

Case Officer: Rob Duckworth

Applicant: Co-Living Capital 2 Ltd

Proposal: Change of Use from a residential dwelling (Use Class C3) to a 10 bedroom House in Multiple Occupation (Use Class Sui Generis) and associated works including installation of bike and bin stores; single storey rear extension

Ward: Kidlington East

Councillors: Cllr. Mawson, Cllr. Middleton and Cllr. Ward

Reason for Referral: Called in by Councillors Mawson and Middleton for the following reasons:
Concerns about the intensification of use and parking impacts.

Expiry Date: 31 October 2025

Committee Date: 15 January 2026

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. No. 7 Lock Crescent is a semi-detached dwelling within an established residential area of Kidlington. The surrounding area comprises predominantly family housing in a suburban layout, with residential roads, private drives and on-street parking. The property benefits from a corner plot location resulting in a wedge shaped plot with the rear garden widening significantly.
- 1.2. The site is not within a conservation area and no listed buildings are affected. The main constraints relevant to the assessment are the relationship with neighbouring dwellings, local parking conditions, and known localised surface water / sewer capacity concerns raised by residents.

2. CONSTRAINTS

- 2.1. Key planning constraints are limited and typical of an established residential street:
 - Residential character and sensitivity to intensification.
 - On-street parking conditions in the locality.
 - Localised surface water / drainage matters (raised locally and by consultees).

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The proposal involves the change of Use from a residential dwelling (Use Class C3) to a 10 bedroom House in Multiple Occupation (HMO) (Use Class Sui Generis) and associated works including installation of bike and bin stores; single storey rear extension.

- 3.2. A 10-bedroom HMO falls outside Use Class C4 (which is limited to small HMOs of up to 6 unrelated individuals) and is therefore sui generis. The proposal therefore constitutes development requiring planning permission.
- 3.3. The proposal provides 10 bedrooms for individual occupants, communal space, and associated external works. The amended parking layout provides 5 off street parking spaces with 4 to the side / rear.
- 3.4. An 'Introduction to Ox Living' has been submitted that outlines how the company manages its properties and the benefits they provide to the community with other similarly sized and located HMOs being very well received by residents of the surrounding communities.

4. RELEVANT PLANNING HISTORY

- 4.1. The following planning history is considered relevant to the current proposal:
 - 25/01605/HPA – prior approval not required for a single storey rear extension (rear sunroom demolition and replacement extension).
 - 25/01728/CLUP – refused certificate for a proposed dormer (not permitted development).
 - 95/01712/F – permission for a two-storey extension and detached double garage.

5. PRE-APPLICATION DISCUSSIONS

- 5.1. No pre-application discussions have taken place with regard to this proposal

6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a Site Notice displayed near the site, expiring **7 October 2025** and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **7 October 2025**.
- 6.2. The application was called in to Planning Committee by local members due to concerns about the intensification of use and parking impacts.
- 6.3. The application received 15 objections from local residents and a response from Kidlington Parish Council.
- 6.4. The main issues raised can be summarised as:
 - Intensification of use in a family housing area and effect on character.
 - On-street parking pressure, highway safety, and potential overspill parking.
 - Noise and general disturbance associated with a large HMO.
 - Fear of crime / anti-social behaviour and security concerns.
 - Refuse storage and servicing impacts.
 - Surface water flooding history and foul sewer capacity concerns.
 - Construction impacts (temporary).
 - Impact on property values (not a planning matter).
- 6.5. The comments received can be viewed in full on the Council's website, via the online Planning Register

7. RESPONSE TO CONSULTATION

7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

7.1. Kidlington Parish Council raised the following concerns:

- **Parking:** The proposal will place additional pressure on an area where parking is already limited, creating further difficulties for residents and visitors.
- **Flooding:** The location is already at high risk of flooding, and additional development could increase surface water run-off, worsening existing problems.
- **Foul Sewage System:** The existing foul sewage system is at capacity, and further development would place additional strain on this infrastructure.

