

*STATEMENT IN SUPPORT OF PLANNING APPLICATION 15/03956/FUL
AT THE WODC LOWLANDS SUB COMMITTEE PUBLIC HEARING ON
15/02/16*

We have lived at Willowbank Eynsham for 25 years and regard ourselves as responsible custodians of an important 1 acre site in the Conservation Area.

As we get older it is becoming more difficult to maintain such a large site and we would prefer to reduce the size of our garden.

We are very interested in sustainable buildings and have dramatically reduced the carbon footprint of the main house with double glazing, high insulation and discreet solar panels.

Rather than sell up and down size, we would rather tastefully develop our surplus land to provide affordable homes for 2 young families.

We strongly believe that this modest development is the best way of conserving this important site for future generations.

From a design point of view, we have deliberately kept the visual emphasis on the main house by conceiving the two new houses as timber structures within the wooded landscape at the edge of the site.

To protect tree roots and the presence of archaeological remains on the site, we have chosen timber framed construction with light weight cladding supported on pile foundations.

This ecological approach is more affordable than conventional construction and provides the opportunity to provide houses that will have dramatically reduced running costs.

Appendix B

Mr Littler thanked Members for the opportunity to address the Sub-Committee and went on to outline the retail history the premises since its use as the first supermarket in the town when the whole of the building had been in retail use. He advised that the former occupiers, Lloyds Chemists, had not used the rear element of the building during their 25 year tenure and explained that improvements in stock control and delivery arrangements meant that retail premises no longer needed space for on-site storage.

Mr Littler noted that the applicants had secured permission for a change of use of the property to A3 use but explained that they had not been successful in attracting a tenant. In consequence, it made sense to seek a change of use of this part of the property to residential.

Mr Littler indicated that the amenity space intended to serve the proposed unit was no smaller than that associated with those previously approved on the site and went on to assure Members that no trees were to be lopped or removed as part of the development.

The applicants had already carried out work to improve the appearance of the rear of the premises and to reinstate the boundary wall and Mr Littler advised that the property had not been affected during either the 2003 or 2007 flooding events.

In conclusion, Mr Littler advised that the applicants had sought to let the whole of the property for retail use but had been unable to do so. Consequently, a change of use to residential was the best way forward and he invited Members to approve the application