

### PRESENTATION

#### WODC Uplands Planning Sub Committee 01.12.2014

Chair, Ladies and Gentlemen.

Thank you for the opportunity to speak to you.

I trust you received the letter and information pack sent to you by the Project Architect last week.

The letter sets out my client's position and takes as its point of reference the Planning Officer's delegated report. That report is significantly different from the report before you today and where an obvious attempt has been made to move the goalposts to the detriment of my client's application.

I am sure Members are familiar with the NPPF and its requirement that local planning authorities should look for solutions rather than problems, and to work proactively with applicants to secure developments that improve the social conditions of their area.

The contents of the Planning Officer's committee report raises some serious questions and these are:-

- Why is a care home for the elderly a community facility and a care home for children is not?
- Where does it say in your Local Plan that a care home has to be associated with another development in order to be considered a community facility?
- The application before you is reflective of a number of sites which my client operates in open countryside. All of these have been considered community facilities by a number of planning authorities, including your own.
- The design and scale of the buildings was considered acceptable in the delegated report, yet the report to the committee now states that it is not. This is a complete U turn of opinion, for which no explanation has been given?

- The County Council has confirmed that they consider there to be no conceivable change in the level of traffic movements nor do they have any safety concerns.

In view of these concerns, we would ask the committee question the integrity of the Planning Officer's recommendation as we do not believe what has been presented to you within this report is an accurate or consist interpretation of national and local planning policy.

The children's care home is supported by your Community Strategy and we would urge you to assist Oxfordshire Children Services in protecting local vulnerable children and provide them a home in which they can enjoy a normal domestic environment close to their family and relatives.

My client wishes me to respond to the 3 reasons for refusal as follows:-

The first one is not supported by the Highway Authority. They have not objected to the proposal on sustainability and accessibility grounds and, in fact, support the travel plan.

The second one completely ignores the recommendation of an independent landscape assessment. The character, quality and distinctiveness of the area around the site is residential not agricultural, and includes an extensive private cemetery.

The third one misunderstands the importance of a rural location in the provision of therapeutic care to the children so that they are able to participate in activities that help develop independent skills and re-build low self esteem, and thus . This approach is supported by OFSTED who see my client's homes as being outstanding in terms of the standard of care they offer and provide.

Finally, the Applicant feels that the differing treatment of homes for the young and the elderly represents a blatant discrimination against local children. I have been asked to tell you that if the application is refused today then they will begin legal proceedings towards its judicial review.

Thank you.

## Appendix B

I have lived in Woodstock since 1970 and at my current address (which backs onto the Woodstock Recreation ground) for the past 18 years. As a boy I played for 3 different youth teams at Woodstock football club in different age groups.

Being local people, when my wife and I purchased our property 18 years ago we were fully aware of the football club and it's then level of activities. These were not a concern to us when deciding to buy the property.

The various additions that had been made to the site over 20 years have never been opposed by ourselves, the other residents of Cadogan Park or the residents of New Road, even though we have been unaware of planning consents being sought or granted for any of them.....

For clarity, these are the various clubhouse extensions & additions, storage container additions, concrete dug out installations, car parking extensions, hedgerow cut backs, small scale exterior lighting, semi permanent fencing and general urbanization of what remains Woodstock Recreation ground, the only sizeable green space for the now 3,000 residents of Woodstock to enjoy.

Also residents did not object to a bar being opened on the site and a few years later its opening hours being extended to midnight every evening !

Much has been spoken about the light pollution that will change the lives of around 25 property owners and extend visually well beyond New Road and Cadogan Park. But noise pollution (especially during the hours of proposed floodlight usage) will also affect close on 200 properties. This will have an adverse affect on the ability of young or sick residents to sleep. Noise will not be limited to match time but will be extended by vehicles and spectators leaving the inadequate car park area after midnight.

We believe there have been many complaints about this floodlighting application, even though on this occasion the application was not widely publicized.

Please do not forget the households that have not complained because they believed the application refused in 2009 was an end to floodlighting ! but who are very unhappy with the application having been re submitted !

We wish the Uplands Planning Committee to be aware that the residents bordering the Woodstock football club pitch have never complained about the clubs activities prior to the application for floodlighting.

