



Abingdon-on-Thames Town Council

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Planning panel

Wednesday 22 November 2023

Applications considered

Present online:

Cllr Lorraine Oates
Cllr Jim Halliday
Cllr Pat Lonergan
Cllr Colin Sanderson
Cllr Mark Giddins

Apologies:

Cllr Elio Astone, Cllr Leo Midwinter

Number:

P23/V2310/HH

Address:

27A East St Helen Street, OX14 5EE

Deadline for comments:

7 December 2023

Description:

Demolition of outbuildings and boundary wall. New single storey extension and related alterations. Re-building of boundary wall. Renewal of applications P20/V2489/HH, P20/V2490/LB, P21/V0457/HH & P21/V0394/LB. (Amended by Certificate of Ownership and amplified by additional information received 15 November 2023).

Requested by:

Cllr Sanderson

Reasons:

A substantial ground floor extension to the rear. It looks OK to me but there is an objection from a neighbour because it will involve knocking down a 2m party wall which flanks his garden, and rebuilding it higher. However it is not clear from the application or the objection how much higher it will be. From my readings of the documents and the 3-d drawings it would appear about 20cm, which doesn't seem that much, but this maybe a misunderstanding on my part.

Comment submitted 28.11.23:

The town council has no planning objections but is concerned that the information provided is not sufficient to enable an informed decision to be made, in particular with regard to the concerns raised by the resident of a neighbouring property

regarding the planned replacement of the party wall. The town council hopes that the planning authority ensures that it is fully informed on the issue raised when determining the application.

Number: **P23/V2316/HH**
Address: **103 Radley Road OX14 3PR**
Deadline for comments: 20 November 2023 – extension requested
Description: First floor rear extension
Requested by: Cllr Halliday, Cllr Sanderson
Reasons: - Strong objections from neighbours on grounds of loss of light, challenging the assertions of the applicant's planning consultants. (It seems that these neighbours have themselves recently built a large extension, so there may be something going on here.) Large numbers of letters (20+) apparently from other local residents, but these were not available on the website.
- Potentially an unneighbourly development impacting on 105 Radley Road, incorrect documentation included in the application (Sustainable Construction checklist relates to a dwelling in Faringdon)
Comment submitted 28.11.23: The town council objects to this application as the proposed development represents significant overdevelopment of the site and is out of keeping with the area. The proposed development conflicts with Core Policy 37(i), (ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

Number: **P23/V2398/FUL**
Address: **42 The Hyde, OX14 5JQ**
Deadline for comments: 4 December 2023
Description: Retrospective application to subdivide the plot to allow the extension known as no.42 to be used as a single dwelling (Description amended 10th November 2023)
Requested by: Cllr Halliday
Reasons: No objection - though would ask that a comment is made that the submitted plan is inconsistent - one plan shows 3 parking spaces outside No.42 and another shows 2 parking spaces (which probably is the correct number)
Comment submitted 28.11.23: The town council has no objection to the planning application but is concerned that the submitted plans do not correspond in terms of the parking identified. The plan indicates that there are three parking spaces but the town council understands that there are only two spaces available at the site.

Number: **P23/V2400/HH**
Address: **Orchard Lodge, Westfields OX14 1BA**
Deadline for comments: 20 November 2023 – extension requested
Description: Proposed two storey extension with solar panels.
Requested by: Cllr Sanderson

Planning panel
22 November 2023 - list of applications to consider

Reasons:	<p>A substantial 2-storey extension to the <i>front</i> of the house. It does seem to involve extending the street-side boundary of the built area quite substantially, so would obtrude into the building line of the street.</p> <p>Objections from a neighbour. Also about 5 other letters from neighbours, but these were not available on the website.</p>
Comment submitted 28.11.23:	No objections having reviewed the possible impact on the surrounding properties.
Number:	<u>P23/V2514/HH</u>
Address:	253 Wootton Road, OX14 1LJ
Deadline for comments:	1 December 2023
Description:	Front porch extension with flat roof to match existing Two storey rear extension Part Single storey rear extension Insertion of 5No. pitch rooflights Internal alterations to the existing layout Insulate existing loft to improve thermal performance
Requested by:	Cllr Sanderson
Reasons:	<p>This extension is very large in relation to the original building. The proposed plan shows how, according to the 40 degree rule, the neighbour on the right (from a street standpoint) would not have light in a 'habitable' room obstructed by the proposed extension. But what about the neighbour on the left?</p> <p>Also the pre-app advice included the following: "I recommend that a car parking plan is submitted with any formal application to demonstrate the existing and proposed parking for the property." I did not see any reference to this in the application except that in the block plan, two cars were shown in red in a car park on the opposite side of the road. Is this acceptable? There appear to have been submissions from neighbours, but these are not available on the website.</p>
Comment submitted 28.11.23:	The town council has no objections but requests that the planning authority confirms that there is sufficient parking available for the proposed size of property.