

Scale 1:2500 @ M

0 50 100 METRES



CHESTNUT COTTAGE
HORN LANE
EAST HENDRED

EHE/3936/7
EHE/3936/8-LB

SU 4988-4/RR

EAST HENDRED C/P

889

886

887

836

885

ST MARY'S

Hector Chapel House

Orchard House

East Hendred

S172
1.547ha
3.92

5579
482ha
1.119

Recreation Ground

The Hendred School
(IC of E3)

Restorative Building

Alwood

Appleton

Southernwood

Southernwood

Fishie House

Adelphi Cottages

St Catherine's

Infirmary

Chambers Cottages

Valentine

Orchard House

Ford Lane

East Hendred

Cemetery

Village Hall

Winter Cottage

Cardinals

Wine Cellar

White Cottage

The Old School

St Andrew's

Old House

Ridwell

The Rectory

St Andrew's

Little Pudding

Thornhill

St Andrew's

St Andrew's

St Andrew's

St Andrew's

St Andrew's

St Andrew's

Alwood

Alwood

Alwood

Alwood

Alwood

Alwood

Alwood

Alwood

Alwood

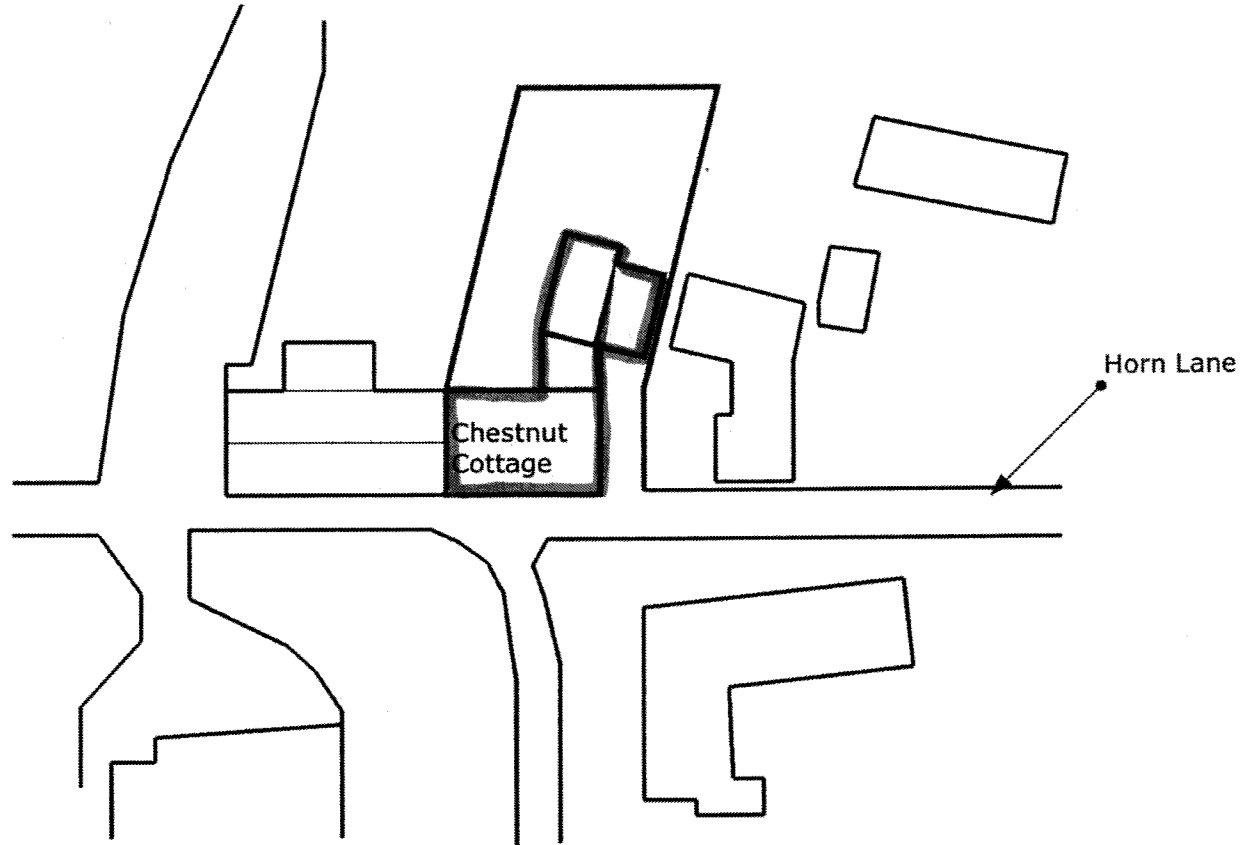
Alwood



Project: Chestnut Cottage, Horn lane, East Hendred
Proposal for a two storey rear extension comprising garden lounge, bedroom and ensuite and garage
Drawing title: Proposed Grounds floor plans Drawn by: Mike Olive 07802 735470
Conservation consultant: Nick Worledge Date: 28th January 2011
All dimensions are in meters: Scale: 1:500 @ A4

