



ABINGDON-ON-THAMES TOWN COUNCIL

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Royse Court,
Bridge Street,
Abingdon-on-Thames.
OX14 3HU

Planning panel Monday 20 September 2021 Applications considered

Present:

Cllr Jim Halliday
Cllr Lorraine Oates

Andy Crick Committee Clerk (clerk to the meeting)

The following applications were referred to the planning panel for consideration. The comments submitted to the planning authority are recorded as submitted.

1. **Certificate of Lawful Development**

[P21/V2475/LDP](#)

Tradewinds, 50 Francis Little Drive, OX14 5PN

Certificate of lawfulness for proposed use or development for the conversion of a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4).

Comments submitted 20 September 2021:

The Town Council is concerned that this proposed development of a House in Multiple Occupation in this location and the possible impact on parking. The parking to be provided on the site may not be sufficient for the number of occupants and the Town Council would recommend that the application is reviewed with this in mind.

[P21/V2424/LDP](#)

1 Longfellow Drive, OX14 5PQ

Certificate of Lawful Development for the proposed demolition of the attached single garage and store room and construction of a bedroom, en-suite and utility room on the same foot-print.

Comments submitted 20 September 2021:

The Town Council is concerned that the proposed development would not have adequate parking, as required by Oxfordshire County Council's parking standards. The proposed development would include three parking spaces but two of these spaces would be end-to-end and thus impractical for everyday use. This may result in additional vehicles being parked on the road, causing an increased hazard to all road users on this residential street.

2. **Planning Applications**

[P21/V2356/HH](#)

19 Loddon Close, OX14 3TB

Convert the existing garage into Bedroom 4/study. Replace the existing flat roof with a pitched roof.

Comments submitted 20 September 2021:

The Town Council objects to this application as the proposed development would limit the amount of off-road parking available. The site map shows three parking spaces but two of the spaces are end-to-end and this would be impractical to use for three vehicles. The road is quite narrow and there would be a risk that a third vehicle would be parked on the road, causing increased hazard to all road users. The proposed development thus represents inadequate parking provision for a four-bedroom property and would not be in keeping with Core Policy 35(vii) of the Vale of White Horse District Council Local Plan 2031 or the published standards of Oxfordshire County Council.

[P21/V2373/HH](#)

15 Fishermans Wharf, OX14 5RX

Remove rear conservatory and replace with a single-storey rear extension with a solid roof, and replace windows on front elevation enlarging the first-floor window.

Comments submitted 20 September 2021:

The Town Council objects to this application and notes the large number of responses which have been received from neighbouring properties. The proposed development would be intrusive to both Fisherman's Wharf and to North Quay, reducing the local amenity. The proposed development would build over much of the garden at the property, significantly reducing the amenity for the current and future residents. It would represent significant overdevelopment of the site, it does not respond positively to the site or its surroundings and would not visually and physically integrate with its surroundings. The comments of a number of residents with regard to the proposed design of the windows confirms this. The extent of the development is not appropriate for the site and would have a negative impact on neighbours and the surrounding area. The proposed development would contravene Core Policy 37(i),(ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

P21/V2437/HH

25 North Avenue, OX14 1QW

Two-storey rear extension and partial garage conversion

Comments submitted 20 September 2021:

The Town Council objects to this application as the proposed extension would be considerable overdevelopment of the site and would cause a significant deterioration in the amenity to a number of neighbouring properties. The proposed extension would cause loss of light and a reduction in privacy to neighbours and could establish a precedent for major development in this area which would negatively impact the area. The proposed development does not respond positively to the site or its surroundings, would not visually and physically integrate with its surroundings and is not appropriate for the site and its surroundings. The proposed development would contravene Core Policy 37(i),(ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

Meeting ended 7.22pm