Woodstock Football club have the right to continue to play football in the way they have done so for many years, but they do not have the right to take over the Woodstock Recreation ground with a stadium, floodlighting and anything else the London based Hellenic league decide is a requirement.

We respectfully request the application is rejected by the Uplands Planning Committee.

Mr Chairman, ladies and gentlemen. Thank you for the opportunity to present three reasons for objecting to this proposal for and on behalf of seven residents of Burditch Bank:- 14/ 01434/HHD

The three main reasons are:

1. Design..... the simple linear form of this semi-detached pair is its' essential defining feature.... this should be respected... ..Other properties were designed with part projection and part recess-... this was not-..... and it would break, and harm, the original design intent for the road, if the proposal went ahead. Other properties are extended in the roof and to the rear-... NOT to the front as is proposed here.... This is contrary to the WODC Design Guide Appendix 4.... on proposals needing to be in sympathy with the character of the conservation area.

2. Impact on views...Neighbours' views over gardens and frontages would be blocked.... and so too would views to the open countryside beyond which are currently enjoyed..... and part of the attraction of living in this location-..... this is contrary to policy BE5 of the Local Plan..... because the proposal neither preserves.... nor enhances the character..... or appearance of the conservation area

3. Neighbourliness.....the impact of the proposal on the private amenity..... and views of neighbours to east and west by the height,.... location and..... design of the extension. This is best appreciated from the front doors of the neighbours..... and for this reason we would respectfully request the committee to make a site visit.....to see the degree of blank wall and oppressive environment..... the extension would create

Finally there is another option that could be considered to achieve extra accommodation- such as putting a further storey on the existing rear kitchen extension..... This option would have less impact on neighbours.

For these reasons we respectfully request the application be refused..... or that the committee make a site visit to assess the proposal for themselves.

Thank you very much.

Mike Hallam  
19 Nov 2014

**PROPOSED 2 STOREY FRONT EXTENSION TO IDLECOMBE, WOOTTON:  
Impact on views and amenity of Mount Nyssa**



amenity & views harmed from study

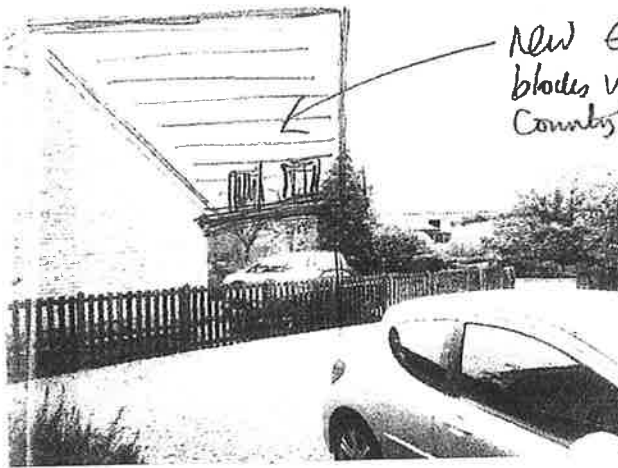


garden & access overlooked



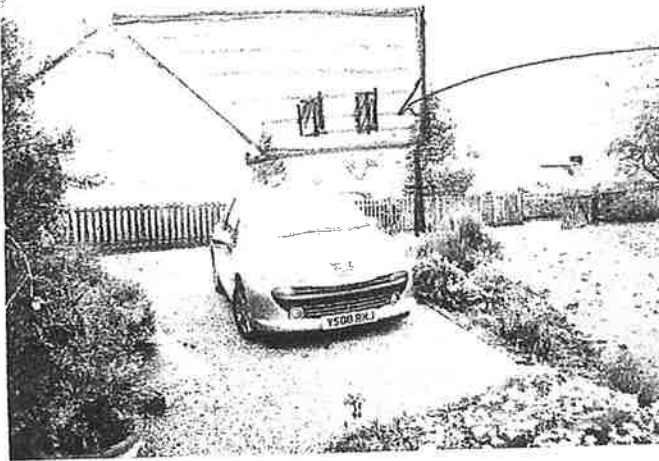
Mount Nyssa on left, Idlecombe on right.  
Proposed extension affects balance of linear design of semi-detached bungalow pair

