

Application number:	25/01749/FUL		
Decision due by	6th October 2025		
Extension of time	28 th November 2025		
Proposal	Provision of cycle storage (part-retrospective).		
Site address	8 Dunstan Road, Oxford, Oxfordshire, OX3 9BY – see Appendix 1 for site plan		
Ward	Headington Ward		
Case officer	Hannah Calow		
Agent:	Ms And Mr Mary And Michael Clarkson And Tappin	Applicant:	Ms and Mr Mary and Michael Clarkson and Tappin
Reason at Committee	The application has been submitted by a Councillor.		

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

1.1.1. **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; and

1.1.2. **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 Head Director of Planning and Regulation considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers the retrospective erection of a cycle storage shed with the curtilage of a Grade II listed building and within the Old Headington Conservation Area.

2.2. Officers conclude that the proposed development is acceptable with regards to its design, its impact on the significance of designated heritage assets, and that it meets policy requirements for cycle storage. Overall, the proposal is considered to be in accordance with policies S1, DH1, DH3 and M5 of the Oxford Local Plan, and policies GSP4, CIP1, CIP3 and TRP5 of the Headington Neighbourhood

Development Plan 2032. Due regard has been given to the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. 8 Dunstan Road is a detached property located on the northern side of Dunstan Road with the front (southwest) stone elevation immediately abutting the pavement. There is a walled garden to the rear and a large field beyond the garden which is within the ownership of the applicants.

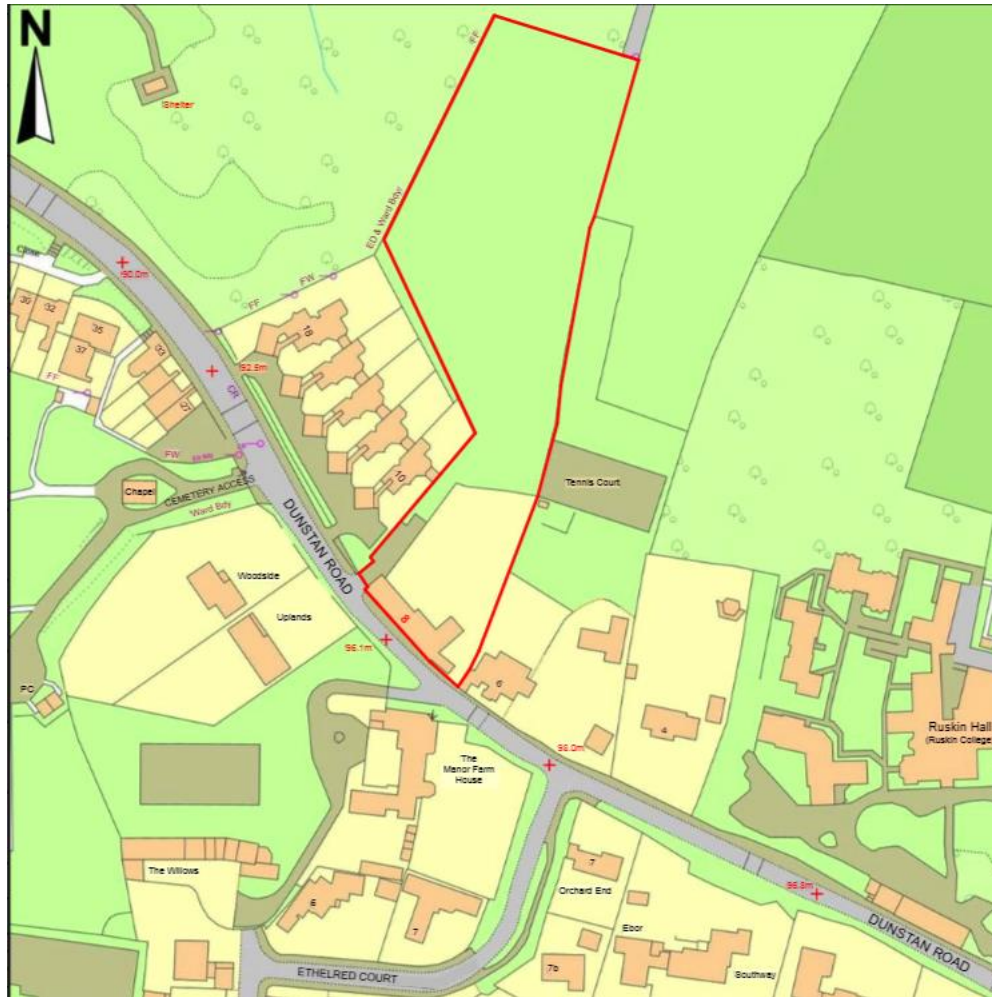
5.2. The property is in the northwestern corner of Old Headington Conservation Area and the building is of significance being Grade II Listed.

