

PLANNING

Design Advice and Guidance General Notes

This leaflet is one of a series giving informal design advice and information on various development issues that can affect the physical appearance and character of our local communities. The leaflets were approved by the City Council's Executive Board on 22nd September 2003 and public consultation undertaken through the Area Committees in November 2003.

The advice can be applied regardless of the need or otherwise for planning permission. The series of leaflets seek to address the most common problems areas and provides simple solutions to help building owners, designers and builders.

Following the advice in this leaflet is not an alternative to the need to obtain planning permission building regulation approval or any other consent. You should always check with the City Council if you are in any doubt about what permissions you may need. If you live in a listed building or in a conservation areas the rules and regulations are different and may affect your proposals. Below is a checklist of the main issues you need to consider:

- ***Do I need planning permission?***
Small extensions, and minor alterations to a single-family dwelling house may be permitted development and not require planning permission. If you live in a flat you do not benefit from any 'permitted development' rights and will almost certainly need planning permission. If you propose to erect a fence or build a wall there is a restriction on height.
- ***Am I in a conservation area or listed building?***
The City Council's planning staff will be able to tell you if your building is listed or in a conservation area. If it is in a conservation area then there are more restrictions about what you can do. If your building is listed you will need to obtain listed building consent from the City Council for any alteration or extension, internal or external.
- ***Trees***
Some trees are protected and you will need to get permission from the City Council before you do any tree work.
- ***Highways***
Any work involving the creation of a new access onto a highway will need permission from the County Highways Authority and possibly planning permission from Oxford City Council.

To contact Oxford City Council's Planning Services for advice and information please ring 01865 252513 or e-mail planning@oxford.gov.uk. You can also access planning and other information via the Council's website at www.oxford.gov.uk

