

Uplands, Monday 7 December 2020: Report of Additional Representations

Application Number	20/01808/FUL
Site Address	Shabbanoneuk Park Close Bladon Woodstock Oxfordshire, OX20 1RN
Date	4 th December 2020
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Bladon Parish Council
Grid Reference	444786 E 215016 N
Committee Date	7 th December 2020

Application Details:

Demolition of existing dwellinghouse and the erection of three new dwellings (1 detached and 2 semi-detached) with associated works including landscaping and formation of parking (amended plans)

Additional Representations:

A further representation has been submitted by Bladon Parish Council as follows:

I have just submitted a further comment on behalf of the Parish Council on the above application which we understand has been listed for discussion at the Uplands Committee meeting on 7th December. This is in response to the amended plans which have been filed by the applicant.

I am setting out a copy of those comments below for your ease of reference given the proximity of the committee meeting and our request for members to undertake a site visit prior to reaching a decision on the application. We appreciate this would not be possible before the meeting on 7th December but would invite the final decision to be deferred until the opportunity has been given to undertake one.

Reasons for comment:

- Design and layout
- Neighbourliness

Comments: The Parish Council has considered the amended plans put forward by the applicant since the application was first made on which application the Council commented previously.

The Parish Council's position remains unchanged. It considers that the three properties still proposed constitutes over development of the site and would excessively negatively impact the neighbours both adjacent each side and nearby. One of the three houses proposed has even been increased in size. We share residents' concerns as to the appearance of a car park in front of the houses compared to the grass lawns fronting other Park Close properties.

We understand that the application has been referred to the Uplands Committee for decision and would respectfully urge members to undertake a site visit (or visits in view of Covid limitations on joint inspections) prior to reaching a determination."

An objection from Mrs Laura Barnett of 23 Park Close, Bladon as follows:

I appreciate that the existing dwelling needs modernising and or/some significant investment, however I think 3 additional houses on such a small plot, in an already congested residential road in Bladon is unnecessary and would not benefit the village, or the aesthetic of the area, it would merely benefit the owner financially. I believe 2 houses on this plot would be much more appropriate and considerate.

A further letter of objection has been submitted by Ridge and Partners LLP on behalf of Miss Norrmen of Toad Cottage, 1 Lincoln Grove, Bladon as follows:

I am writing in regard to the planning application for the demolition of an existing dwelling house and the erection of three new dwellings (1 detached and 2 semi-detached) with associated works including landscaping and formation of parking at the above address reference 20/01808/FUL. This letter is written on behalf of Miss Norrmen who is the owner and resident of the adjacent property, Toad Cottage.

Following the previous objections made on behalf of Miss Norrmen, this letter is written in response to the amended and new plans submitted by the applicant on the 24th November 2020, and objects to the revised proposals on the following grounds:

- Overbearing Impact on Toad Cottage
- Insufficient Drainage Details
- Impact on the Conservation Area

Overbearing Impact on Toad Cottage

It is considered that a number of the revised plans/drawings submitted by the applicant on the 24th November are misleading and aim to underestimate the overbearing impact the proposals would have on Toad Cottage.

In Drawing Number 1603_210p01 '*Proposed plot 3 & 1 Lincoln Grove Context Drawing*', the proposed elevation shows the wall between the two properties as being, quote, an "*existing boundary retaining wall*" at a height of 72.48 (Lincoln Grove's level is stated as 71.45). This is not the case as the wall is staggered along its length varying in height and is much lower towards the front of the property.

Additionally, the '*Proposed New Boundary Treatment Between Shabbanoneuk & Toad Cottage*' equally also presents a false picture. By focussing on the front of Toad Cottage, taken at an angle from the side, with the hedge still in place (as it has been established this is no longer the case), the image fails to demonstrate the actual lie of the land and staggered variation in height of the boundary wall to the side and rear elevations of Toad Cottage.

In response, please find attached in [Appendix I](#) recent photos taken by Miss Norrmen which more accurately reflect these points, it is hoped that these will be equally considered by the WODC Uplands Area Planning Committee at the next meeting on the 7th December.

