

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 2nd July 2018

Report of Additional Representations



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DISTRICT COUNCIL

Report of Additional Representations

Application Number	18/01532/FUL
Site Address	41 Manor Road Bladon Woodstock Oxfordshire OX20 1RY
Date	28 th June 2018
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Bladon Parish Council
Grid Reference	444646E 214516N
Committee Date	2 nd July 2018

Application Details:

Demolish existing dwelling and erection of three dwellings with associated works.

Applicant Details:

Mr David Dunphy
12 Woodstock Road
Witney
OX28 1DY

Additional Representations

Writing having been advised that the application would be recommended for refusal the applicant advises as follows:

I believe your main concern was that, we are using more of the buffer zone, towards the A4095 than was previously anticipated whilst dealing with Michael Kemp, on our previous application. As you know the committee, and neighbours, seemed unconcerned by the buffer zone, and more concerned with the possibility of further development at the bottom of the site at a later date. I am sure that our current proposal, using part of the buffer zone will end any option of further development. I think this is a good compromise for all.

Going back to the pre-app with Hanna Wiseman at no stage did she ever mention a buffer zone, or being unable to build toward the bottom of the site. The pre-app was also for 4 houses she states "The site is on the edge of the village of Bladon on a prominent corner plot which rises up towards Manor Road. The site is within the conservation area but it is not within the AONB and nor do there appear to be any other constraints on site. This is clear and unambiguous. I made a commercial decision to spend £780,000 believing that the information she gave was true.

Hanna then moved to SODC, and Michael took over and insisted on a buffer zone which made 1/3 of the site unusable. Further meetings were had, and a scheme which WODC were happy to support was agreed.

We have (now) applied for permission for 3 houses which was supported last time, we still have a buffer zone of 9.5 meters from the road and will plant many more trees. We moved the entrance to the site which makes manoeuvrability easier. We have reduced the number of houses from 4 to 3, which is huge financially, so I have endeavoured to give all parties a compromise.

I would urge you to reconsider, and support this proposal. The houses I am proposing will be much more in keeping with the surroundings, than any of the current houses close to the site. You can easily condition concerns you feel necessary.