

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.