



Mr. Michael Crofton-Briggs  
Planning Control and Conservation  
Oxford City Council  
Ramsay House  
10 St Ebbe's Street  
Oxford OX1 1PT

30 August 2011

Dear Mr. Crofton-Briggs

**Application no. 11/01923 – 19 St. Andrew's Lane**

We were glad to have the opportunity to comment on this application.

We have no objection to the addition of a house on the land next to the existing house. We note that the roof level is lower than that of the neighbouring property to the south and higher than that of no. 19 and we feel this line of descending roof levels is acceptable and enhances the streetscape. Comments have been made locally that chimney stacks on the roofs of both houses would enhance the streetscape still further.

The plans indicate that there is space at the back of the new property for the storage of wheelie bins. We stress that the side passage must be wide enough to allow these bins to be moved easily to the front of the house.

It appears from the plans that no car parking area will be available for the new house and this we commend.

As far as no. 19 St. Andrew's Lane is concerned, we have no comments to make about the proposed renovation of the property. However, we would ask that gravel is not used for vehicle access and hard standing, because of spillage on to the road, A hard porous surface would be more suitable.

Yours sincerely

Stella Welford  
Hon. Secretary

Copies to:      Councillor David Rundle              Councillor Ruth Wilkinson  
                         Oxford Civic Society                      Oxford Preservation Trust