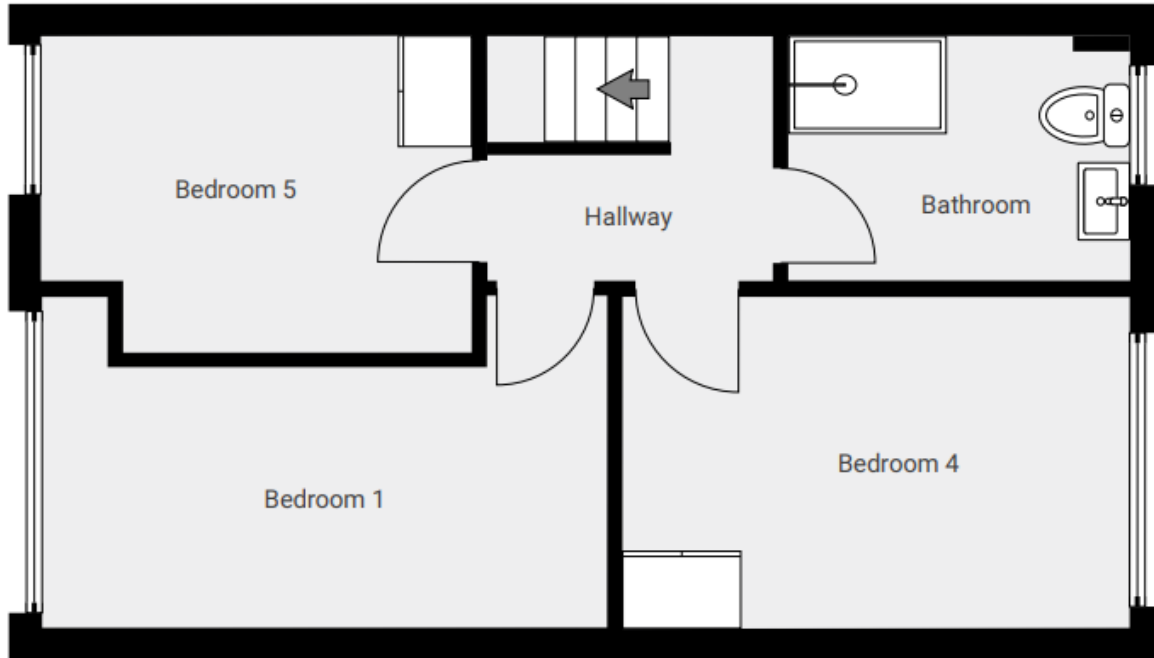
0.0 0.5 1.0 1.5 2.0m  
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Page 1/2

