

WEST OXFORDSHIRE DISTRICT COUNCIL
UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 5 November 2018

Report of Additional Representations

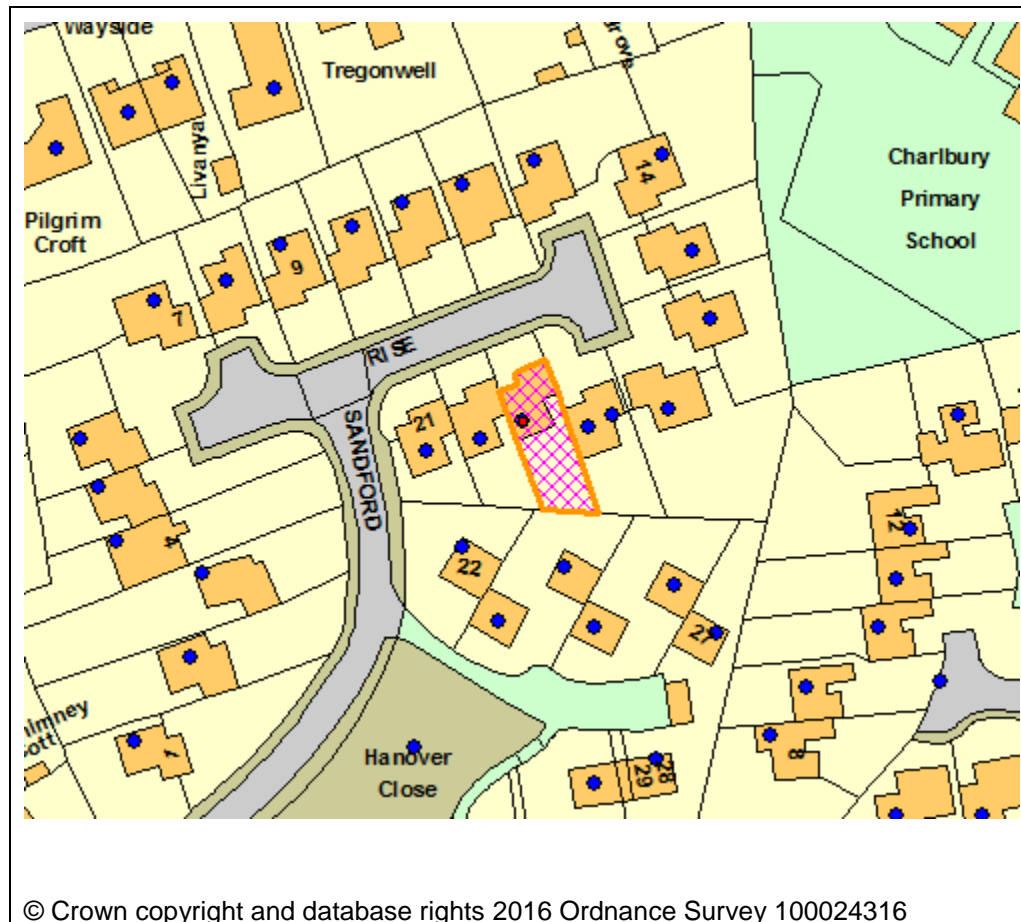


WEST OXFORDSHIRE
DISTRICT COUNCIL

Item	Application Number	Address
	<u>18/01461/HHD</u>	<u>19 Sandford Rise Charlbury</u>
	<u>18/02054/FUL</u>	<u>41 Manor Road Bladon</u>
	<u>18/02899/FUL</u>	<u>Highcroft 8 Farley Close</u>
	<u>18/02816/S73</u>	<u>Valhalla Church Street</u>

Application Number	18/01461/HHD
Site Address	19 Sandford Rise Charlbury Chipping Norton Oxfordshire OX7 3SZ
Date	24th October 2018
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	436051 E 219451 N
Committee Date	5th November 2018

Location Map



Application Details:
Single storey front and rear extensions.

Applicant Details:

Mr Peter Smith
1 Mount Pleasant
Dancers Hill
Charlbury
OX7 3RZ

The objector has indicated that she is unable to attend the meeting and so has asked that her proposed address be reported to Members. It is set out below.