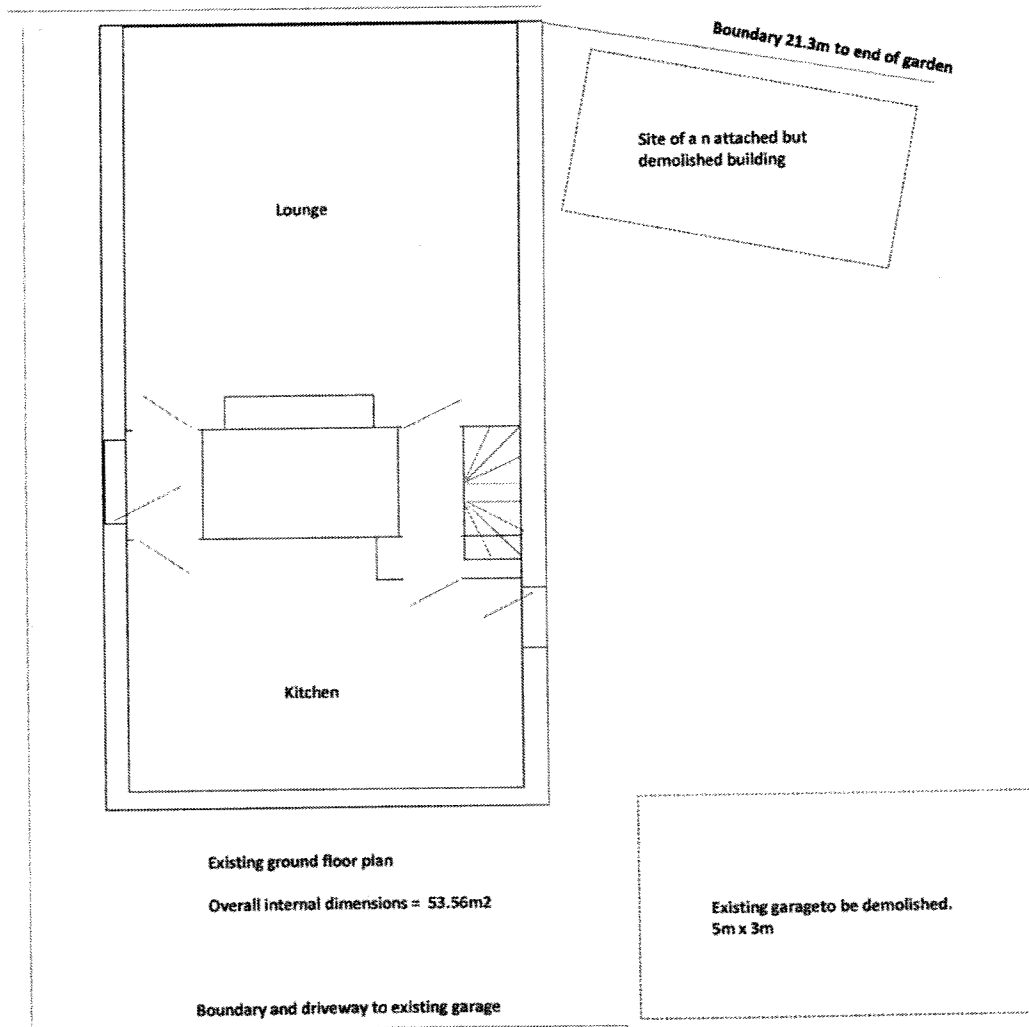
Sheet 6

Block plan



**EHE/3936/7
EHE/3936/8-LB**

APPENDIX 2



Carbon Reduction Company
www.prismperformance.co.uk

Collyers House
OX1 5JH

Project:
Chestnut Cottage
Horn lane
East Hendred

Proposal for a two storey
rear extension comprising
garden lounge, bedroom and
ensuite and garage