For these reasons, Kidlington Parish Council requests that these issues be fully addressed before any decision is made.

7.2. Cherwell District Council (Drainage): No objections on flood risk or drainage grounds, subject to any comments from Thames Water regarding sewer capacity.

7.3. CDC Local Land Drainage / Building Control & Flood Risk: Notes surface water risk mapping in the wider area, but advises the site is elevated relative to where flooding principally occurs. No sustainable reason for objection is identified. Emphasises the need for appropriate finished levels and drainage detailing

7.4. Thames Water: No response received.

7.5. CDC Environmental Health: No objections in relation to noise, air quality, contaminated land, odour or light.

7.6. CDC Housing Standards (Private Sector Housing): Initial concerns related to en-suite layout and HMO standards. Revised plans resolve the previously raised issues

7.7. CDC Ecology: Holding objection seeking clarification on (i) whether development would impact more than 25m² of habitat and (ii) whether roof/loft works could affect bats. The proposal is a domestic property, and the works are within the residential curtilage; protected species legislation applies in any event. The assessment below addresses this in the planning balance and informatives/conditions as appropriate

7.8. Thames Valley Police (Designing Out Crime Officer): Holding objection raising security-by-design matters (including secure doors, postal strategy, visitor entry system, secure cycle storage) and requesting controls around parking management (suggesting a comprehensive travel/management approach). These matters attract limited weight where they overlap with other control regimes but can be addressed through planning conditions where they meet the six tests.

8. RELEVANT PLANNING POLICY AND GUIDANCE

8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- PSD1 – Presumption in Favour of Sustainable Development
- BSC1 – District Wide Housing Distribution
- BSC4 – Housing Mix
- ESD1 – Mitigating and Adapting to Climate Change
- ESD5 – Renewable Energy
- ESD6 – Sustainable Flood Risk Management
- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- ESD15 – The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, Design and External Appearance of New Development
- C30 – Design of New Residential Development
- ENV1 - Development likely to cause detrimental levels of pollution

CHERWELL LOCAL PLAN REVIEW 2042

- Policy COM7 (Sub-Division of Dwellings and Homes in Multiple Occupation).

8.3. This carries limited weight at this stage but is a relevant material consideration given it deals directly with HMOs and intensification of residential occupation.

NEIGHBOURHOOD PLANNING

8.4. Under Section 38 of the Planning and Compulsory Purchase Act 2004, a Neighbourhood Plan that has been approved at referendum also forms part of the statutory development plan for the area. In this case, the application site lies within the parish of Kidlington. There is currently no made Neighbourhood Development Plan covering Kidlington, and there is no draft Neighbourhood Plan for the village at pre-submission or examination stage. Accordingly, no Neighbourhood Plan policies form part of the development plan for the purposes of determining this application.

8.5. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- NPPF Revision
 - On the 16 December 2025, the Government published its revised draft NPPF. The consultation on the proposed changes is set to run until 10 March 2026.
 - The proposed changes set out in the draft NPPF go beyond amendments and, instead, propose a complete restructure. However, given the infancy of the draft, which is at the start of the consultation process, the draft document no weight, at the time of writing this report.
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

9. APPRAISAL

9.1. The key issues for consideration in this case are:

- Principle of Development
- Character and appearance

- Residential amenity
- Highway safety and parking
- Drainage, flood risk, and sewer capacity
- Crime prevention and security (Police comments)
- Ecology Impact

