

Agenda

Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 14 July 2026**

Time: **6.00 pm**

Place: **Long Room - Oxford Town Hall**

For further information please contact:

Uswah Khan, Committee and Member Services Officer, Committee
Services Officer

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Members of the public can attend to observe this meeting and.

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Committee Membership

Councillors: Membership 11: Quorum 5: substitutes are permitted.

Councillor Mary Clarkson	Marston;
Councillor Laurence Fouweather	Cuttesslowe & Sunnymead;
Councillor Mohammed Altaf-Khan	Headington;
Councillor David Henwood	Rose Hill & Iffley;
Councillor Anna Railton	Hinksey Park;
Councillor Louise Upton	Walton Manor;
Councillor Dr. Ahalya Bala	St Clement's;
Councillor Tiago Corais	Littlemore;
Councillor Alfie Davis	Holywell;
Councillor Rosie Rawle	Donnington;
Councillor James Taylor	Headington Hill & Northway;

Apologies and notification of substitutes received before the publication are shown under *Apologies for absence* in the agenda. Those sent after publication will be reported at the meeting. Substitutes for the Chair and Vice-chair do not take on these roles.

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

Agenda

		Pages
6	24/01104/FUL 35 Ash Grove, Oxford, Oxfordshire, OX3 9JN Site address: 35 Ash Grove, Oxford, Oxfordshire, OX3 9JN Proposal: Demolition of existing garage and rear extension. Removal of timber to front elevation and chimneys. Erection of a part single, part two storey side and rear extension. Alterations to roof to form hip to gable and insertion of rooflights in association with a loft conversion. Insertion of window to side elevation. Installation of flue, pipework and air conditioning unit. Alterations to landscaping and installation of nesting boxes and dropped kerb (Retrospective). (Additional noise impact assessment). Reason at Committee: Application was called in by Councillors Smowton, Sandelson, Gant, Miles, Fouweather, Smith and Munkonge for reasons of design and impact upon neighbouring amenity. RECOMMENDATION Oxford City Planning Committee is recommended to: 1. Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission. 2. Agree to delegate authority to the Director of Planning and Regulation to: • finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.	9 - 10

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Update to Agenda Item 6

Oxford City Planning Committee

14th July 2026

Application number: 24/01104/FUL

Decision due by 25th July 2024

Extension of time 5th May 2026

Proposal Demolition of existing garage and rear extension. Removal of timber to front elevation and chimneys. Erection of a part single, part two storey side and rear extension. Alterations to roof to form hip to gable and insertion of rooflights in association with a loft conversion. Insertion of window to side elevation. Installation of flue, pipework and air conditioning unit. Alterations to landscaping and installation of nesting boxes and dropped kerb (Retrospective). (Additional noise impact assessment).

Site address 35 Ash Grove, Oxford, Oxfordshire, OX3 9JN – see **Appendix 1** for site plan

Ward Headington Ward

Case officer Nia Baldwin

Agent: Mr Bill Greensmith **Applicant:** Dr Huy Nguyen

Reason at Committee Application was called in by Councillors Smowton, Sandelson, Gant, Miles, Fouweather, Smith and Munkonge for reasons of design and impact upon neighbouring amenity.

Correction to **Executive Summary** section of report

Since the publication of the committee agenda and report on the 6th July 2026, the following correction and update has been made:

Within the Executive Summary at paragraph 2.3 (Page 2) this should read as follows:

- The development is acceptable with regard to its design and does not cause any detrimental harm upon the character and appearance of the dwelling itself or the streetscene of Ash Grove. The development does not cause any detrimental impacts upon the amenity of any neighbouring dwellings, and nor does the development cause any impacts with regards to parking and highways safety, drainage, trees, sustainability or ecology.

Paragraph 2.3 (Page 2) of the published committee report on 6th July 2026 should be disregarded as this paragraph was mistakenly included from a previous draft of the report which is no longer relevant. This mentioned that the parking and noise resulting from the development would be contrary to Policies M3 and RE8 of the Oxford Local Plan 2036. This is however no longer considered to be the case and Officers would refer to the 'Impact on neighbouring amenity' and 'Transport' sections of the report for the Council's recommendation on these matters on Pages 19 to 31. As a result it is considered the development would be compliant with both Policies M3 and RE8 of the Oxford Local Plan 2036.