Drawing title:
Existing plans and elevations

Drawn by:
Mike Olive
07802 735470

Conservation consultant:
Nick Worlledge

Date: 28th January 2011

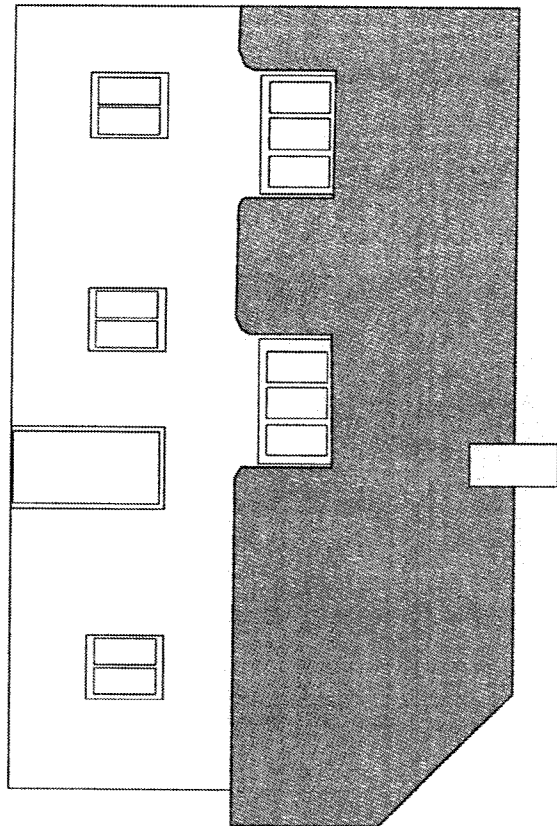
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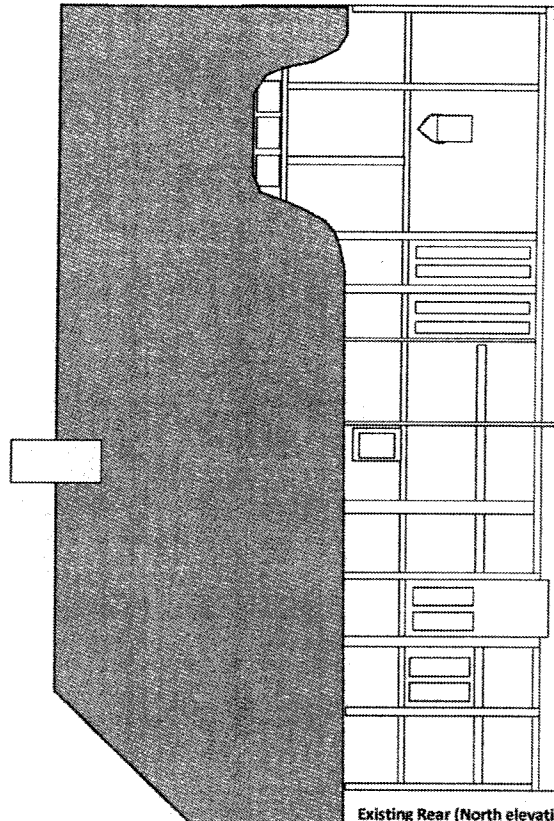


Sheet 2

EHE/3936/7
EHE/3936/8-LB



Existing front (south) elevation



Existing Rear (North elevation)

EHE/3936/7
EHE/3936/8-LB



**PRISM
PERFORMANCE**

Carbon Reduction Company
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East Hendred