Principle of development

- 9.2. The proposal seeks permission to intensify occupation of an existing dwellinghouse by changing its use to a 10-bedroom HMO (*sui generis*). The key planning question is whether this intensified residential occupation is acceptable in this location, having regard to:
- the residential character of the area;
 - the effect on neighbouring living conditions;
 - the adequacy of parking/access and servicing;
 - the living conditions of future occupiers; and
 - whether any identified harms can be avoided or suitably mitigated through conditions.
- 9.3. The site lies within the built-up area of Kidlington where residential development is established and where a range of housing types and tenures are expected. A HMO remains a residential use in broad land use terms, but the planning impacts can differ from a single family dwelling due to:
- a higher number of independent occupants;
 - different patterns of activity across the day and week;
 - higher turnover and visitor activity; and
 - increased demand for parking, refuse storage and cycle storage.
- 9.4. The adopted development plan does not include a specific policy that resists HMOs in principle in Kidlington. The proposal must therefore be assessed against the plan's general design and amenity policies.
- 9.5. Policy ESD15 requires new development to deliver high quality places and to consider the amenity of both existing and future development, including privacy, outlook, natural lighting, ventilation, and indoor and outdoor space. The policy is not limited to built form. It applies equally to changes of use where the effect of the use would materially alter the way the site functions and how it affects neighbours.
- 9.6. The Council's emerging policy position is set out in the Proposed Submission Cherwell Local Plan Review 2042. While it carries limited weight, Policy COM7 is a relevant material consideration as it is specifically directed at sub-division and HMOs. In summary, COM7 supports proposals for sub-division or HMOs requiring planning permission only where they would be unlikely to cause demonstrable harm to the amenities and privacy of neighbouring properties. It also expects compliance with parking standards, and requires regard to:
- the site's location in relation to the town centre and public transport;
 - existing street parking conditions in the locality.
- 9.7. At national level, the NPPF seeks to achieve healthy, inclusive and safe places (paragraph 96) and requires developments to create safe, inclusive and accessible places with a high standard of amenity for existing and future users, and where crime and disorder do not undermine quality of life (paragraph 135).
- 9.8. In principle, the re-use of existing housing stock to meet housing needs, including through the delivery of shared accommodation, can contribute to a more flexible housing offer. HMOs can provide smaller, more affordable rooms in high demand areas. That benefit is not determinative, but it is a relevant part of the overall planning balance.

- 9.9. In land use terms, the proposal remains residential. It does not introduce a commercial use. The principal planning question is whether the increase in the number of unrelated residents – and the associated patterns of movement, parking and servicing – would be compatible with the character of the area and the living conditions of neighbours.
- 9.10. The proposal is therefore acceptable in principle subject to the detailed assessment of impacts, with particular focus on residential amenity, parking and servicing. Those matters are addressed below.

Character and appearance

- 9.11. The proposal includes a single storey rear extension and modest external changes associated with bin and cycle storage and parking layout. The works remain domestic in scale and do not alter the street scene in a way that would conflict with the prevailing residential character.
- 9.12. Subject to control by condition to ensure the works proceed in accordance with the approved plans, the proposal accords with Policy ESD15 and saved Policy C28.

Residential amenity

A. Amenity impacts on neighbouring occupiers

- 9.13. The application has generated significant local concern. The central issue is whether the intensified occupation of the property would cause a level of harm to neighbouring occupiers that would be unacceptable when assessed against Policy ESD15, saved Policy C30, and the relevant NPPF requirements.
- 9.14. A change from a single household to a 10-bedroom HMO typically increases the number of independent occupants and the potential for activity outside standard family patterns. That can lead to:
- more frequent arrivals and departures;
 - increased vehicle movements, car door noise and short-stay parking;
 - higher levels of refuse generation and collection activity;
 - greater use of outdoor space at different times; and
 - increased potential for neighbour disputes and anti-social behaviour.
- 9.15. These outcomes are not inevitable. The planning judgement must focus on what is likely on this site, in this street, and whether the impacts would be materially worse than could reasonably be expected in a residential area.
- 9.16. The surrounding area is residential in character. The proposal remains residential in character in land use terms. The key compatibility issue is therefore not whether residential use is acceptable, but whether the likely level of activity, parking/servicing and disturbance would erode the residential character or cause unacceptable nuisance when assessed in terms of character and compatibility as considered by Policy C30.
- 9.17. Noise in residential areas arises from normal day-to-day living, including children and adults, visitors, deliveries and domestic activities. HMOs can increase the frequency of these activities. However, planning cannot and should not seek to regulate everyday domestic noise. The threshold is whether the proposal would be likely to cause a material increase in disturbance such that it becomes unacceptable for neighbouring occupiers.
- 9.18. The proposal does not include external alterations that would significantly change overlooking, a sense of enclosure or loss of daylight. The potential harm therefore relates primarily to activity and servicing rather than physical built form.