5.3. Opposite 8 Dunstan Road is another Grade II Listed building known as Manor Farmhouse. The two buildings are prominent in the streetscape and together create an important pinch point on Dunstan Road that acts as an arrival point for the built-up part of the village.

5.4. To the north of 8 Dunstan Road is a group of five houses (10 – 18 Dunstan Road) designed by Ahrends, Burton and Koralek in the 1960's. The houses are described as being the most controversial buildings in the Old Headington Conservation Area due to the experimental architecture employed. However they are set back from the road and are partially hidden by a front boundary wall with only the roof profiles visible.

5.5. 8 Dunstan Road, originally known as Lower Farm, is noted as a positive building within the Dunstan Road character area. As a Grade II Listed building, the property possesses historic and architectural special interest which is largely derived from its historic character and appearance as a vernacular farmhouse which is a reminder of the rural character of Old Headington.

5.6. See block plan below:



© Crown Copyright and database right 2020.
Ordnance Survey 100019348

6. PROPOSAL

6.1. The application seeks retrospective permission for the installation of a cycle shed to the rear of the property, which contains two steel Sheffield cycle stands.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

01/00765/L - Listed building consent for external alterations and additions including new dormers and roof lights on rear roof slopes; insertion of rooflights on front roof slopes; new roof on outbuilding; bay window, conservatory and loggia on rear elevation; replacement of existing windows and relocation of front door. Internal alterations including removal of existing staircase and internal partitions and wall and installation of new stair case.. PER 12th December 2001.

01/00766/NFH - Alterations and additions including the insertion of new dormers on rear roof slopes, new roof on outbuildings and bay window, conservatory and loggia on rear elevation.. PER 12th December 2001.

02/01597/LBC - Listed Building consent for formation of opening in rear garden wall and installation of new steel gates and stone steps. Setting back of vehicular entrance gates.. PER 1st November 2002.

02/01598/FUL - Planning permission for formation of opening in rear garden wall and installation of new steel gates and stone steps. Setting back of vehicular entrance gates.. PER 1st November 2002.

06/00596/FUL - Erection of two outbuildings. PER 2nd June 2006.

24/01468/FUL - Erection of a single storey rear infill extension. Removal of 1no. window and 1no. door. Insertion of 4no. windows and formation of stone thresholds to the rear elevation.. PER 24th October 2024.

24/01469/LBC - Reconfiguration of internal areas to include the reduction in size of the ground floor entrance lobby, relocation of a door opening into the TV room and refurbishment of the kitchen including floor finishes. Floor to be part excavated for floor build-up. New internal door openings. Insertion of a structural steel beam.. PER 5th November 2024.

24/02339/FUL - Erection of a glasshouse to rear.. PER 18th December 2024.

24/02364/LBC - Erection of a glasshouse to rear.. WDN 26th November 2024.

24/02339/CND - Details submitted in compliance with condition 3 (Materials) of planning permission 24/02339/FUL.. PER 11th March 2025.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Neighbourhood Plans:
Design	131-141	DH1 – High quality design and placemaking	GSP4 - Protection of the setting of the site CIP1 - Development respect existing local character
Conservation/Heritage	202-214	DH3 – Designated heritage assets	
Transport	109-118	M5 – Bicycle Parking	TRP5 - Cycling
Miscellaneous	7-14	S1 - Sustainable development	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 19th August 2025 and an advertisement was published in The Oxford Times newspaper on 16th October 2025.