## 14 Salford road

14 Salford Road, OX3 0RX, England, United Kingdom  
FLOORS: 3

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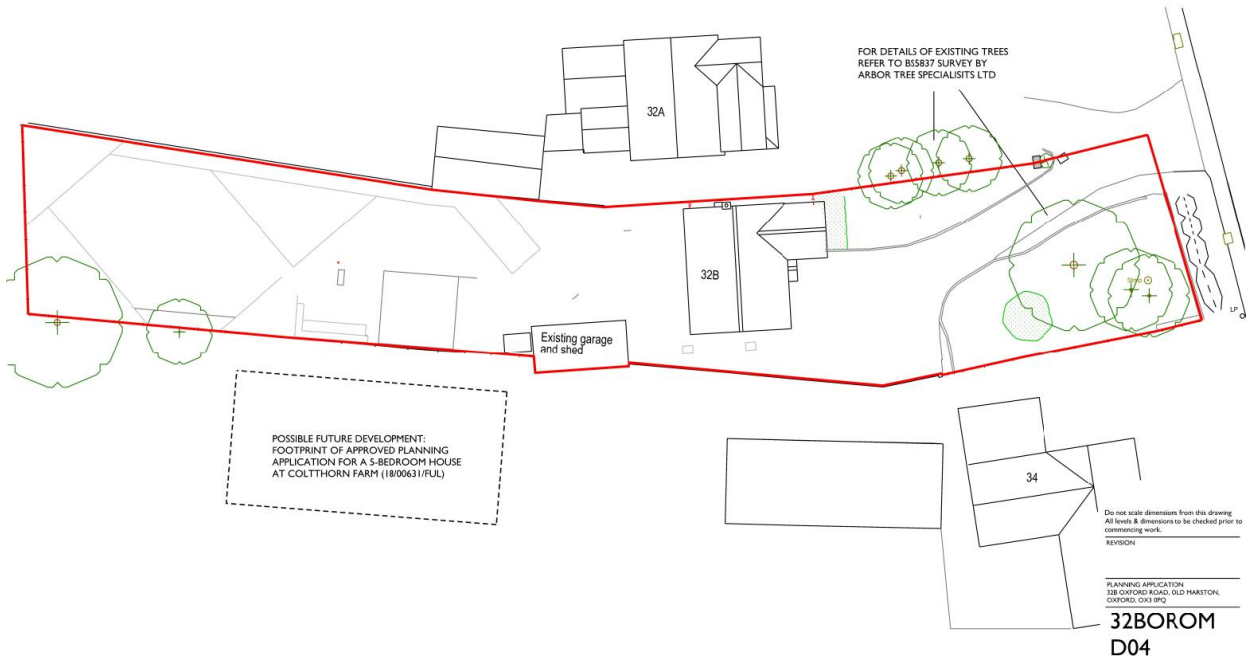
### ▼ 2nd Floor

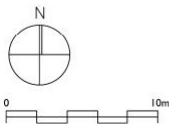
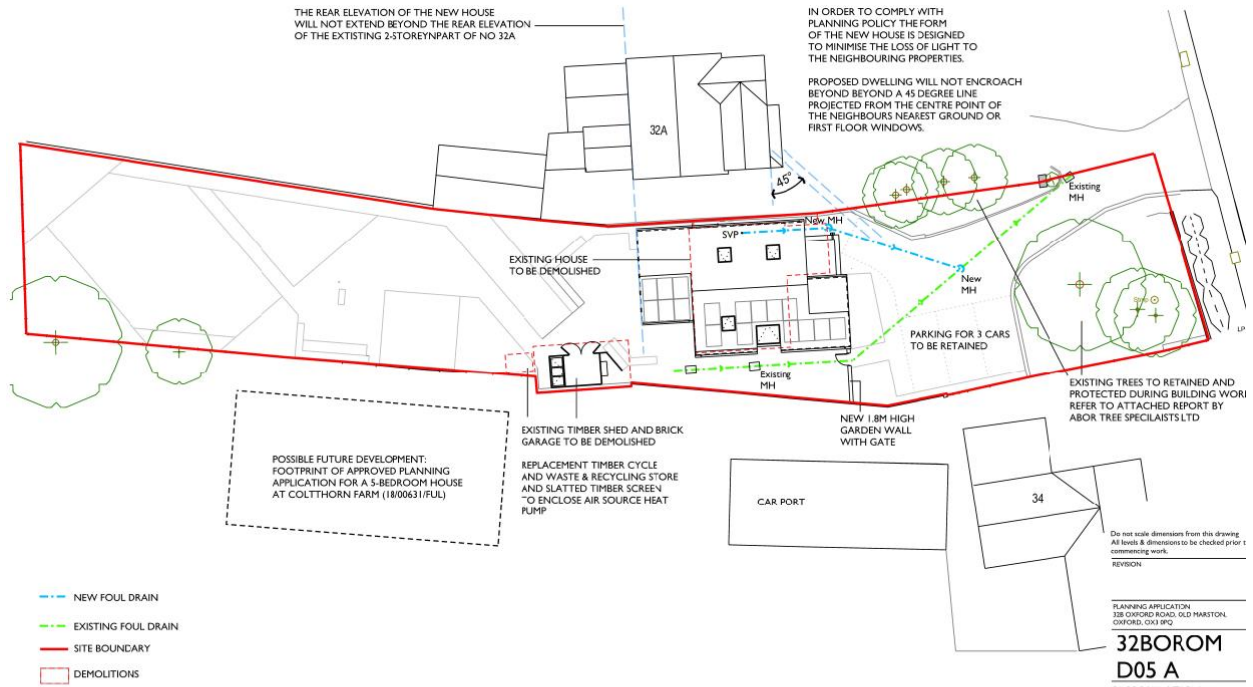


