



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 15TH JANUARY, 2024

Agenda No Item

4. **Application for Development - 23/02890/FUL - 1 Upper Brook Hill, Woodstock.**
(Pages 3 - 8)

Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the application be determined in accordance with the recommendations of the Business Manager – Development Management.

Pages	Application No.	Address	Planning Officer
3-8	23/02890/FUL	1 Upper Brook Hill, Woodstock.	James Nelson

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WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 15th January 2023

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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23/02890/FUL	I Upper Brook Hill, Woodstock, Oxfordshire, OX20 1UA
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Report of Additional Representations

Application Number	23/02890/FUL
Site Address	1 Upper Brook Hill Woodstock Oxfordshire OX20 1UA
Date	12 th January 2024
Officer	James Nelson
Officer Recommendations	Approve
Parish	Woodstock Parish Council
Grid Reference	444479 E 216912 N
Committee Date	15th January 2024

Application Details:

Construction of a dwelling together with associated works.

Applicant Details:

Mr Dennis Allen
1 Upper Brook Hill
Woodstock
Oxfordshire
OX20 1UA

Additional Representations

Two additional representations have been received by the Local Planning Authority. The comment of Mr. Alan Hughes relates to drainage matters and reads:

“The full drainage response "23_02890_FUL-DRAINAGE_RESPONSE-1273363.docx" states

‘Gradient: The site is located at the top of an embankment, which falls northwards to Brook Hill at a gradient of approx. 1 in 3.’

The site is not at the "top" of an embankment. The proposed building is at the "bottom" of the embankment. This advice is therefore flawed and needs to be redone.”

An additional response in opposition to the scheme has also been received from Ms. Sarah Williams, which has been circulated to the Committee. The response covers the following planning matters relevant to the consideration of this application:

- Proposed dwelling considered unimaginatively and inconsiderately designed;
- Encroachment onto highway land; and
- Increased flood risk

Officers consider that personal comments regarding the applicant are not material considerations in the assessment of the proposal.

An addendum to the proposal relating to overlooking has also been submitted to officers by the applicant and has been circulated to the Committee as well as publicised on the Council's website.

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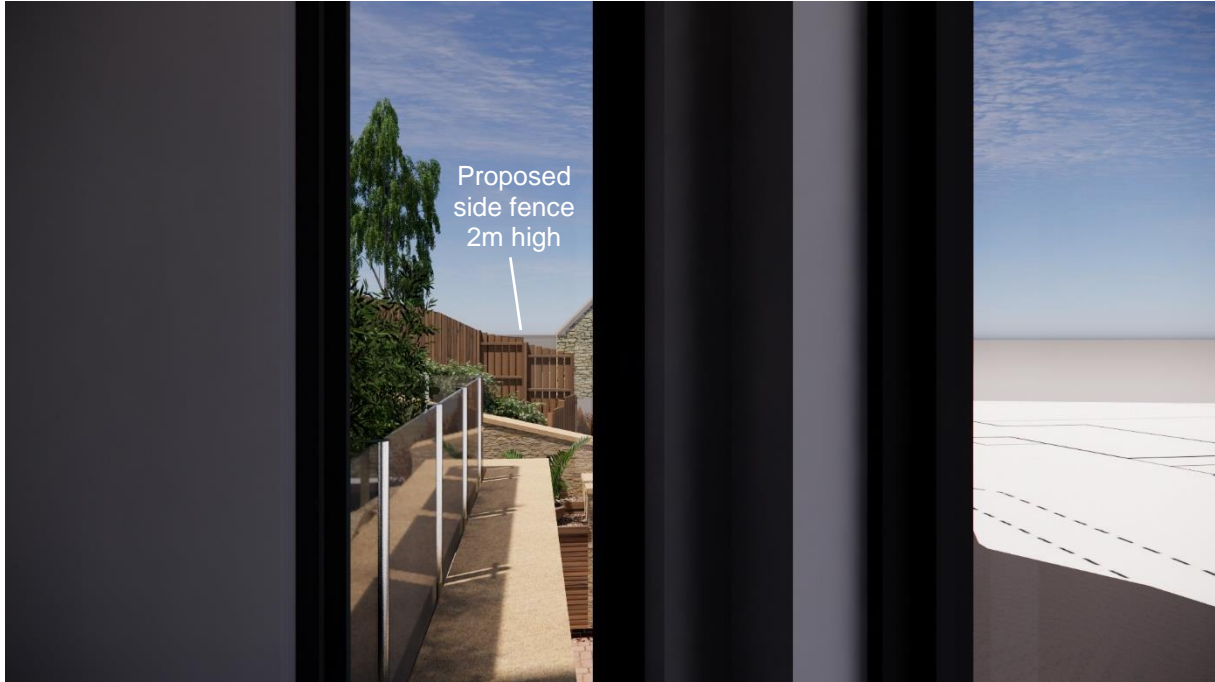


OVERLOOKING OF BATHROOM WINDOW ON PROPERTY ADJACENT

1. With reference to objections relating to overlooking, particularly the side facing bathroom window at 16 Brook Hill, a detailed review of the boundary fencing has taken place to remove any lines of sight that might create issues.
2. Without side boundary fencing, the bathroom window can only be seen from the first floor corner bedroom window and the front corner of the terrace. The bathroom window is 19m from the bedroom window. By adjusting the short run of proposed fencing between the existing fence and proposed new gate, these lines of sight have been removed. This is a minor deviation from the side fence detail shown in the application plans and 3d views, but it addresses all concerns regarding views across the side boundary.
3. The 3d renders below show the effect of the boundary fence with actual views from eye level. The bedroom corner window is the closest to the front boundary and the line of sight from here is the worst case. The side fencing obstructs this line of sight and all lines of sight from the terrace to the window at no 16.



01 View from bathroom window of No. 16



02 View from bedroom window of proposed dwelling, standing eye level.



03 Detail of side boundary fence,

AJP Design
For Dennis Allen

5 January 2024