

P17/V3026/FUL Ammended application

You have before you this evening an amended planning application to address the concerns of the VOWHDC Waste team to amend the bin storage, this results in a move of the bike racks. This ammendment does nothing to meet the concerns of the residents of 17 and 19 Byron Close, 66 Mill Road who are the immediate neighbours and of 2 Maesfield Crecent which overlooks this property

While I note Highways broadly have no objection please be aware of the following:

Car parking provision of 1 space/unit within the site is being provided and in this location is acceptable. However, the existing vehicle access dropped kerb may need extending to standards and will require a separate consent from OCC Licensing & Streetworks Team.

You will be aware that one of the neighbours expressed a concern about parking which I feel the county council has overlooked:-

“the inadequacy of the proposed parking is exacerbated by the proposed design. Street side parking will not be available to the property, as this would block the proposed on-site parking arrangements. Parking opposite the property is already heavily used by recreational users of the fields behind Masefield Crescent, which already provides problems to larger vehicles requiring access (such as the heavy machinery required for agricultural and more importantly emergency services access to New Cut Mill). In light of this, we consider that the overflow parking will spill out onto adjacent roads. This will cause further parking issues in these areas.”

When you considered this application before you will have been aware of the objections from the residents relating to the following:-

1.Intensification of Use. The Applicant is misguided in seeking to argue that because the existing dwelling is too large this in some way warrants sub-division into 4 small or very small studios or flats. This is simply not founded in planning policy. Indeed, family dwellings are to be protected from inappropriate sub-division such as is proposed in this case;

2.Scale, Bulk and Massing. The Proposal constitutes over-development, being too large in the context of its site and surroundings, over-bearing on its neighbours and the street scene, with the new ridge height being materially similar to existing, with only 500mm lower being insufficient to show subservience of the extension;

3.Resident Amenity. Future residents of the flats will have substandard accommodation in terms of minimum sizes of room and their general configuration and size (3 of the 4 flats failing to meet national minimum space requirements), as well as having no or substandard provision of private amenity space (2 of the 4 units proposed for example have no private amenity space whatsoever). These are both clear indicators of over-development.

4. Parking, Traffic and Access. Loss of the garage means trying to squeeze in 4 car parking spaces across the entirety of the plot frontage. Not only is this visually harmful to the street scene it will also probably mean terminal long term harm to the existing tree located on the south-west corner of the plot (no Arboricultural Assessment has been carried out, considering this harm.

5. Daylight/Sunlight, Overshadowing and Privacy Loss. Residents of 66 Mill Road, 17 Bryon Close and 19 Byron Close will have a perception of being overlooked and that the Proposal is overbearing. The Proposal will reduce the amount and quality of daylight and sunlight on neighbouring properties to its east, north-east and north, something that cannot be assessed fully given that the Applicant has failed to provide a daylight/sunlight assessment.

You objected to the original application, I hope you will object to the ammended application which fails to address any of the neighbours concerns on material grounds and find grounds to reject the Highways recommendation.

Cllr Dr Chris Palmer  
Abingdon Fitzharris Ward  
Vale of White horse District Council