[RETURN TO AGENDA](#)

# 23/01428/FUL – 32B Oxford Road

Demolition of existing dwelling and detached garage. Erection of a 1 x 5-bed dwellinghouse (Use Class C3). Provision of a rear outbuilding for use as a bin and cycle store with air source heat pump.





PLANNING APPLICATION  
 32B OXFORD ROAD, OLD MARSTON,  
 OXFORD, OX3 8PQ

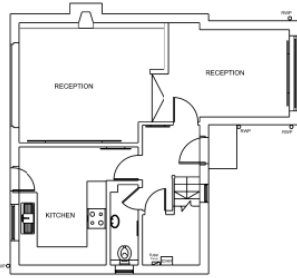
**32BOROM  
 D05 A**

PROPOSED SITE PLAN

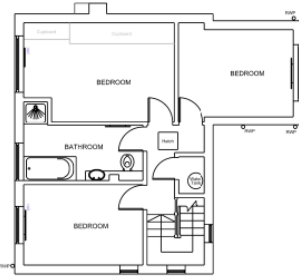
1:200 at A3 MAY 2023

FAIRFAX & SPARROW LTD  
 55 JACK STRAWS LANE, MEENA HOUSE  
 HEADINGTON, OXFORD OX3 8DQ  
 01865 879151 | info@fairfax-sparrow.com

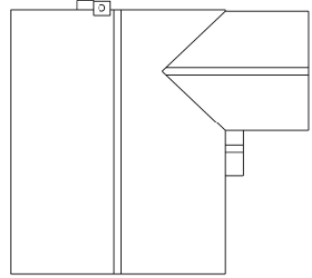
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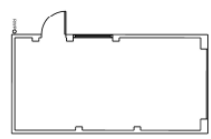
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



GARAGE PLAN

Do not scale dimensions from this drawing  
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 commencing work.

PLANNING APPLICATION  
 32B OXFORD ROAD, OLD MARSTON,  
 OXFORD, OX3 8PQ

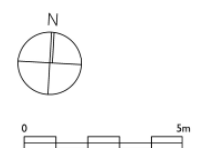
**32BOROM  
 D02**

EXISTING HOUSE & GARAGE  
 PLANS

1:100 at A3 MAY 2023

FAIRFAX & SPARROW LTD  
 55 JACK STRAWS LANE, MEENA HOUSE  
 HEADINGTON, OXFORD OX3 8DQ  
 01865 879151 | info@fairfax-sparrow.com

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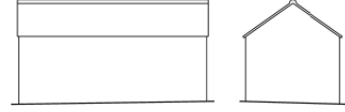
FRONT ELEVATION



SOUTH SIDE ELEVATION



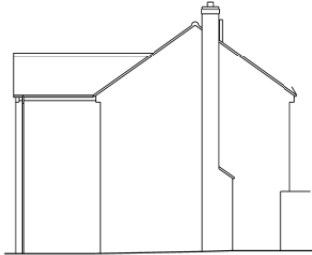
FRONT ELEVATION NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION REAR ELEVATION



REAR ELEVATION



NORTH SIDE ELEVATION

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commencing work.

