

**WEST OXFORDSHIRE DISTRICT COUNCIL**

**UPLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 30<sup>th</sup> May 2022**

**Report of Additional Representations**



**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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21/02627/OUT	Land Of The West Side Of Wroslyn Road, Freeland
22/00722/HHD	10 Blackberry Way, Woodstock

## Report of Additional Representations

Application Number	21/02627/OUT
Site Address	Land Of The West Side Of Wroslyn Road Freeland Oxfordshire
Date	27th May 2022
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Freeland Parish Council
Grid Reference	441496 E 212392 N
Committee Date	30th May 2022

**Application Details:** Outline planning application for the erection of a retirement community of up to 160 extra care units (C2 use class) with associated communal facilities and open space, with access from Wroslyn Road, (all matters reserved except access) and retention of veterinary practice in the coach house.

### Additional Representations

The agent has queried reference to bus stop distances being 1.5km away as the newly introduced 411 service has bus stops approximately 200metres to the north and south of the application site. OCC has advised that this would not affect their request for the need for a contribution towards improvement of public transport services.

Application Number	22/00722/HHD
Site Address	10 Blackberry Way Woodstock Oxfordshire OX20 1FQ
Date	26 <sup>th</sup> May 2022
Officer	Sarah Hegerty
Officer Recommendations	Provisional Approval
Parish	Woodstock Town Council
Grid Reference	445601 E 217048 N
Committee Date	30 <sup>th</sup> May 2022

**Application Details:** Erection of a first floor side extension above existing garage and parking space and single storey rear extension.

1 additional objection comment received following submission of amended plans.

Name: Ms Vanessa Phillipson  
Address: 9 Blackberry Way Woodstock OX20 1FQ

#### VISUAL IMPACT

Moving the line of the garage storey back slightly, in line with the house is an improvement, however, the size and height (in our assessment at least 2/3 of the roof height of the existing house) will still have an overbearing and intrusive impact on our property, from our rear windows and small garden. It will continue to dominate the space at No 9 Blackberry Way. On a compact development and very small plot these 2 extensions are, in our assessment, over development. It appears to double the size of the original house and sit approx. 7 metres from the rear of our house.

The majority of our windows (4) are at the rear of our 80 sq.m property providing the majority of our natural light. The front of our house (East Facing) has 2 windows. Despite being a new developer build in 2016 they are all small windows. We already have to use lights in our living room and one back bedroom in the daytime, more than necessary, due to the lack of light especially on a dull day. The extension decided on in July 2021 to No 8 Blackberry Way, recently constructed, has reduced the light into our living room and sunlight into our garden as it is substantially high and built on the West side of us.

The proposed garage extension at No 10 Blackberry Way, due to its height and size, will reduce our daylight further still. This is in complete contravention to reducing the need for energy as well as associated expense in running costs.

Studies have shown that access to natural light and sunlight is important for physical and mental wellbeing.

#### AMENITY VALUE

The extension over the front drive and use of pillars to support the weight will look noticeably different to every other property on the development. It will create a precedent which will completely alter the look and feel of the area.

#### NEIGHBOURLINESS

There is no mention within the planning applications of the need for extensive access to our property in order to facilitate the proposed construction. It will mean we lose the use of our garden space for several months which we use extensively for a range of uses. There will be persistent noise and disruption with builders in/out of our limited garden space which will have a huge impact, the facts are:

One of us works permanently from home 5 days a week within a space in the garden immediately in the vicinity of the build.

In addition to this, we will also lose the use of our driveway for parking which will affect and increase our car insurance. It will mean parking on the access road. The total of these 3 extensions due to their size, and visual impact at No 8 and No 10 will devalue our property substantially. This can be substantiated by professionals.

Any decisions made have the potential for placing us in a civil dispute with our neighbours together with the associated stress, effects on mental health, legal implications as well as cost to us. This is not only unjust; it is detrimental to us in every way.

This application should not be considered in isolation, but as an overall impact of the 3 extensions applied for in 2021 and 2022 at No 8 and No 10 Blackberry Way - both being our immediate neighbours. It is the significant size of the builds with the resulting impact that we especially object to as well as the significant intrusion onto our property.

## POLICY

We question seriously the rationale of adding another storey to an existing garage when with relatively minor alterations and very minimal raising of the roof line the garage itself could easily be converted into living/bedroom space with minimal impact. Our understanding is that this is because of 'permitted development rights'. This does not make sense and this policy could be reviewed. We don't know of any property on the development which uses their garage for parking that reasoning does not stand up to scrutiny.