I object to this Planning Application as I consider it to be an unneighbourly extension due to its scale and extremely close proximity to my property at 18 Sandford Rise. It will result in a significant loss of light to my son's bedroom particularly due to the height of the pitched rear element of the side extension. An extension which is limited to a flat roof, as in the case of neighbouring properties at Nos 11, 12, 13, 18 and 20 Sandford Rise, would help minimise the adverse impact on loss of light to the front of my property.

At paragraph 5.14 of the Planning Officer's decision of 19 September 2018, it is asserted that a 2 metre fence would have "materially the same impact as the proposed extension on the neighbouring dwelling" which in my view is incorrect. A 2.8m high brick wall is considerably different in nature to a 2m wooden fence and as part of a side extension will block much more light than a fence. The flat roof extension should not be considered in isolation to the remaining rear pitched roof element which extends to a height just under my roof line. My property currently enjoys a considerable amount of light coming through the gap between our houses from around 1pm in the afternoon and this will be completely blocked by the proposed side extension. Loss of light to my son's bedroom will be detrimental and therefore hopefully not deemed acceptable.

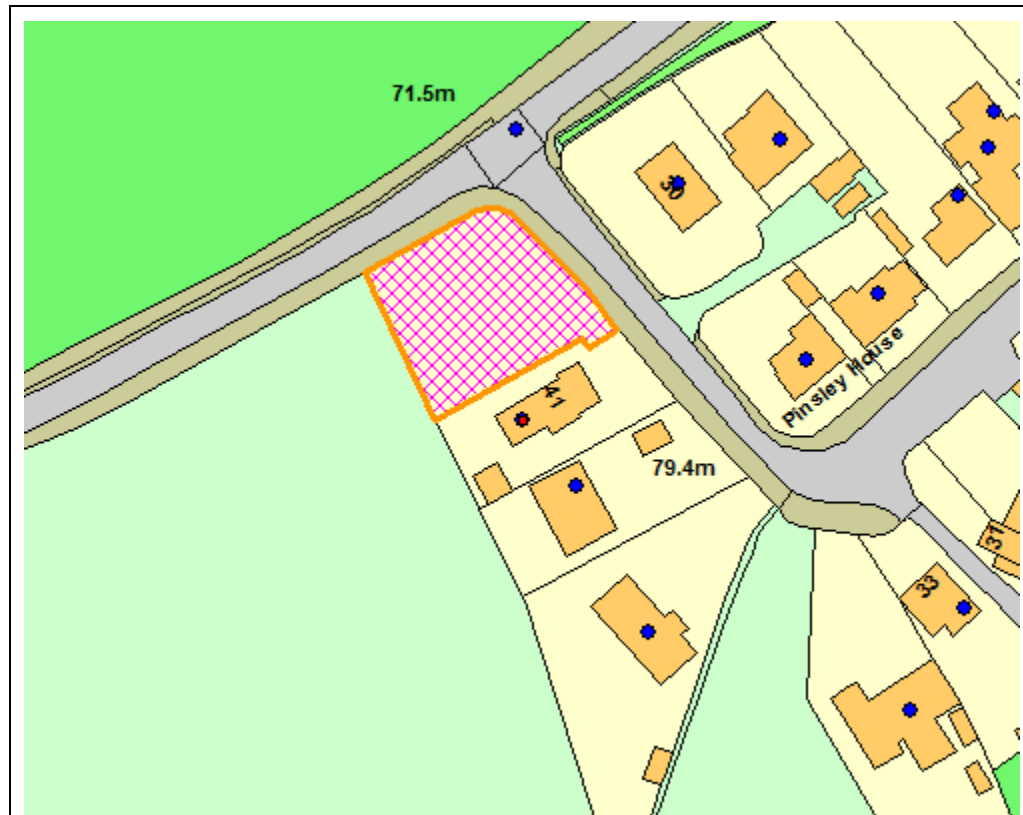
Paragraph 5.9 of the Planning Officer's decision refers to the Applicant's previous successful planning application obtained in 2012 but this was a much smaller proposed extension. Please refer to the three documents comparing the differences in the Rear elevation view, West side elevation and East side elevation views. In my view it is clear that this current application is of a much more imposing scale resulting in increased loss of light, overbearing nature and risk of overlooking straight into my window were the Applicant the applicant to build a decking area right outside his new proposed living space.