REVISION

PLANNING APPLICATION  
328 COPPOD ROAD, OLD HARSTON,  
COWFORD, OX13 9PQ

**32BOROM  
D03**

EXISTING HOUSE & GARAGE  
ELEVATIONS

1:100 at A3 MAY 2023

FAIRFAX & SPARROW LTD  
35 JACK STRAWY LANE, REDNA HOUSE  
HARTFORD, COVENTRY CV3 8EW  
02475 694511 | 07977752111 | www.fairfaxsparrow.com

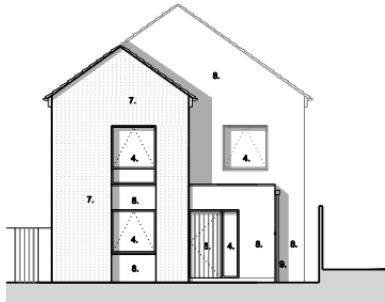
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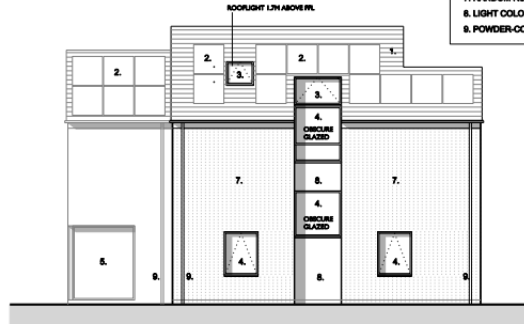


**KEY TO EXTERNAL FINISHES:**

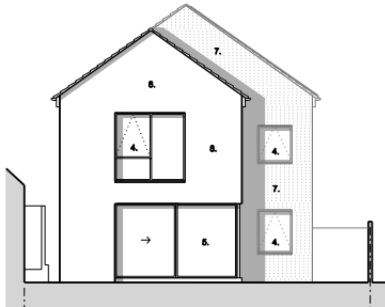
1. SLATES OR SLATE COLOURED SMOOTH ROOF TILES
2. INTEGRATED PV SOLAR PANELS, IN LINE WITH SLATES
3. VELUX-TYPE ROOF WINDOWS
4. SLIMLINE TIMBER / ALUMINIUM COMPOSITE WINDOWS
5. ALUMINIUM FULL-HEIGHT FIXED WINDOWS AND SLIDING DOOR
6. TIMBER / ALUMINIUM COMPOSITE FRONT DOOR
7. RANDOM RUBBLE NATURAL STONE
8. LIGHT COLOURED FACING BRICK TO COMPLEMENT STONE
9. POWDER-COATED ALUMINIUM GUTTER AND DOWNPIPES



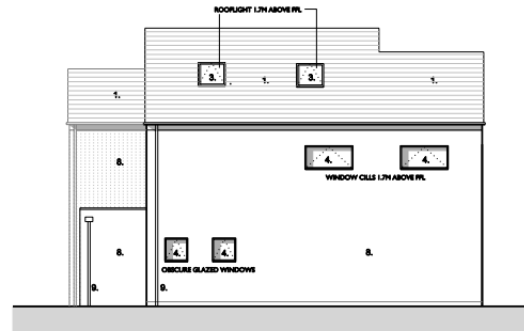
FRONT ELEVATION



SOUTH SIDE ELEVATION



REAR ELEVATION



NORTH SIDE ELEVATION

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All levels & dimensions to be checked prior to  
commencing work.

