

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	1 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.