

Statement for Uplands Planning Sub-committee meeting Tuesday January 5th 2021

Planning application Reference Number: 20/02899/FUL 2 and 4, Witney Road, OX29 8BJ

From : Mrs Heather Armitage and The Revd. Dr Richard Armitage, 6, Witney Road, Long Hanborough, OX29 8BJ.

This proposal for an extra flat, Unit 10, above Unit 5, raises the height of the rear western gable end of the development.

On this section of the plot there were :

- A greenhouse
- Sheds lower than the existing fence
- The former garage of No 4 , Witney Road

This section of the development would be:

- 6.9 metres high
- Over three times the height of a 2 metre fence
- Twice the height of the former garage
- Just under 5 metres from No 6, Witney Road
- Incongruous and harmful to the street scene and character of the area

The effect of the development on No 6, Witney Road would be :

- An overbearing and dominating view of the flats from the conservatory and garden
- Reduced living conditions and quality of life
- Diminished enjoyment and amenity of the property
- Potential noise, disturbance and nuisance caused by an extra entrance to the east
- Loss of privacy caused by the view from the south-facing dormer windows of Unit 10 towards the downstairs shower /toilet window adjacent to the rear of No 6's garage and the ground floor windows on the east side of No 6

This development is not *'of a reasonable scale relative to the original building'* nor *'in keeping with the character of surrounding properties'* conflicting with Policy H8 of the WODC Local Plan.

The developer's previous two applications for 10 flats on this site were withdrawn and refused respectively. This third application shows little respect for the planning process.