REVISION

PLANNING APPLICATION  
328 COPPOD ROAD, OLD HARSTON,  
COWFORD, OX13 9PQ

**32BOROM  
D14 A**

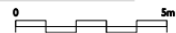
PROPOSED ELEVATIONS

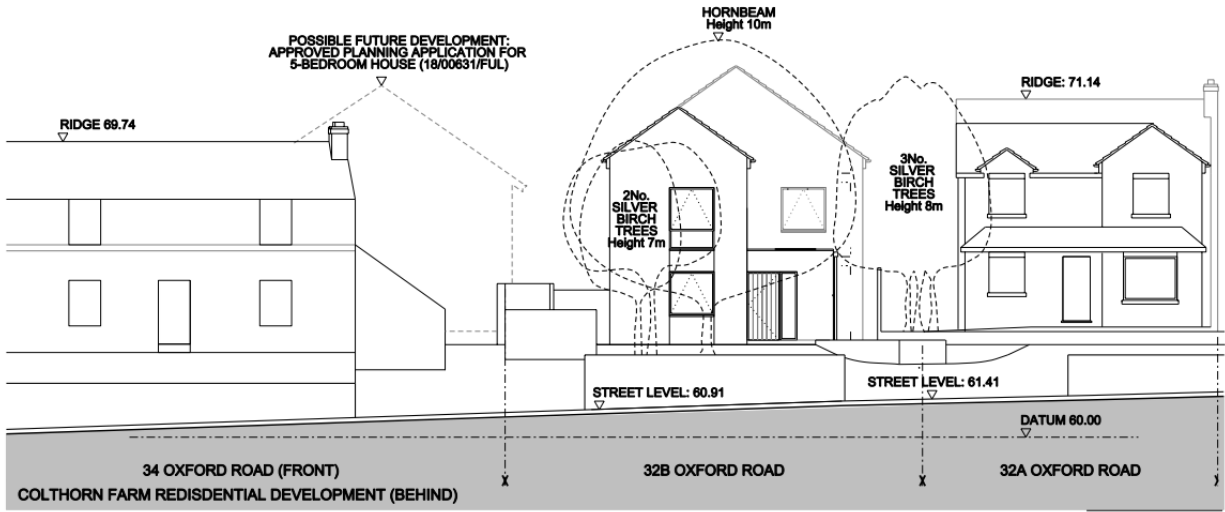
1:100 at A3 MAY 2023

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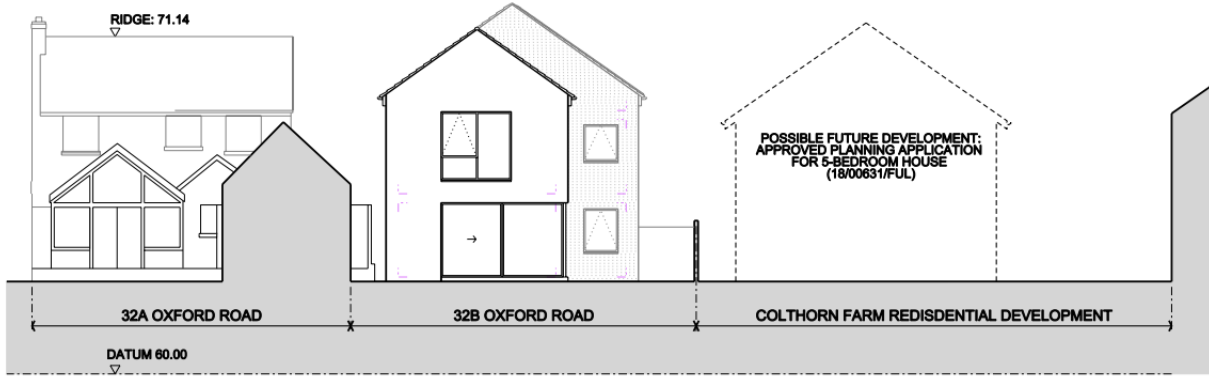
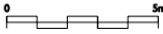
**32BOROM  
D06**