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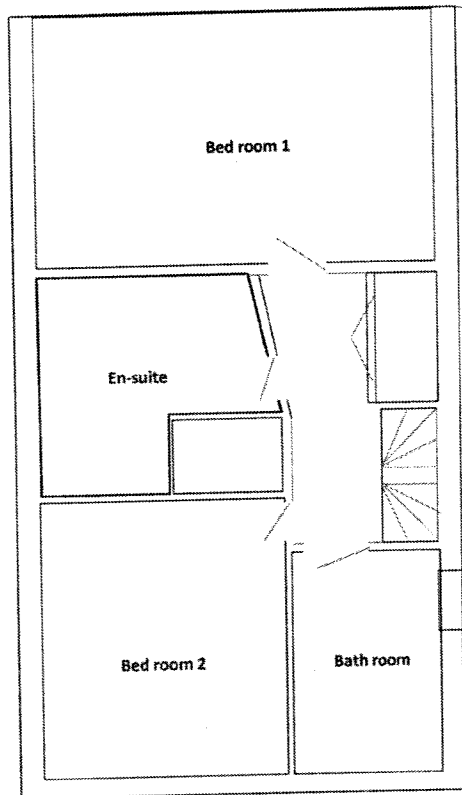
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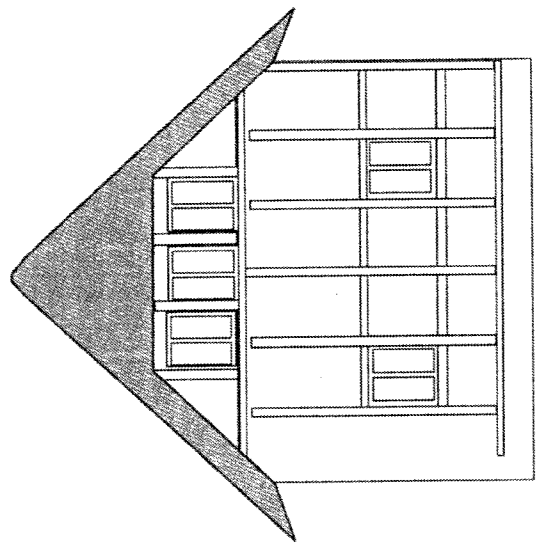
Orientation:



Sheet 1



Existing First floor plan



Existing End (East elevation)

EHE/3936/7
EHE/3936/8-LB



**Colliers House
 OX1 5JH**

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Horn lane
East Hendred

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Drawn by:
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Conservation consultant:
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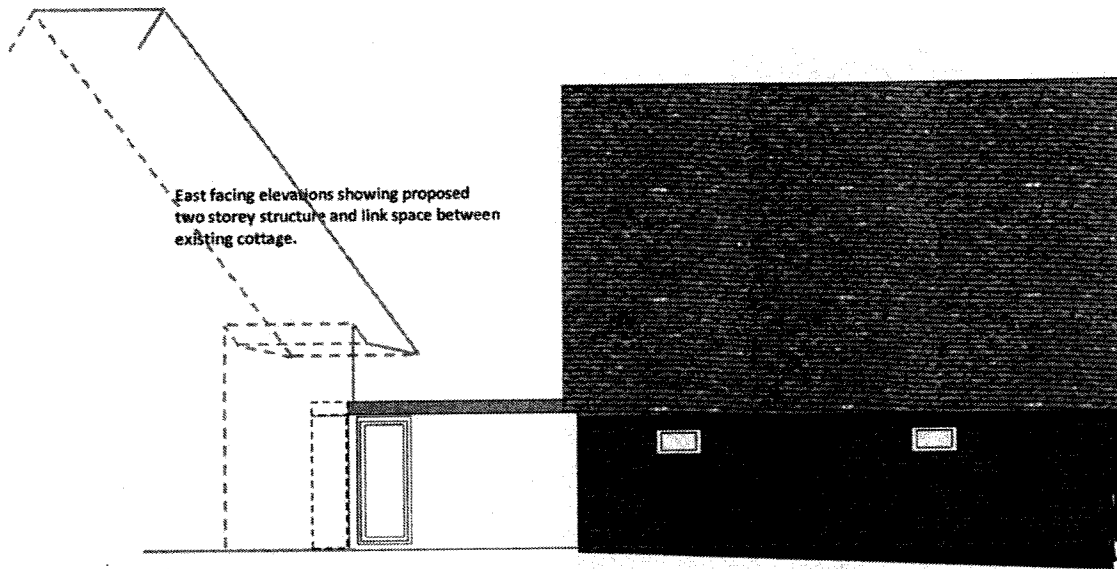
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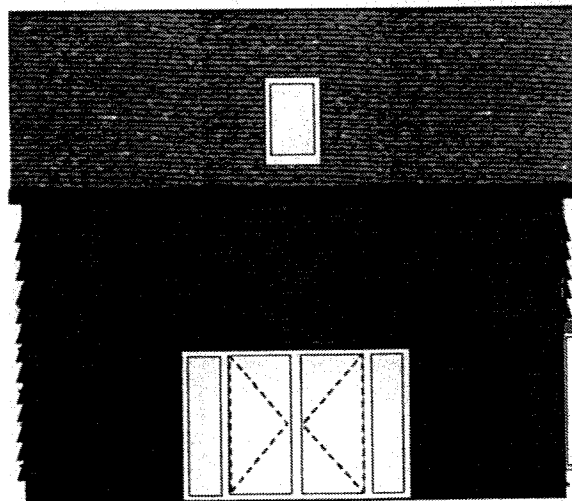
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Sheet 3