Impact on views and amenity of Mount Nyssa



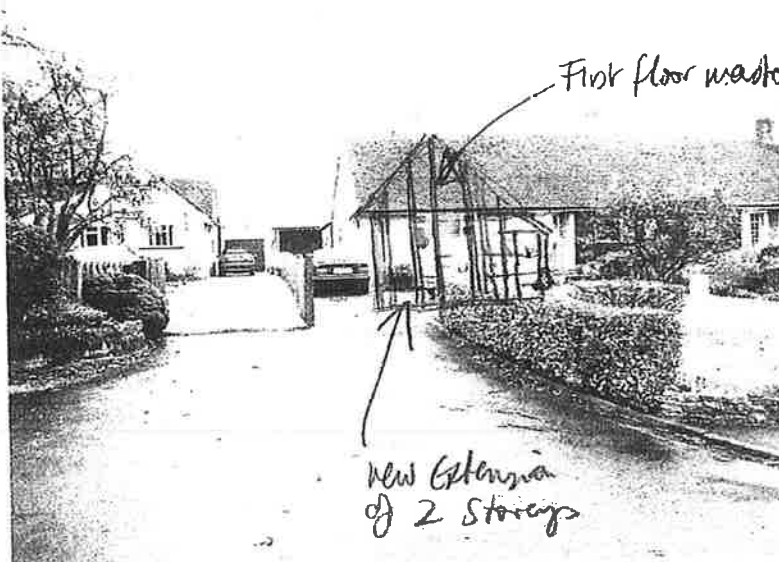
New Extension (2 Storeys)  
blocks views of  
Country Drive

amenity & views harmed from study



New Extension  
dominates + harms  
visual + domestic  
amenity by location,  
Scale + size

garden & access overlooked



First floor master bedroom

New Extension  
of 2 Storeys

Mount Nyssa on left, Idlecumbe on right.  
Proposed extension affects balance of linear design of semi-detached bungalow pair

Applicants submission to the Upland Area Planning Sub-committee on 1<sup>st</sup> December 2014 –  
**Application 14/01434/HHD**

Mr Chairman, and members of the sub-committee.

I am here today to speak for the proposed development at Idlecombe, Wootton, on behalf of myself and my wife, the named applicant.

I understand that this was discussed at a parish council meeting on the 10<sup>th</sup> of November – a meeting of which I was unaware and at which an opinion was formed on the basis of representation from a FEW individuals without seeking any information from us.

**Principle:** to provide additional living space, particularly to allow a degree of personal space for my elderly mother who is now living with us, and to modernise the building.

Although located within the village's Conservation Area, the immediate surrounding context is a row of 1960s bungalows. The appearance of the proposal seeks to work with this distinct aesthetic in a complimentary manner. The use of timber cladding helps to tie the extension to the original building. The eaves and ridge heights match the existing, helping the proposal blend in by mirroring the form of the vast majority of bungalows to the left and right.

In fact, the size and proportions of the proposed extension is in keeping with the existing forward projecting gables on 5 of the other 6 bungalows. Designed to resemble these bungalows, “the extension will be in keeping with the surrounding street scene and no detriment to the existing form and design”.

Furthermore, in being only 3 metres in depth, the proposed extension will project LESS from the existing frontage than do ALL of the existing gables.

The use of glass serves two purposes:

1. It makes use of existing light on a north facing aspect
2. It serves to lighten the look of a structure that “would not be considered overbearing” – as stated by your officers.

We will of course comply with the condition imposed by your officers regarding the timber cladding.

As noted by your officers, the proposal is consistent with paragraph 60 of the National Planning Policy Framework with regard to unsubstantiated “retained designs”, and is not detrimental to the conservation area.

It has been stated that “no other bungalow has two stories to the front”. This is NOT correct in that two bungalows, namely “Kimberley” and “Farthingale” have windows to the front serving bedrooms at first floor level i.e. 2 stories.

Your officers have fully noted the concerns of the nearest residents and that they will not be materially affected in terms of loss of light or privacy.

In light of all their observations, having considered the relevant planning policies and all other material considerations, your officers consider that the proposed development is acceptable on its planning merits. I respectfully request that you accept their report and grant this application.

Thank you.