PROPOSED STREET ELEVATION

1:200 at A3 JUNE 2023

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**32BOROM  
D07**

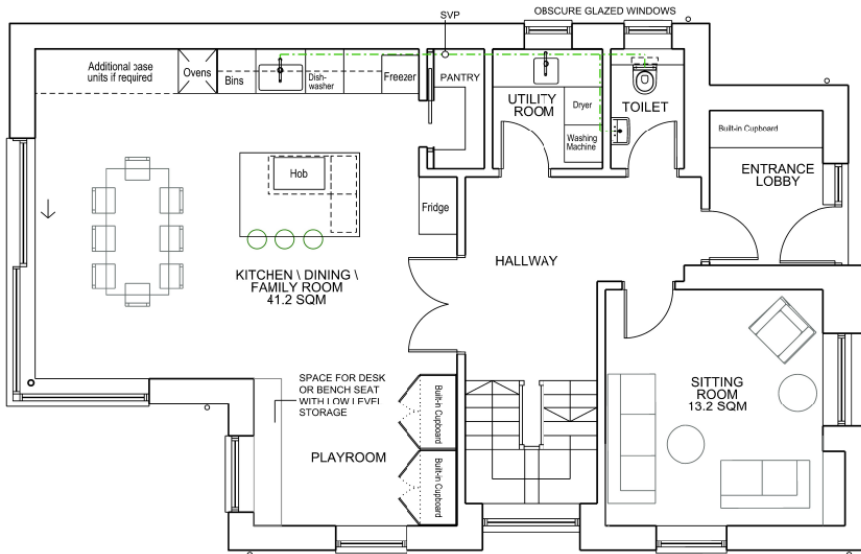
PROPOSED REAR SITE  
ELEVATION

1:200 at A3 JUNE 2023

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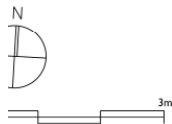
PLANNING APPLICATION  
32B OXFORD ROAD, OLD HARSTON,  
OXFORD, OX3 9PD

**32BOROM  
D10 A**  
GROUND FLOOR PLAN

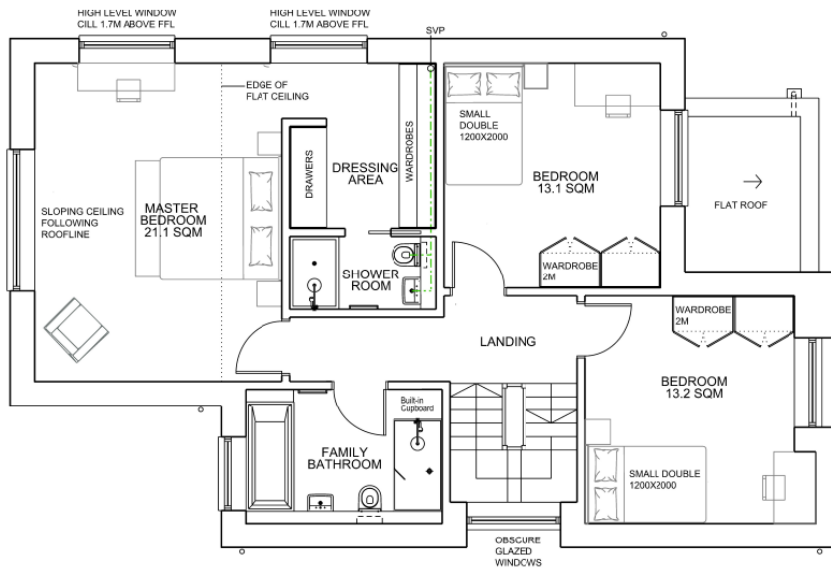
1:50 at A3 MAY 2023

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GROSS INTERNAL FLOOR AREA  
OF GROUND FLOOR = 83 SQM



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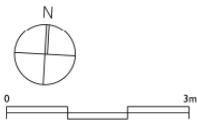
PLANNING APPLICATION  
32B OXFORD ROAD, OLD HARSTON,  
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**32BOROM  
D11 A**  
FIRST FLOOR PLAN