The proposals as amended therefore continue to conflict with policy OS2 of the Local Plan by having a harmful impact on the amenity of the existing occupants. We would like to reiterate the view of previous objections made, that this could be overcome if the scheme were reduced to two dwellings.

Insufficient Drainage Details

It is considered that a number of drainage issues remain unresolved following the submission of the Drainage Strategy on the 16th September and that a determination should not be made until these matters are addressed.

Drawing No. 2073/01 *Proposed Surface Water Drainage* attached to the drainage strategy shows a proposed surface water sewer at the sites northern boundary in the same location where the proposed timber fence is located, it is questioned whether these two features can be accommodated in such a restricted area.

It is also stated in the Drainage Consultee's comments that, *"If soakaways are viable, it is important that they are positioned at a lower elevation to the property or neighbouring property in case of exceedance"* and that *"Landscaping must then be considered to route away water from any vulnerable property in an exceedance event"*. It is considered that the proposed drainage strategy fails to properly address these issues.

This again relates to the overdevelopment of the site; it is apparent that the size of the site is unable to accommodate three dwellings whilst meeting the appropriate building and drainage regulations and requirements. Whereas two dwellings on site would facilitate the required associated infrastructure.

Impact on the Conservation Area

The final cause of objection is that the amendments to the scheme fail to address the concerns raised in previous objections that the design of the proposals will have a negative impact on the Bladon Conservation Area.

The amendments to the proposals, as demonstrated in drawing number 1603-202p2 *'Proposed Elevations and Plans'*, still incorporate features found on the neighbouring properties along Park Close including a monotonous character and timber elements. However, it is identified in paragraph 2.8 of the Planning Statement that:

"Park Close has a relatively monotonous character and building forms and architectural detailing are generally limited. It is unclear from the accompanying appraisal the rationale for the setting of the road within the CA"

Similarly, Paragraph 6.54 of the Planning Statement adds:

"It is acknowledged that the site is within the Conservation Area, however the quality of the CA is considered to be of a lower standard when benchmarked against other more sensitive parts of the village."

We would like to reiterate our previous comments that a scheme in this location presents an opportunity to provide enhancement to this part of the Conservation Area, by incorporating architectural features more sympathetic to a Conservation Area as identified in the Bladon Conservation Area Character Appraisal and West Oxfordshire Design guide.

The scheme as amended therefore still fails to meet the requirements of Local Plan Policy OS4 which requires new development to respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, **where possible, enhance the character and quality of the surroundings** [own emphasis]. This policy additionally requires the designers of the new development to provide supporting evidence for their design approach. They should have regard to specific design advice contained in the supplementary planning guidance covering the district including the West Oxfordshire Design Guide.

Summary

In response to the misleading plans and drawing submitted by the applicant find attached in [Appendix 1](#), recent photos taken by Miss Norrmen which provide a more accurate reflection of the current state of the site, it is hoped that these will be equally considered by the WODC Uplands Area Planning Committee at the next meeting on the 7th December.

The amended proposals still fail to meet Policy OS2 of the Local Plan as they continue to have a harmful impact on the amenity of existing occupants. Additionally, it is considered that a number of drainage issues remain unresolved following the submission of the Drainage Strategy on the 16th September and that a determination should not be made until these matters are addressed. It is considered that both of these issues could be overcome if the scheme were reduced to two dwellings.

The final cause of objection is that the amendments to the scheme fail to address the concerns raised in previous objections, that the design of the proposals will have a negative impact on the Bladon Conservation Area, contrary to Local Plan Policy OS4.

I trust that these objections will be considered by the WODC Uplands Area Planning Committee at the next meeting on the 7th December. I appreciate that a joint site visit can't be undertaken but given the misleading nature of the revised plans and drawings as highlighted in this letter, I would repeat our suggestion that Members individually take the opportunity to visit the site so the effect of the revised proposals on Toad Cottage can be fully explored.