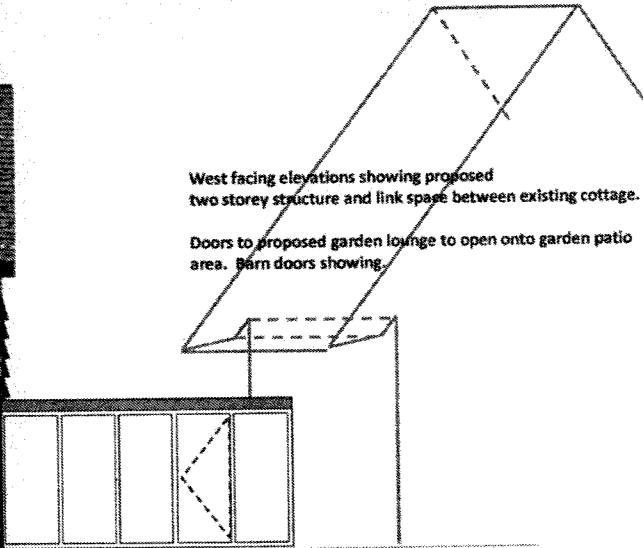


East facing elevations showing proposed two storey structure and link space between existing cottage.



West facing elevations showing proposed two storey structure and link space between existing cottage.

Doors to proposed garden lounge to open onto garden patio area. Barn doors showing.



**PRISM
PERFORMANCE**

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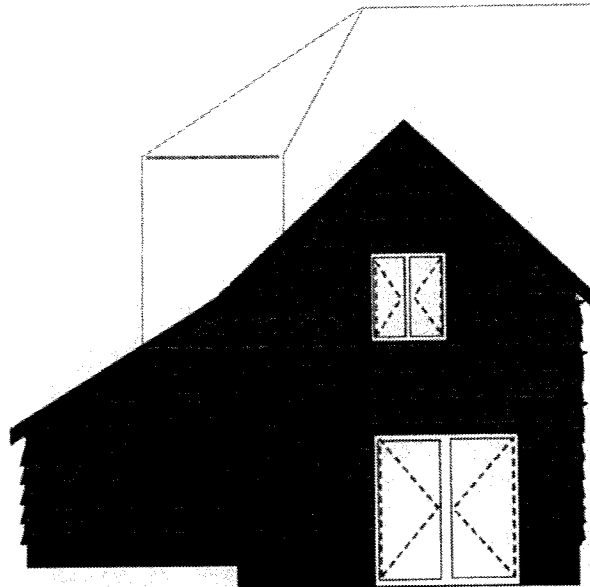
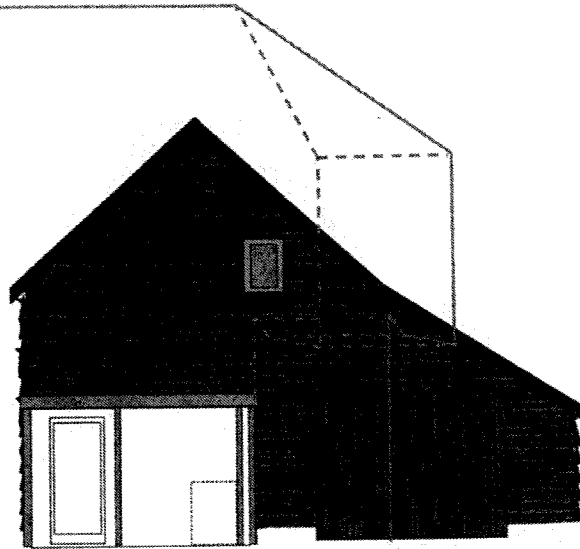
Orientation:



Sheet 6

**EHE/3936/7
EHE/3936/8-LB**

South facing elevation showing proposed two storey structure and link space between existing cottage in relation to existing cottage.



North facing elevation showing proposed two storey structure in relation to existing cottage.