Statutory and non-statutory consultees

Friends of Old Headington

9.2. No response received

Headington Action

9.3. No response received.

Central North Headington Residents' Association

9.4. No response received.

Barton Community Association

9.5. No response received.

Public representations

9.6. No public representations were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Design and Heritage Impact
- Cycle Storage

Design and Heritage Impact

10.2. Policy DH1 states that planning permission will only be granted for development of high-quality design that creates or enhances local distinctiveness.

10.3. Policy DH3 states that permission will only be granted for development affecting a designated heritage asset if it is demonstrated that due regard has been given to the impact upon the asset's significance and its setting and that it is demonstrated that the significance of the asset and its conservation has informed the design of the proposed development.

10.4. Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset 'great weight' should be given to the heritage assets' conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para -205). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or

from development within its setting), should require clear and convincing justification (para 206).

- 10.5. Development proposals that would lead to substantial harm or result in total loss of the significance of a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm (para -207).
- 10.6. Where development would lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against any public benefits the proposed development may offer, including securing its optimum viable use (para -208).
- 10.7. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities in considering whether to grant planning permission for development that affects a listed building or its setting or that affects the character or appearance of a conservation area to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses and to pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area respectively.
- 10.8. The scale of the shed is very small, and its design is unobtrusive. The materials are lightweight and the structure removable in the future if necessary. It is located near to a boundary wall; this wall is clearly of modern construction and is not considered to be of any heritage significance. Its location to the rear of the property also hides it in views from the public realm. The modest appearance of the shed coupled with the 15.7m approximate distance from the rear of listed building would not result in any harm to the setting of the listed building.
- 10.9. As such, there is not considered to be any harm to the significance of the listed building or its setting, nor the wider conservation area as a result of the proposals.
- 10.10. Overall, the proposal is considered to be compliant with Policies DH1 and DH3 of the Oxford Local Plan, the NPPF and Policies GSP4 and CIP1 of the Headington Neighbourhood Development Plan. In coming to this view great weight has been given to the significance of the heritage assets in line with statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Cycle Storage

- 10.11. Policy M5 of the Oxford Local Plan 2036 states that bicycle parking should be, well designed and well-located, convenient, secure, covered (where possible enclosed) and provide level, unobstructed external access to the street.
- 10.12. The cycle parking is located within the gravel parking area to the rear of the property. It is easily accessible from the street and well-located for residents of 8 Dunstan Road.

10.13. The cycle parking is made from a wooden timber frame with a green sedum roof. It is not enclosed, however the parking area for the property is gated, therefore it is considered to be adequately secure.

10.14. The shelter contains two Sheffield stands, which would provide space for up to 4 bicycles.

10.15. Overall, the proposed cycle parking is considered to be compliant with Policy M5 of the Oxford Local Plan and Policy TRP5 of the Headington Neighbourhood Development Plan.

11. CONCLUSION

11.1. In summary, the proposed development would not cause detrimental harm to the design and visual amenity of the host dwelling or the wider locality, in compliance with Policy DH1 of the Oxford Local Plan 2036 and Policy CIP1 of the Headington Neighbourhood Plan 2032. The proposal would not cause harm to the significance of the listed building or its setting, nor the wider conservation area as a result of the proposal in compliance with Policy DH2 of the Oxford Local Plan 2036, Policy GSP4 of the Headington Neighbourhood Plan, the NPPF and due regard has been given to the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Finally, the proposal provides cycle storage which is in compliance with Policy M5 of the Oxford Local Plan 2036 and Policy TRP5 of the Headington Neighbourhood Plan 2032.

11.2. Therefore, officers consider that the proposal would accord with the development plan as a whole.

11.3. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in section 12 of this report.

12. CONDITIONS

Time limit

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Development in accordance with approved plans

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policies DH1 and DH2 of the Oxford Local Plan 2036.

13. APPENDICES

- **Appendix 1** – Site location plan

14. HUMAN RIGHTS ACT 1998

14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to [approve/refuse] this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to [grant/refuse] planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.