If the committee are minded to allow this application, I suggest that the following amendments be considered in order to minimise the adverse impact on the residential amenity of my property:

- 1) The side extension be moved back at least 60cm to reduce the overbearing nature of a long length of wall outside my son's bedroom and to enable both parties to maintain the sides of their property. The 10cm proposed gap is likely to give rise to damp issues and will be impossible to access to rectify any issues arising; and
- 2) The side extension be limited to a flat roof extension.
- 3) If an entirely flat roof is not deemed acceptable, that the pitched roof portion of the Applicant's side extension be at a lower level to the flat roof utility element (consistent with the dropping ground level) thereby reducing the height of the pitched roof; or alternatively that the side extension be limited in scale to the 2012 footprint where the pitched

Application Number	I8/02054/FUL
Site Address	41 Manor Road Bladon Woodstock Oxfordshire OX20 1RY
Date	19th September 2018
Officer	Phil Shaw
Officer Recommendations	Provisional Approval
Parish	Bladon Parish Council
Grid Reference	444646 E 214516 N
Committee Date	1st October 2018

Location Map



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Application Details:

Two semi detached dwellings with associated new access

Applicant Details:

Mr David Dunphy
122 Woodstock Road
Witney
OX28 1DY

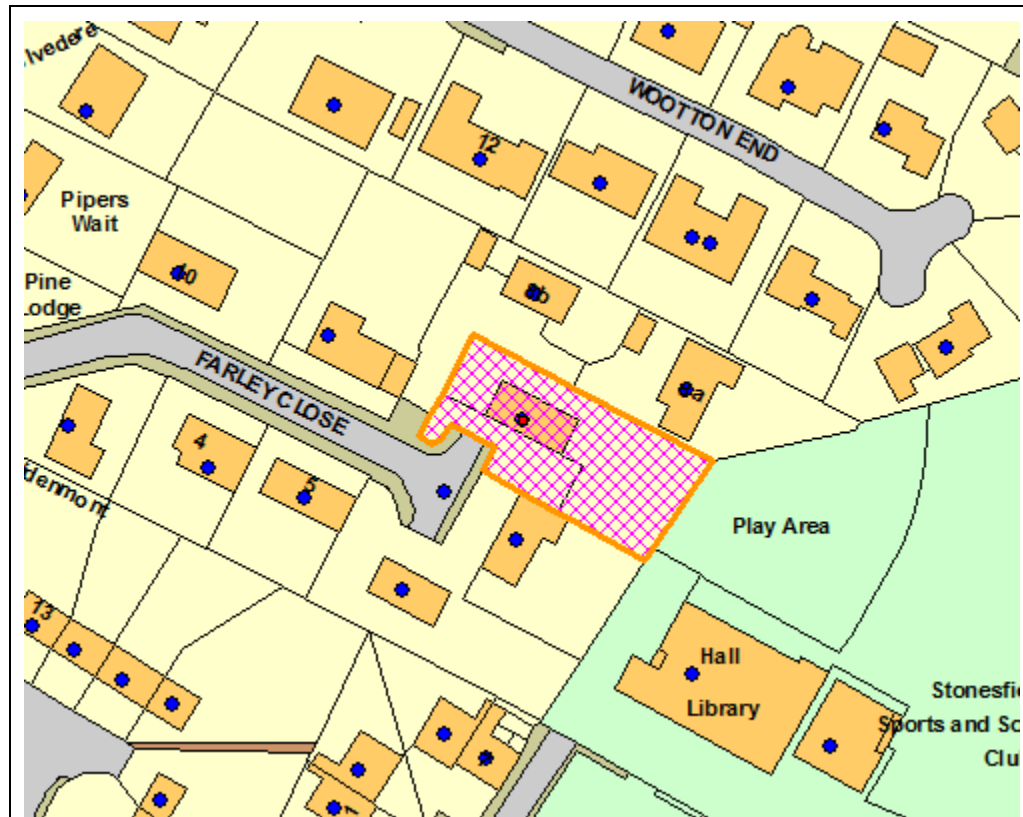
Further to their objection the PC have suggested the following conditions which they have done on the clear understanding that they continue to object to the application itself