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Orientation:



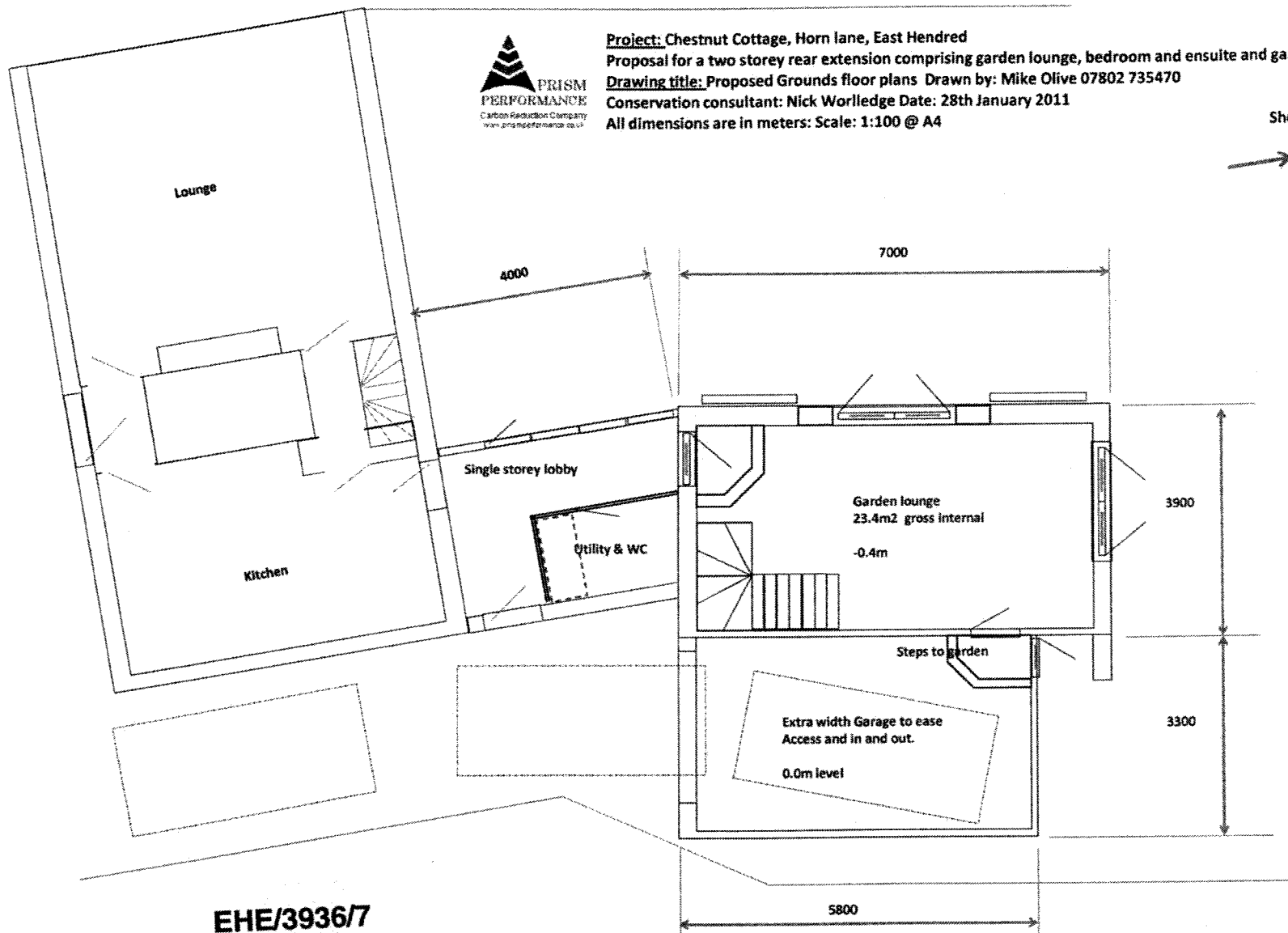
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EHE/3936/7
EHE/3936/8-LB



