

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 17 June 2024

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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23/03421/FUL	Collicutt Wilcote Riding
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Report of Additional Representations

Application Number	23/03421/FUL
Site Address	Collicutt Wilcote Riding Finstock Chipping Norton Oxfordshire OX7 3BZ
Date	14 June 2024
Officer	Stephanie Eldridge
Officer Recommendations	Refuse
Parish	Finstock Parish Council
Grid Reference	436191 E 216129 N
Committee Date	17 June 2024

Application Details:

Erection of single and two storey extensions to existing cottage. Conversion of stable/barn to a dwelling.

Additional Representations:

Following the preparation of your officer's committee report, an updated response has been received from the Local Highway Authority as follows:

I have read the Transport Technical Note and revisited the site.

The proposal, if permitted, will have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they object to the granting of planning permission.

The proposal, if permitted, will result in the intensification of a substandard access lacking adequate visibility detrimental to the safety and convenience of highway users. Additionally, the car parking as shown in the Technical Note would be difficult to use resulting in vehicles parked on the adjacent highway causing hazard and obstruction to highway users.

I measured the visibility splay to the east at the access to be 2.0 x 15m measured from/to the nearside wheel track of approaching vehicles. Manual for Streets requires a 'y' distance of 25m for the posted 20 mph speed limit – furthermore in this location I am far from convinced the speed of vehicles and cycles approaching the existing access actually complies with the posted speed limit.

Based on this response, your officers are recommending the inclusion of an additional refusal reason as follows:

The proposed development would result in the intensification of a substandard access lacking adequate visibility to the detriment of the safety and convenience of highways users. Further, the proposal fails to provide adequate parking provision and would result in vehicles parking on the adjacent highway which would cause hazard and obstruction to highway users. This will have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network contrary to policies OS2, H2, T2 and T4 of the West Oxfordshire Local Plan 2031 and the relevant provisions of the NPPF.