

Welcome to the West Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.



Site Location Plan



18

Drawing Title:
Survey : Location Plan

Drawing Number:
108/001

Scale:
1:1250

Date:
October 2014

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Client And Project
Mr + Mrs Magnotta
14 Hernes Road
Oxford
OX2 7PU

Scaled dimensions not to be taken from this drawing.
 All dimensions to be checked on site.

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View of front of property



View from front of property: 14 Hernes Road (left) and 12 Hernes Road (right)



View of rear of property



22

View of the rear of the property and 12 Hernes Road (left)



View of garden



View from property to rear extension at 16 Hernes Road



View of rear extension at 16 Hernes Road



26

View of side passage from the rear of the property



27

View from the property of the side-facing window at 12 Hernes Road



View from side-facing window serving habitable room at 12 Hernes Road



View from side-facing window serving habitable room at 12 Hernes Road

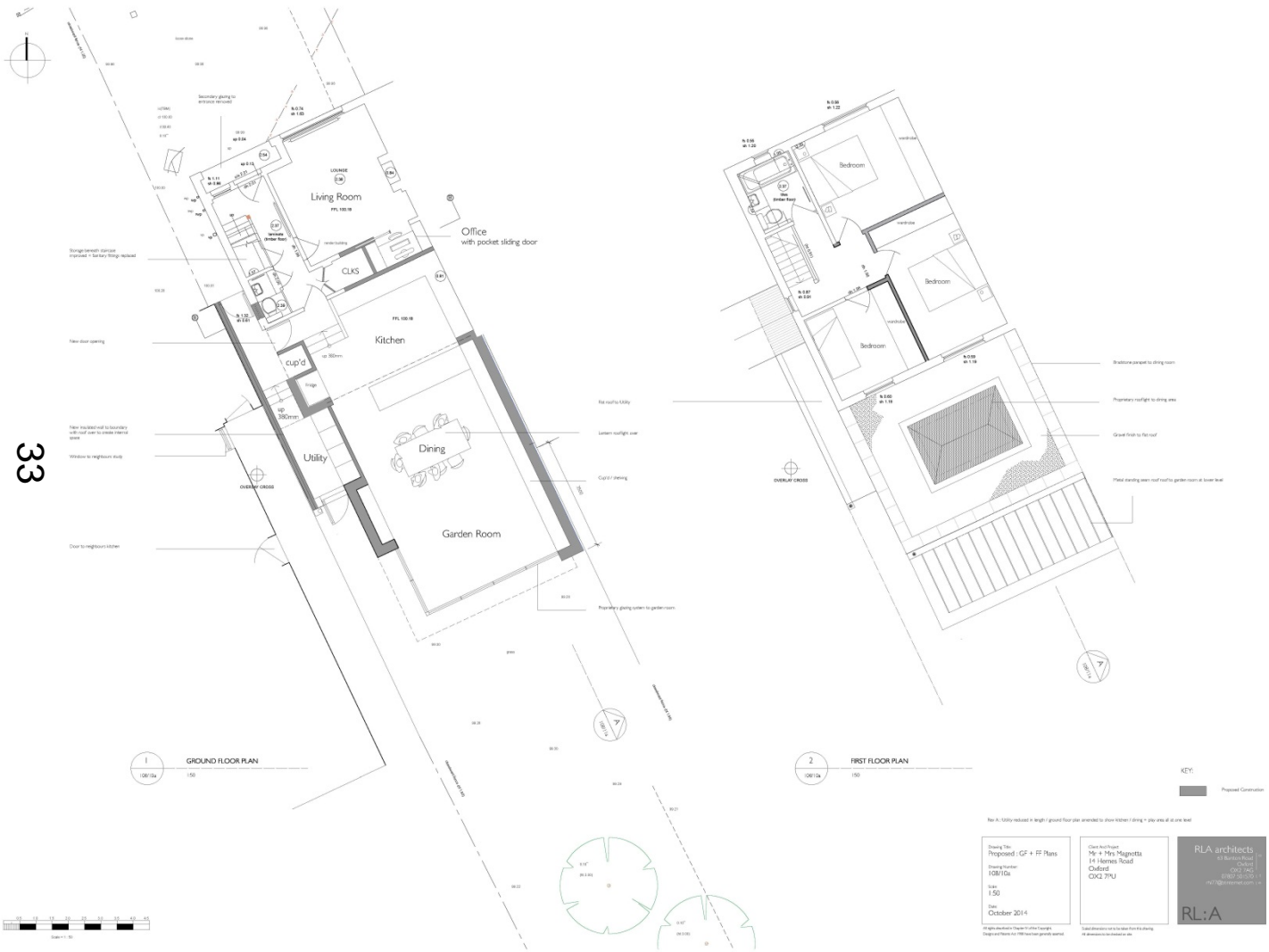




View from side-facing window serving habitable room at 12 Hernes Road

Proposed Floor Plans

33



Proposed Elevations 1 of 2



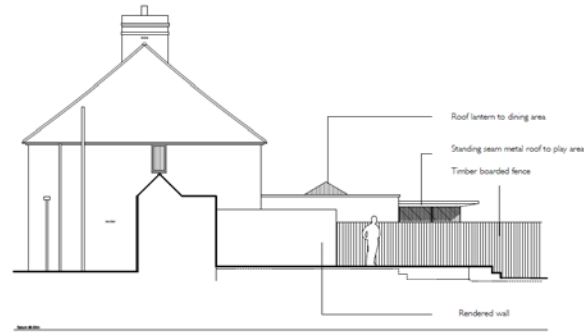
1 SOUTH EAST ELEVATION
108/11a 1:100



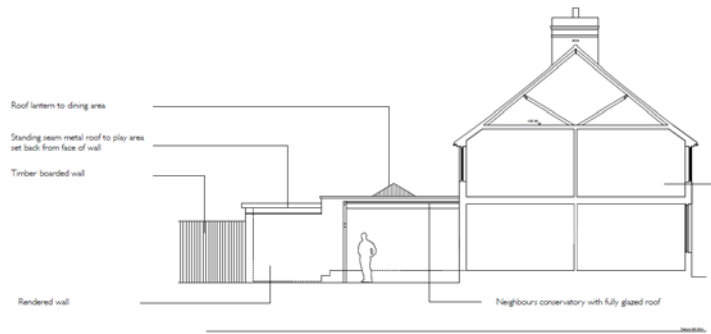
2 NORTH WEST ELEVATION
108/11a 1:100



Proposed Elevations 2 of 2



1 SOUTH WEST ELEVATION
108/13a 1:100

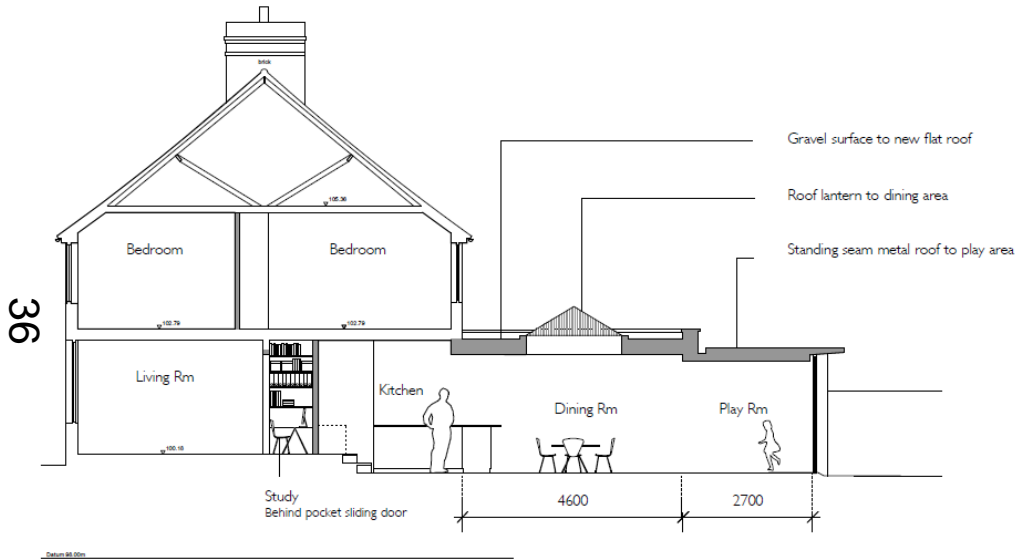


NOTE
Section through neighbouring property is diagrammatic, as the interior has not been surveyed.

2 NORTH EAST ELEVATION
108/13a 1:100



Proposed section



Play room stepped down to break up massing + visually reduce scale of proposals;

Play room is fully glazed with a standing seam roof to reduce the depth of the eaves detail