- 9.19. In this case, the Council can secure a clear and enforceable control over intensity by imposing:
- a requirement for suitable refuse storage and cycle storage (to reduce on-street impacts)
 - a requirement for parking and access arrangements to be provided and retained (to manage on-street parking pressure).
- 9.20. Whilst conditions cannot fully eliminate the risk of neighbour disturbance, they provide a material level of control and clarity over what has been approved and what would be subject to enforcement action.
- 9.21. Increased use of the rear garden can lead to noise and overlooking concerns. The extent of likely harm depends on existing separation distances, boundary treatment, and typical patterns of use in the locality. The proposal retains the existing domestic curtilage and does not introduce balconies, raised terraces or similar features. A condition can secure appropriate boundary treatment and the location of bin/cycle stores to avoid adverse visual intrusion.
- 9.22. HMOs generate higher volumes of refuse. Without adequate storage, bins can spill into frontages and footways, creating visual harm, odour and obstruction. This is a material planning consideration. The proposal must therefore demonstrate adequate bin storage capacity which avoids harm to the street scene and neighbouring amenity – a condition is therefore recommended.
- 9.23. Parking impacts can translate directly into residential amenity impacts, including congestion, obstruction of driveways, and increased noise from manoeuvring. The latest submitted parking arrangement (Site Plan Rev B) is therefore central to the amenity assessment as well as the highways assessment. Securing the revised parking/access arrangements by condition is necessary to reduce the likelihood of overspill parking and consequent neighbour impacts.
- 9.24. On the evidence available, and subject to conditions, the proposal is not considered likely to result in demonstrable harm of a level that would justify refusal on amenity grounds.

B. Amenity for future occupiers

- 9.25. Planning decisions must also have regard to the living conditions of future occupiers. This is reflected in Policy ESD15 (amenity of future development) and the emerging Policy COM7, which highlights the importance of satisfactory living conditions for HMO occupiers.
- 9.26. The submitted plans indicate a layout capable of functioning as shared accommodation, with dedicated bedrooms and shared facilities. Matters such as minimum room sizes, fire safety and specific management arrangements sit primarily within the separate HMO licensing and Building Regulations regimes. However, the planning system must still be satisfied that the use would provide acceptable living conditions in broad terms. It should be noted that Housing Standards initially responded stating that room sizes were too small, but this has now been amended, and all rooms are adequate to meet minimum standards
- 9.27. The property benefits from an established residential setting with access to private outdoor space. The proposal also includes (or can be conditioned to include) secure cycle storage, refuse storage and safe access, all of which contribute to the functional quality of the use.
- 9.28. A condition requiring the cycle and refuse stores to be provided prior to occupation and retained thereafter is therefore justified not only to protect neighbours, but also to provide acceptable standards for residents.

C. Community safety and crime (Police consultation)

- 9.29. The Police response raises concerns around crime, anti-social behaviour and security. The NPPF is clear that planning should aim to achieve safe places where crime and disorder do not undermine quality of life (paragraphs 96 and 135).
- 9.30. Some aspects of these concerns relate to the day-to-day management of occupants, which is not effectively controlled through planning conditions and is addressed through licensing and general law. However, planning can appropriately secure measures that relate to the physical environment and the ability to manage the site, such as:
- external lighting details (to avoid dark corners and to protect amenity from light spill);
 - secure cycle storage and refuse storage (to reduce theft and reduce street clutter);
 - basic management arrangements such as a single point of contact for complaints and a commitment to a refuse and parking management approach.
- 9.31. These controls, other than in respect of external lighting which cannot be justified, can be secured by condition in a way that is reasonable, enforceable and proportionate to the development. Subject to these safeguards, the Police concerns are not considered to justify refusal.

