

# Comments for Planning Application 13/00832/FUL

## Application Summary

Application Number: 13/00832/FUL

Address: Former Ruskin College Site Walton Street Oxford Oxfordshire

Proposal: Redevelopment of existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works.

Case Officer: Angela Fettiplace

## Customer Details

Name: Miss Sara Eggett

Address: Worcester College Walton Street Oxford

## Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- Effect on privacy
- Effect on traffic
- Height of proposal
- Light - daylight/sunlight

Comment: This development will have a huge detrimental effect to both students of Worcester college and the general public who visit. The plans are for a much higher building than any in the surrounding area, which will be problematic for several reasons. It will overlook and bring shadow on several student accommodation buildings, resulting in a loss of light and privacy. Further it is also adjacent to the historic orchard and grounds of the college. As well as overshadowing these it will destroy the visual impact of the orchard which is enjoyed by students and visitors alike. This will make living in the shadow of the building very unpleasant and it will be out of character with the land and buildings around it. Further the materials proposed for this will only make the building more out of character as they are glaring and ugly. Finally there is already a huge amount of traffic on Walton Street, and the increased traffic will only make access to Worcester College, Beaumont St and other roads in the area more hazardous.