

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 26th May 2020

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	20/00266/S73
Site Address	Bournmead Clanfield Road Weald Bampton Oxfordshire OX18 2HJ
Date	12th May 2020
Officer	Stuart McIver
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	430580 E 202816 N
Committee Date	26th May 2020

Application Details:

Variation of condition 2 planning permission 16/02448/FUL to allow an increase in height of both rear gables thus creating a further bedroom, changes to rear rooflights, replace ground floor rear window with french doors to living room and alterations to first floor to reposition stairs (amended).

Applicant Details:

Mr Simon Edwards
1A Chichester Place
Brize Norton
Carterton
Oxon OX18 3PD

Additional Representations:

Please note that Section 3 (Applicant's Case) of the Committee Report on page 19 of your Officer's report is incorrect. The correct wording is as follows:

3.1 A design and access statement has been submitted. A full version of this is available on the Council's website. The statement has been summarised and concluded as follows:

3.2 Planning permission was granted under reference 16/02448/FUL on the 21st September 2016, for a replacement dwelling at the site. In previous discussions with the planning officer, it was concluded that a new application to vary the original permission was required, if this minor change were to be considered for approval.

3.3 With regard to the proposed changes, in terms of its impact upon the design of the dwelling, we consider this to be minimal. This rear gable is narrower than the other rear gable, therefore even with the same eaves line, the new ridge will still be lower than the other. The view from the neighbouring property should be almost the same as approved, no additional windows, and the design is otherwise the same. In our opinion the proposal does not change the effects upon the dwelling or its neighbour.

3.4 In policy terms, all policy issues were satisfied in the 2016 scheme and the proposal is in accordance with the relevant paragraphs and sections of the NPPF and West Oxfordshire Design Guide.

Application Number	20/00382/FUL
Site Address	Land South East Of Grayshott House High Street Bampton Oxfordshire
Date	4th May 2020
Officer	Stuart McIver
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	431624 E 203136 N
Committee Date	26th May 2020

Application Details:

Erection of a detached dwelling.

Applicant Details:

Mr H Kumar
c/o Agent

Additional Representations:

WODC Drainage Engineers consultee response to the revised drainage strategy as received on 12th May 2020:

- As the exceedance gully is to be in a trafficked area it must be a D400 Gully Grate and we also expect it to be north of the FW manholes to ensure there will be no seepage into the foul system.
- As the pipe and gully are to be in third party land evidence of permission from the land owner will be required along with clear details of ownership and maintenance responsibilities. Please note a wayleave agreement will be required.