1. No development work should commence until the developer has either a) renovated the existing dwelling as a single unit and landscaped the surrounding grounds or b) obtained such planning permission as would be necessary either to create multiple apartments within it or alternatively to demolish it and build a new dwelling for a stipulated number of occupancies, with appropriate provision for parking, bin storage etc. This would allow proper consideration of the true density and extent of development being proposed on the site as a whole. It would also allow proper consideration and engineering advice to be given as to the appropriate phasing of any construction on the whole site, necessary given the sharp levels and topography involved and the potential risks of the currently proposed new unit being adversely affected by subsequent construction work at the higher level.
2. No development work to begin until full Elevation and Levels drawings, together with Site Layout plan properly drawn showing marked dimensions have been submitted and approved by the Local Planning Authority. At present it is still impossible to determine the exact dimensions of the proposed units and landscaped areas etc.
3. No development work to commence until a full new Tree Report has been submitted and approved by the LPA. There is currently no plan showing what is intended, or what steps are to be taken to preserve the existing trees and hedges in this Conservation Area.
4. A full landscaping plan to be submitted and approved as above pre-commencement, to include specific provision for the protection of the plants and flora on the bank fronting Manor Road; again to preserve the Conservation Area.
5. A binding legal agreement between the land owner and WODC be entered into to ensure that the landscaping belt fronting the A4095 marked "existing coppice" on the site layout plan dated 02.09.2108 is retained as an undeveloped, landscaped space, which agreement should be based on the dimensions given in the new site layout plan referred to in para 2 above. This is to retain some of the open space characterising the Conservation Area in which this falls.

6. We would like to see a similar condition in relation to the protection of the bank fronting Manor Road, but appreciate its ownership is unclear. If OCC own it could an agreement be reached with them? If they profess not to own it, could an agreement then be reached with the developer instead? We would like to see both agreements in place prior to any work commencing, to achieve transparency and certainty.
7. We would wish all the conditions proposed by the WODC Biodiversity Officer to be incorporated in respect of the ecological matters.
8. Ditto those contained in the OCC Drainage report.
9. A condition that no development is to commence until a satisfactory Construction Management Plan has been submitted and approved by the LPA covering site and traffic management, the removal of waste, delivery and storage of materials, cleaning of mud and residue from Manor Road, parking of vehicles, hours of work, time estimates etc etc, to include full protection of the bank especially around the access throughout the duration of the work. We would obviously wish the nearby residents in particular to suffer the minimum possible noise and disruption.
10. The developer has previously indicated he would be willing to make a S.106 payment. Such a payment to mitigate the impact on the infrastructure would be welcomed by the PC, whether for use in speed reduction measures through the village or for improvements to the new recreation and leisure ground.

Application Number	I8/02899/FUL
Site Address	Highcroft 8 Farley Close Stonesfield Witney Oxfordshire OX29 8EE
Date	24th October 2018
Officer	Chloe Jacobs
Officer Recommendations	Approve
Parish	Stonesfield Parish Council
Grid Reference	439491 E 217636 N
Committee Date	5th November 2018

Location Map



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Application Details:

Erection of detached dwelling with attached garage and associated works.

Applicant Details:

Mr Neil Godfrey
168 Brize Norton Road
Minster Lovell
Witney
Oxfordshire
OX29 0SH

Drainage has commented the following:

Soakaways should be designed to withstand a 1 in 30 year + 40% climate change event.

The site should contain surface water for all return periods up to and including the 1 in 100 year + 40% climate change event.

An exceedance flow plan should be provided for storm events in excess of 1 in 100 yr + 40% cc, based on proposed ground levels and directing runoff away from neighbouring properties.

