

Gary McHale – a director of Eynsham 46 Limited, the company responsible for the development of 46 Acre End Close

Intro

Reason for variation of original planning

1. A strip of land running parallel to Acre End Close was identified after the original planning permission was granted to be owned by the Acre End Management Company as a result it meant that it was no longer possible to park cars at the front of ONE of the houses and after discussions with the Residents Management Committee we decided to allocate that house's car parking in the parking area in the middle of the development
2. The windows at the front of the two new builds have a central piece ever so slightly wider than the original drawings. This was a contractor error but now that they are in place it would seem wasteful to remove and replace these given in our opinion they look in keeping with all other windows and has also been considered acceptable by the planning officer.
3. There has been the need for an additional roof light in the existing building for a bathroom which was omitted by our architect on the original plans
4. Finally, we have undertaken a report on drainage and this has been provided to Miranda as far as I know today.

Additional matters which have been commented on

Planting – to comment on this now is too early, we haven't started doing any of this yet - this has not been completed and will be as per the original planning approval, in fact there will be more greenery now that we don't have the cars parked at the front of number 10 we hope the new builds look even more attractive – there will be trees etc. planted once the development build is complete

Land swap – we are in the process of swapping some land with the RMC at the front of the original house to allow a really nice garden area which they are looking to rent to the cottage on the corner (48 Acre End Street) – they wish to rent this garden and this has allowed us to increase the width of the border at the front corner of the main house for a bin collection area

Rear gate – this has been covered by a straight fence coming back from the new build house for the moment for security, this will be as per the original plans but not until the security risk where the site continues to be a building site with health and safety risks continue and vandalism or theft – actually moving this gate so that it accesses the rear of all properties and parking area would make more sense and remove an alleyway that otherwise achieves little but we have not at this point made any decision on this

Sash windows – these were never specified or intended to be wood at any point in time – for energy efficiency these are the original styled sash windows of a very high quality for these affordable apartments for local residents these are in keeping with the originals – also most of the houses in the local area have plastic windows

Front of house – to be laid lawn, landscaped and the front to be decorated to bring back all the original features of the building, again difficult for anyone to pass comments on this until it is complete?

We have also received a letter of support from ONE of the local residents and had some really nice comments from others who have stated that what we doing with the old house has much improved the whole layout of the close and restored a very important old local building that was looking very

tired and dilapidated to six affordable unique flats that hopefully local young couples can look to purchase and stay in their area

In conclusion we are happy that these amendments are supported by your officer and we hope that you will approve their recommendations.

Thank you