

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 31st May 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	15/04147/FUL
Site Address	80 Manor Road Woodstock Oxfordshire OX20 1XL
Date	26th May 2016
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Woodstock Parish Council
Grid Reference	444194 E 217203 N
Committee Date	31st May 2016

Application Details:

Demolition of two outbuildings. Erection of 3 detached dwellings and associated works including provision of parking and vehicle manoeuvring.

Applicant Details:

DJ Leslie
c/o JPPC
United Kingdom

Mr and Mrs Holmes of 32 Westland Way, Woodstock objects to the development on the following grounds:

1. Loss of privacy

After consulting the plans, it is clear that Plot 3 is approximately 7 metres from our boundary, and has ground floor and first floor windows that would directly overlook our property and into our new extension (living room). We feel that this would be an unacceptable loss of privacy and also cause overshadowing in our rear garden.

2. Noise

The garden area of Plot 3 would also create a lot more noise and disturbance and interfere with the peaceful aspect that we all currently enjoy

3. The design

The design of Plot 3 is also very bulky and in particular the mass of roof would be very dominant and cause overshadowing of our garden. The overall length of the house is approximately 25 metres and we would be faced with a huge wall and roof as our aspect.

4. Overdevelopment

We consider the proposal as it stands to be overdevelopment of the site and not in keeping with the existing dwelling (Manor Farm) or nature of the residential area that surrounds it.

5. Conservation area

The development encroaches into the conservation area and would significantly alter the character of this area in a detrimental way.

All in all, we totally object to this proposal and we hope that the current application is rejected.

Application Number	I6/00342/RES
Site Address	Willowbrook Radford Chipping Norton Oxfordshire OX7 4EB
Date	26th May 2016
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Enstone Parish Council
Grid Reference	440983 E 224123 N
Committee Date	31st May 2016

Application Details:

Erection of replacement dwelling and detached double garage (appearance and landscaping).

Applicant Details:

Palladian Properties Ltd
C/o Agent

Ms Boardman made the following comments:

The outline planning permission I3/0321/P/OP expired on 17 May 2016. The reserved matters I6/00342/RES expired on 10 March 2016, but the agent obtained a first extension to 25 April and now a second to 31 May. How many extensions are allowed? As this is such a controversial application, with the large size of the house in the outline planning permission being obtained through a loophole in planning legalisation (the unlimited front extension on a property not facing the highway), is this not an opportunity to accept the expirations and start from scratch with a replacement dwelling of a more suitable size for its position in this tiny hamlet.

The Councils drainage engineers have indicated that the application would be supportable subject to the condition that details of a comprehensive off-site drainage works are submitted and carried out prior to the commencement of development. The drainage engineers also request the provision of a method statement by condition in order to demonstrate that the adjacent properties would not be flooded by the proposed works.

Ms Cleland made the following comments:

I would like to point out an inaccuracy which I feel all members should be aware of: The actual boundary and shaded grid area which is Willowbrook Cottage and the area under consideration for these reserved matters is marked as "Radford House" as well as in the correct area. "Willowbrook Cottage" as a title appears to sit within my boundary adding some confusion as well as being legally inaccurate. I do acknowledge that the Land Registry has also made this mistake but despite several letters seems unable to revise its mistake.

Members need to be aware that "Willowbrook" the site under consideration is the red shaded area currently marked as Radford House, which is the house with blue dots to the right hand side. The "proposed removal of two trees" referred to in I:5 page 14 were actually removed just before Christmas.

In para2 Representations- No 9 mentions the culverts at the entrances to Willowbrook and Radford House . Since the objections were submitted an agent of OCC Highways and Byeways has visited the site and in his professional opinion enlarging these two culverts would not solve the issue of flood water, the matter has to be resolved within Willowbrook boundary- further up the valley behind the site under consideration.

Mr Burton made the following comments suggesting that two further conditions should be attached to the consent if granted:

1. that, as noted in the outline permission granted under reference 13/0321/P/OP dated 07 March 2013, *'the design and form of the new dwelling and its scale and massing should read as subservient to the dwelling at Radford House'*,

and

2. that, as this is to be a replacement dwelling, a clear timetable be set as to when the existing dwelling should be demolished/removed.

Application Number	I6/00939/FUL
Site Address	Land East Of 26 The Slade Charlbury Oxfordshire
Date	27th May 2016
Officer	Catherine Tetlow
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	436264 E 219537 N
Committee Date	31st May 2016

Application Details:

Erection of five dwellings with associated access and landscaping

Applicant Details:

Mr J Gomm
c/o agent
United Kingdom

There is one additional representation from Mrs Mitchell of Milton House, Charlbury referring to increased traffic, impact on privacy and loss of light.

Application Number	I6/01318/FUL
Site Address	Elmstead Crawborough Charlbury Chipping Norton Oxfordshire OX7 3TX
Date	26th May 2016
Officer	Michael Kemp
Officer Recommendations	Approve subject to Legal Agreement
Parish	Charlbury Parish Council
Grid Reference	435943 E 219484 N
Committee Date	31st May 2016

Application Details:

Erection of four dwellings and garages to including one self-build unit, alterations to existing dwelling and access onto Pooles Lane.

Applicant Details:

Brown And Porter
Charlbury Property Company
2 Eastcote View
Pinner
HA1 5AT

Comments have been received from OCC Highways in relation to this application. These are detailed below:

The proposal, if permitted, will not result in a significant intensification of vehicular traffic movements along Pooles Lane and the surrounding local road network.

The developer has agreed to fund a Traffic Regulation Order (TRO) for a 20mph speed-limit in the area together with the necessary signage for this section of Pooles Lane.

The layout, parking provision and vision at the proposed access complies with standards.

Construction deliveries, site traffic and parking may be controlled in accordance with a Construction Traffic Management Plan.

The proposed 20mph speed-limit will make a significant improvement to the safety and convenience of all road users and is unlikely to be provided without this development.

A further 13 letters of objection have been received in respect of this application. The main objections are summarised below:

- The development would result in the loss of open space and views from the conservation area.
- The loss of the outbuilding would be detrimental to the Conservation Area setting.
- Several respondents commented that the development would increase vehicular use of Pooles Lane and the development would compromise pedestrian safety.

- The houses are large and do not address local housing need. The buildings should be affordable or starter homes rather than larger executive houses.
- The development would put pressure on sewerage systems and would increase run-off.
- Pooles Lane should be a shared space.
- The development would have a detrimental impact on wildlife.
- Mr Ledgard-Hoile drew attention to previous issues of flooding at the neighbouring property, Little Egypt and comments that a full survey should be required to address the drainage issues in the area.
- Concerns were raised regarding parking and disruption resulting from the construction works.
- Concerns were raised about the safety implications of reducing the wall to 1 metre in height.
- Rotating the dwellings would improve the outlook for residents of Hone Court opposite.

A number of respondents commented that the setting back of the dwellings and the exclusion of the pedestrian refuge was an improvement.