Project: Chestnut Cottage, Horn lane, East Hendred
Proposal for a two storey rear extension comprising garden lounge, bedroom and ensuite and garage
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Conservation consultant: Nick Worledge Date: 28th January 2011
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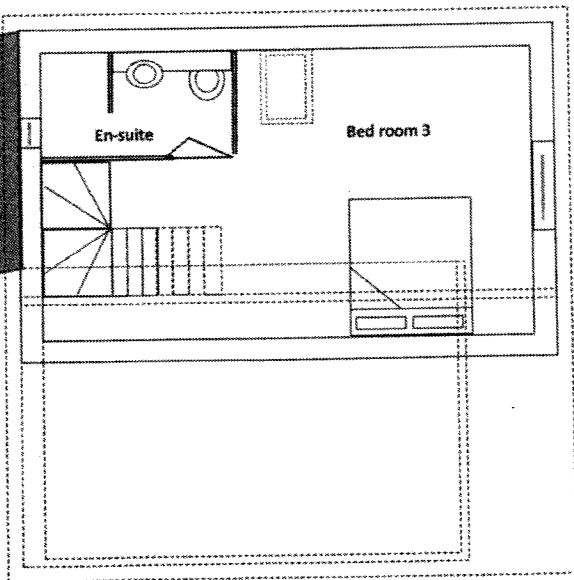
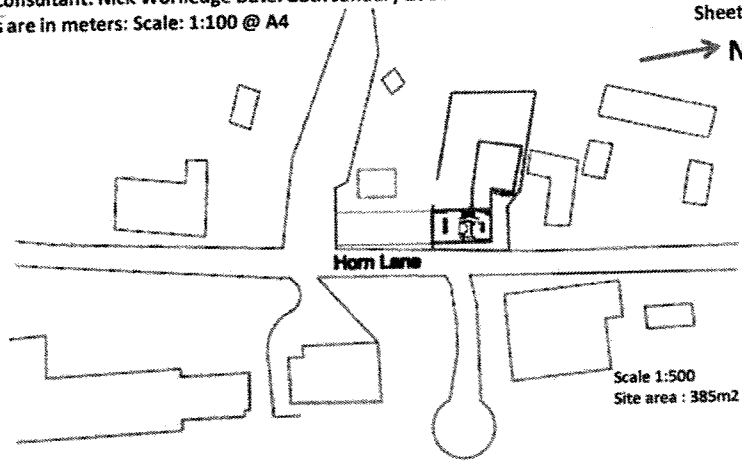
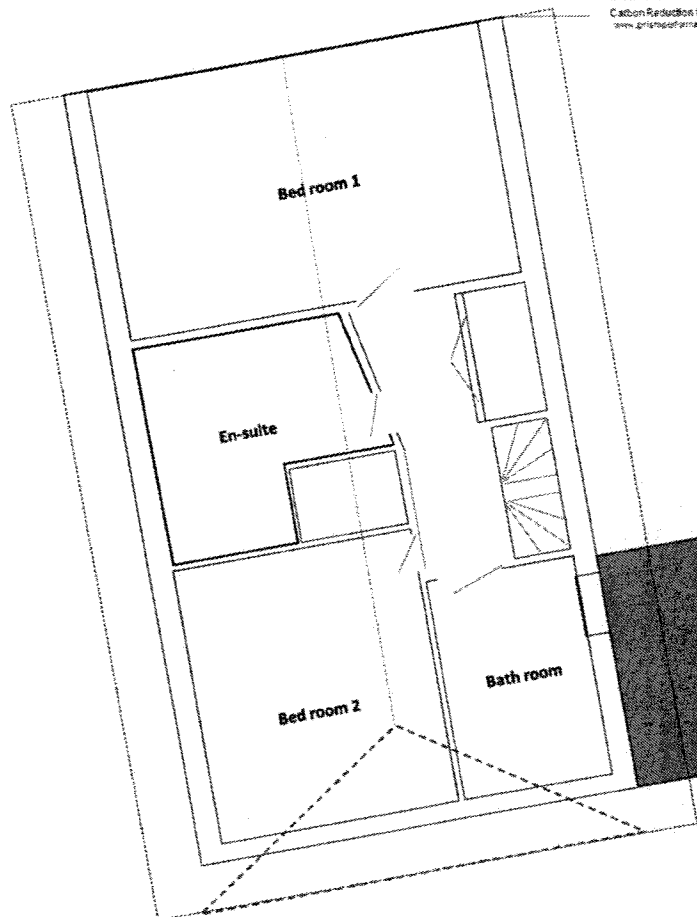
Sheet 4