No objection subject to all comments above being taken on board and pre-commencement surface water condition being adhered to in full.

If full planning permission is granted, could you please attach the following condition:-

That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance).

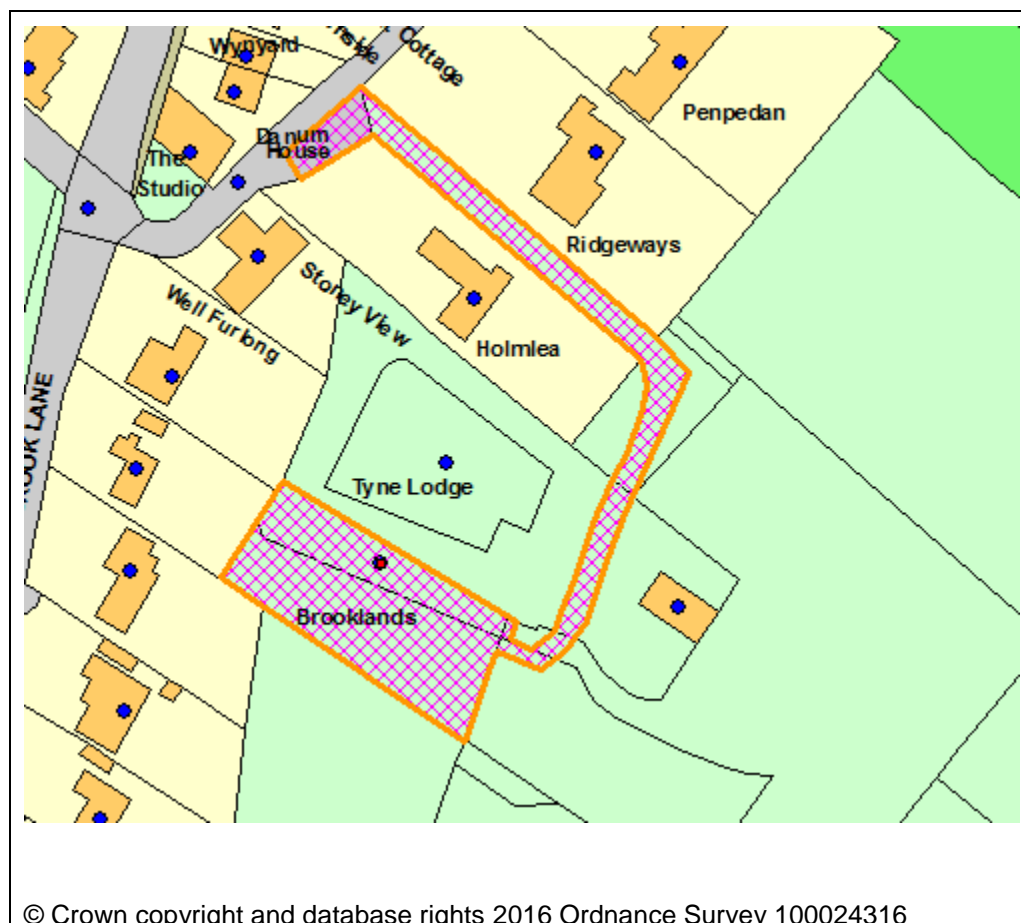
In these cases the following notes should also be added to the decision notice.

NOTE TO APPLICANT:

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

Application Number	I8/02816/S73
Site Address	Valhalla Church Street Stonesfield Witney Oxfordshire OX29 8PS
Date	24th October 2018
Officer	Declan Jermy
Officer Recommendations	Approve
Parish	Stonesfield Parish Council
Grid Reference	439421 E 216881 N
Committee Date	5th November 2018

Location Map



Application Details:

No compliance with condition 2 of 15/01198/FUL, so that the amended version of the development can be constructed.

Applicant Details:

Mr Derek Hobbs
C/O Agent

This application seeks determination prior to the consultation date expiry. Members should note that the consultation period for this application does not expire until the 8th November. If any further representations are received after the date of writing the additional representations report then these will be taken into consideration.