Highway safety and parking

- 9.32. Local concern focuses on overspill parking and congestion. Highways required 0.5 spaces per bed being provided so in this instance that equates to 5 dedicated off street car parking spaces. The parking layout has been revised, and the assessment proceeds on the basis that the Highway Authority has no objection, subject to conditions securing the parking and access arrangements as shown on the approved site plan prior to first occupation as an HMO.
- A condition is required to ensure the parking spaces are provided and retained;
 - access is kept available; and
 - cycle parking is provided to support non-car travel.
- 9.33. With these controls, there is no sustainable highway reason for refusal.

Drainage, flood risk, and sewer capacity

- 9.34. Residents and the Parish Council raise concerns regarding surface water flooding and foul sewer capacity in the wider area. CDC Drainage raises no objection, subject to Thames Water capacity comments (no response received). Local Land Drainage advises that the site is elevated relative to where flooding principally occurs, and that an objection could not reasonably be sustained.
- 9.35. The proposal sits within an existing residential curtilage and does not create a new dwelling. Any increase in activity does not, in itself, demonstrate a material increase in flood risk.
- 9.36. On the evidence available, drainage considerations do not justify refusal.

Crime prevention and security (Police comments)

- 9.37. The Police comments refer to Secured by Design principles and specific security measures. These matters overlap with Building Regulations and HMO licensing, but

NPPF paragraph 135(f) supports reasonable measures to ensure places are safe and that fear of crime does not undermine quality of life.

- 9.38. A proportionate condition requiring submission and implementation of a site-specific Security Strategy (covering access control, cycle store security, and postal security) is reasonable and enforceable.

Ecology Impact

- 9.39. The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose European Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law.
- 9.40. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive.
- 9.41. Paragraphs 180, 186 and 191 of the NPPF all direct that developments should consider their context, including protected species and biodiversity.
- 9.42. Policies ESD10 and ESD11 of the Cherwell Local Plan 2015 list measures to ensure the protection and enhancement of biodiversity and the natural environment, including a requirement for relevant habitat and species surveys and associated reports to accompany planning applications which may affect a site, habitat or species of known ecological value.
- 9.43. These policies are both supported by national policy in the NPPF and also, under Regulation 43 of Conservation of Habitats & Species Regulations 2017, it is a criminal offence to damage or destroy a breeding site or resting place, unless a licence is in place. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
- 9.44. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed site, such as protected bats at a proposed barn conversion affected by the development
- 9.45. The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site consists of a well-managed, closely mown lawn with fencing and semi-established hedgerow to the boundaries. There are a number of trees close by and in the boundary of the site which would not be affected by proposals. There are no buildings to be removed or altered due to the proposed development.
- 9.46. Having considered Natural England's Standing Advice and taking account of the site constraints, it is considered that the site has limited potential to contain protected species and any species present are unlikely to be adversely affected by the proposed development. As such no formal survey is required and in the absence of which this does not result in a reason to withhold permission. An informative reminding the applicant of their duty to protected species shall be included on the decision notice and is considered sufficient to address the risk of any residual harm.
- 9.47. The application concerns an existing residential property and associated small-scale works. No designated sites are affected. The Ecology Team requested clarification on

habitat loss and any roof/loft works which could affect bats. The proposal can be controlled by condition/informative to ensure compliance with protected species legislation and to secure any necessary checks where works could affect roosting bats or nesting birds. This is appropriate given the fact that the property is a domestic property where substantial works can be carried out with permission that would not be subject to ecological surveys and review – the protected species legislation (see informatives) is considered sufficient for such a development.

9.48. On this basis, ecology matters do not justify refusal.

10. PLANNING BALANCE AND CONCLUSION

10.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.