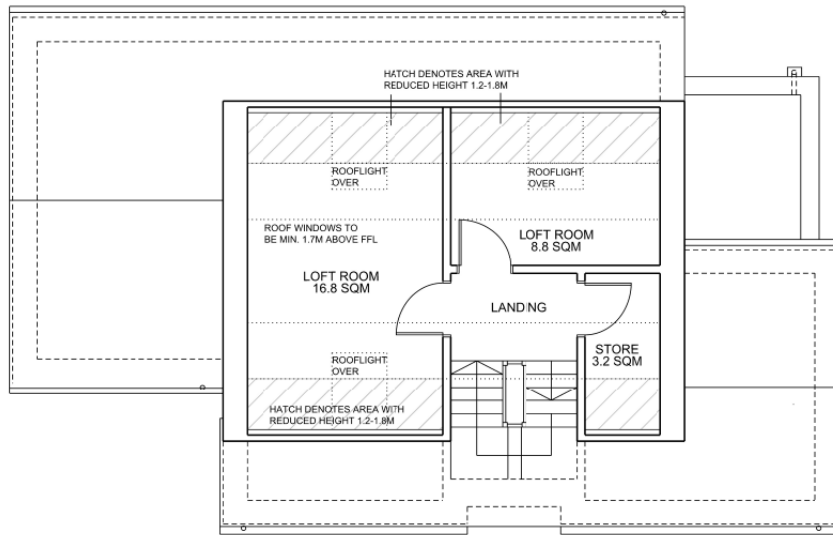
1:50 at A3 MAY 2023

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GROSS INTERNAL FLOOR AREA  
OF GROUND FLOOR = 77 SQM



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PLANNING APPLICATION  
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**32BOROM  
D12 A**

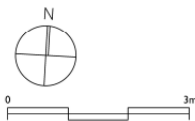
LOFT PLAN

1:50 at A3 MAY 2023

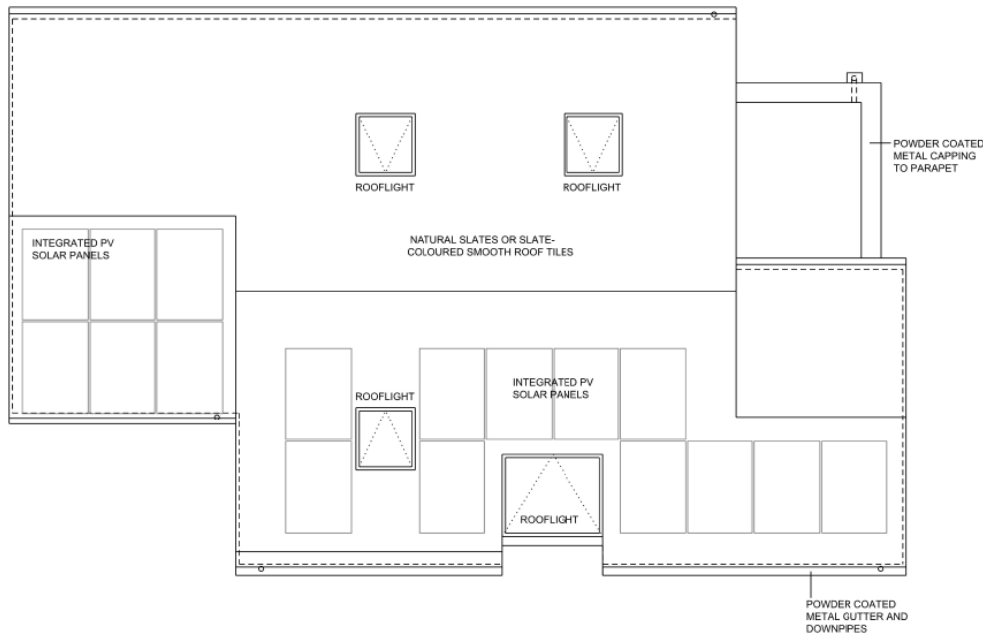
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POTENTIAL GROSS INTERNAL FLOOR AREA  
OVER 1.8M = 24 SQM.



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**32BOROM  
D13**

ROOF PLAN

1:50 at A3 JUNE 2023

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VIEW FROM FRONT DRIVEWAY



VIEW FROM REAR GARDEN

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## 32BOROM D15

3D VIEWS & MATERIALS PALLET

NTS JUNE 2023

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Integrated PV Solar Panels  
Slate or slate coloured tiles



Natural local rubble limestone



Complimentary smooth, pale  
coloured facing brick



Composite windows with  
timber inside and powder-  
coated aluminium externally



Composite door with  
timber inside and powder-  
coated aluminium externally



Eaves rooflight with vertical  
window top-lighting stair

### MATERIALS PALLETTE

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