

Statement by Mr and Mrs Ker in relation to Reeves Barn planning Application.

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Firstly, I would like to thank the committee for having made the time and effort to visit the site. Thank you also for this opportunity to speak again.

Now that the committee has made its visit, I hope that attention will be focussed on two substantial issues which have caused most concern: the existence of the roof terrace, and the raised position of the garden terrace.

Since we last met, building work at The Firs has progressed and it is now very apparent that someone standing on the proposed roof terrace of this proposed – fourth - Reeves Barn dwelling has a direct line of site into the master bedroom, not to mention the backyard, of The Firs.

That roof terrace is an unnecessary aspect of the new house and, with its person-standing vantage point nearly 20 foot in the air - unneighbourly. The proposed dwelling has a garden so a roof terrace, with all that entails in terms of noise in the evenings and loss of privacy, is unnecessary.

I would also like to draw the committee's attention to one significant change in the wording of the application in paragraph 6.9: in a newly-added sentence it now says that the new dwelling will be 1.5 metres from the boundary, where in fact it is our understanding from the architect that the nearest bit of the proposed dwelling – the roof terrace – which is of most contention - , is between just 0.3 and 0.6m from the boundary.

Were the two critical issues to be addressed – that of the roof terrace, and the garden terrace - both of which are overbearing, my objections would no longer apply.

Guy Ker 1/9/14

I have lived in Charlbury all my life and on Pound Hill over 50 years. Reeves Barn has been our family home for over 30 years. After selling the family Dairy business in 2004 we hoped to develop our commercial yard as tastefully as possible into residential.

We had a consent in 2006 renewed in 2009 to build 2 new 3 bed houses on this site. We then applied for and received a new consent in 2012 to build Abbeywell and a garage with attic rooms for Reeves Barn. The following April we finally managed to purchase the extra land from the former owner of The Firs, which gave us the space to make this application.

We now seek to clear the remainder of the industrial buildings, make the un-built garage site into a house with garage, develop the garden for ourselves and make the remaining part of the dairy yard into a garden for Reeves Barn, all as private as is possible with adequate parking.

We are pleased our scheme to build this 2<sup>nd</sup> new dwelling has satisfied the Planning Officers and believe we have done our best to reduce the impact of the house on our neighbours. It is our intention to live in this house ourselves and to build it to at least the standard we achieved with Abbeywell.

I am a little miffed that the present owners of The Firs, new to Charlbury and yet to live on Pound Hill, have tried to control the design of our new house.

To me it is clear that in a settlement such as ours there is nearly always a degree of overlooking. The huge Firs garden is overlooked from all sides, especially from the 100 metre plus boundary with the well used Mill Field public amenity land. The New Firs house, under construction, being on 3 levels in an elevated position will also overlook its neighbours.

We hope your decision today will bring to an end any anxiety generated by our application and that we can move forward and complete our new home as soon as possible.

Len Pratley  
01/09/2014

**Submission by Mr Withey**

Good afternoon Councillors,

We are a young family of four who live and work in Shipton under Wychwood. This is our third year in the village and we have been made very welcome by everyone we've met. This fabulous community spirit has really encouraged us to become more involved in the village and to make every effort to blend in.

We have bought a pre fab property which looks unsightly and we would like to replace it with a family house on the generous plot we have. We will be facing it in Cotswold stone and using roof tiles in keeping with the village.

We have carefully considered our neighbours when designing the house, including a visit to see a planning officer at the beginning to find out what would and wouldn't be suitable and our architect has made sure that we are well within planning guidelines. We have provided a diagram which outlines a number of these design principles and planning requirements.

In considering the questions that have been raised we would like to say that we have spent much time and effort trying to find a way to design the house without detriment to our neighbours. We are very pleased that we have gained full support from our neighbours to the West of us.

Wyelands to the east of us currently have two side windows which look directly into our garden. The first floor one is a non-habitable window off a landing. The ground floor one is a kitchen side window and there are two other windows in this room, one to the north looking out onto their rear garden and a large one to the south, therefore, this side window is not a primary one.

That said, the Planning Officer has reported that there may be perceived loss of light to our neighbouring property at Wyelands and that this will be for a short period of the day when the sun is virtually set. We have counteracted this by improving light and views in other ways.

By removing the garage at the front and by pushing the build further into the plot this provides better views for them to the West even though, as already stated, the best views of open fields are to the South.

The removal of the garage as well as bushes and trees in front of their side window will also open up the front street scene and will mean they gain more light as the garage currently stands at nearly 4 metres high.

Our proposed replacement house is pushed into the plot by over 9 metres from the road so that the corner of our house is set back from Wyelands side windows. In addition to this we will be almost 3.4 metres from their house in this area.

The other query was the overall size. Much of the first floor is designed to be built in the roof area and gables have been used which are a feature of neighbouring properties.

The proposed house and home office footprints combined would make up only 22% of the overall plot. Our neighbours are taking up 28 and 32% of their plots, therefore we consider the new house to be proportionate to the plot we have.

To conclude, I would like to reiterate that the proposals put forward are well within West Oxfordshire's planning guidelines and therefore we have the full support of the planning department.

Thank you for your time and consideration.

**Submission by Mr Walsh**

Good afternoon Councillors

We are Martin and Patricia Walsh, representing the Walsh family. We thank you for this opportunity to explain our proposals to extend our property.

My wife and I purchased our house in Shipton under Wychwood over 22 years ago following my assignment to RAF Brize Norton, and settled there very happily, taking part in village life such as fundraising for the New Beaconsfield Hall. We rented out the house during several years of absence due to our participation in a military exchange programme with the United States Air Force, returning in 2011 with 2 young children whom we had adopted through their local US Social Services. Our children have settled well into the village primary school and made many friends there. As a family, we have fully embraced the local community. It is therefore our wish to remain in this friendly and welcoming village.

However, we now find the early 1990s layout of our house to be inefficient and cramped in places, especially the children's bedrooms, which are decidedly small. Additionally, we wish to have sufficient space to accommodate visits from members of our adoptive children's American family as well as friends from our US support network, in addition to our UK friends and family. Therefore, in concert with our architect, we developed plans that would allow us to park our cars inside a slightly modified garage rather than our driveway, improve our family's quality of living, and readily permit stays from these important visitors.

In order to minimise the visual impact of the alterations when seen from the street or any of our neighbour's properties, over the last 18 months the architect has guided us and convinced us to significantly reduce the size of the extension that we aspired to. Nevertheless, the Planning Officer informed us that our proposed changes to the garage had not been well received by either the Parish Council or a few of the neighbours. As a consequence she advised us that she would have to recommend the plans for refusal. We appreciated these concerns and most definitely did not want to upset the harmony of the development or cause friction with any of our neighbours. Therefore, we immediately withdrew the proposed changes to this aspect of the extension. In offering this compromise we accepted that we will have to continue to park our vehicles on the driveway as the current garage is too small to accommodate our family cars.

In sum, we wish to capitalise on our fabulous location and remain in our current property. However, it needs to be enlarged and altered to meet the requirements of our growing family, adjusted to fit the modern living layout of a 21st century property and also fulfill our particular requirement to offer hospitality to our distantly located family, friends and support network.

As a result of the compromises that we have made to our proposals the Planning Officer has stated that the modified submission will, and I quote, "...cause no adverse effects to the neighbouring amenity", and consequently has supported the revised plans as they are fully in compliance with Planning Policy.

Thank you for your time and consideration.