10.2. The proposal would provide an additional form of residential accommodation within a sustainable, built-up residential location. The main potential harms relate to the intensified pattern of occupation and the associated impacts on neighbouring amenity and local parking.

10.3. Having regard to the development plan policies, the NPPF, and the limited-weight emerging Policy COM7, it is considered that the proposal can be made acceptable through conditions securing:

- the revised parking/access arrangements;
- appropriate refuse and cycle storage and management measures; and
- drainage controls for altered hardstanding.

10.4. On that basis, the proposal accords with Policy ESD15 and saved Policy ENV1 and C30, and no adverse impacts are identified that would significantly and demonstrably outweigh the benefits when assessed against the NPPF. The application is therefore recommended for approval, subject to conditions.

10.5. The proposal delivers professionally managed shared accommodation within a sustainable settlement location, without creating a separate dwelling. The principal concerns relate to residential amenity and parking impacts arising from intensified occupation

10.6. Subject to conditions securing:

- (i) parking/access provision,
- (ii) refuse and cycle storage, and
- (iii) proportionate security measures, the impacts can be controlled to an acceptable level.

10.7. There are no technical objections from Environmental Health or Drainage, and the Highway Authority position is treated as no objection following amendments. The proposal therefore accords with the development plan when read as a whole and with relevant NPPF provisions.

11. RECOMMENDATION

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

1. The development to which this permission relates shall be begun not later than

the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

- Existing Plans and Elevations 101
- Proposed Plans OXL-2512-103 F
- Lock Crescent OXL-2512-201 B Rev B Site Plan
- Lock Crescent OXL-2512-202 Rev A SLP and Block
- Lock Crescent OXL-2512-203 Rev A
- LOCK CRESCENT- REVISED FULL SCHEME- OXL-2512-201 REV A Proposed Floor Plans

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. **Parking and access to be provided (pre-occupation)**

Prior to the first use/occupation of the development hereby approved, the parking and manoeuvring area shall be provided in accordance with the approved plan (7 LOCKCRESCENT – SITE PLAN REV B, received 28.11.2025) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times.

Reason: In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011–2031 Part 1 and government guidance contained within the National Planning Policy Framework.

4. **Cycle parking (pre-occupation)**

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall have first been submitted to and approved in writing by the local planning authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Policy ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

5. **Refuse and recycling storage (pre-occupation)**

Prior to the first use/occupation of the premises as a House in Multiple Occupation, details of refuse and recycling storage (including siting, enclosure/screening and capacity) shall be submitted to and approved in writing by the local planning authority. The approved refuse and recycling

storage shall be provided prior to first occupation as a House in Multiple Occupation and shall thereafter be retained as such.

Reason: To ensure satisfactory refuse storage and collection arrangements, to safeguard the amenities of neighbouring occupiers and the appearance of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Secured by Design

6. The development hereby approved shall not be occupied until details of how Secured by Design measures have been incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details of how the scheme accords with the secure by design principles shall include: details of all bedroom doors being certified to PAS24, with a door viewer installed; details of a secure postal strategy; and details of a visitor notification system (doorbell) for each bedroom. The Secure by Design measures shall be implemented in accordance with the approved detail and be retained and maintained in perpetuity.

Reason: In order to ensure the safety and security of any future occupants of the site and to comply with Government guidance contained within the National Planning Policy Framework and the Crime and Disorder Act 1998.

INFORMATIVES

1. HMO licensing and Building Regulations

This planning permission does not remove the need to obtain any consents or licences required under other legislation. The operator should contact the relevant licensing authority regarding HMO licensing requirements. Building Regulations approval may also be required for works and/or for change of use.

2. Drainage and sewerage (statutory undertaker)

The applicant is advised to contact the statutory undertaker (Thames Water) where new or altered connections are required, and to ensure that works do not compromise the existing public sewerage network.

3. Protected species and nesting birds

Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered, you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution.

4. Highways works

No works shall be carried out within the public highway without the appropriate permissions. The applicant should contact Oxfordshire County Council if any works are required within the highway.