EHE/3936/7
EHE/3936/8-LB



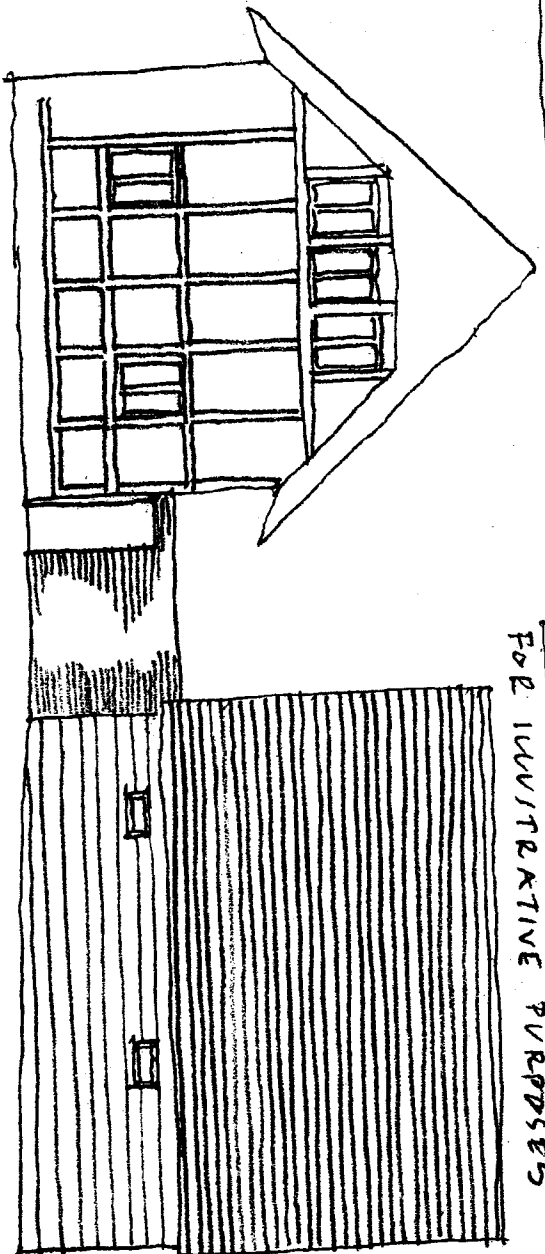
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EHE/3936/7
EHE/3936/8-LB

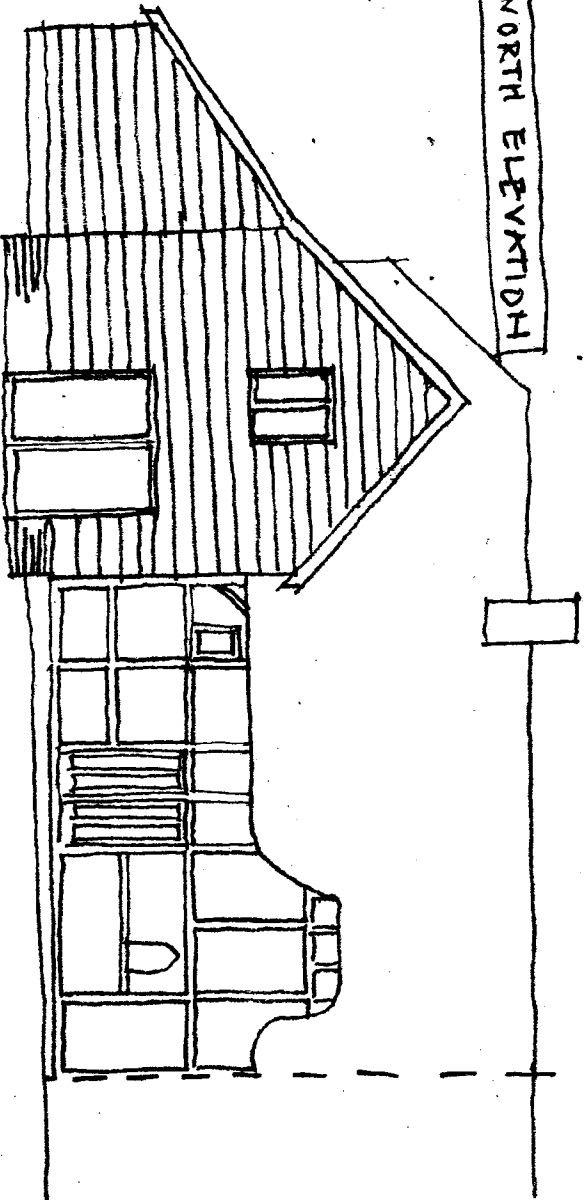
2 of 2

EAST ELEVATION

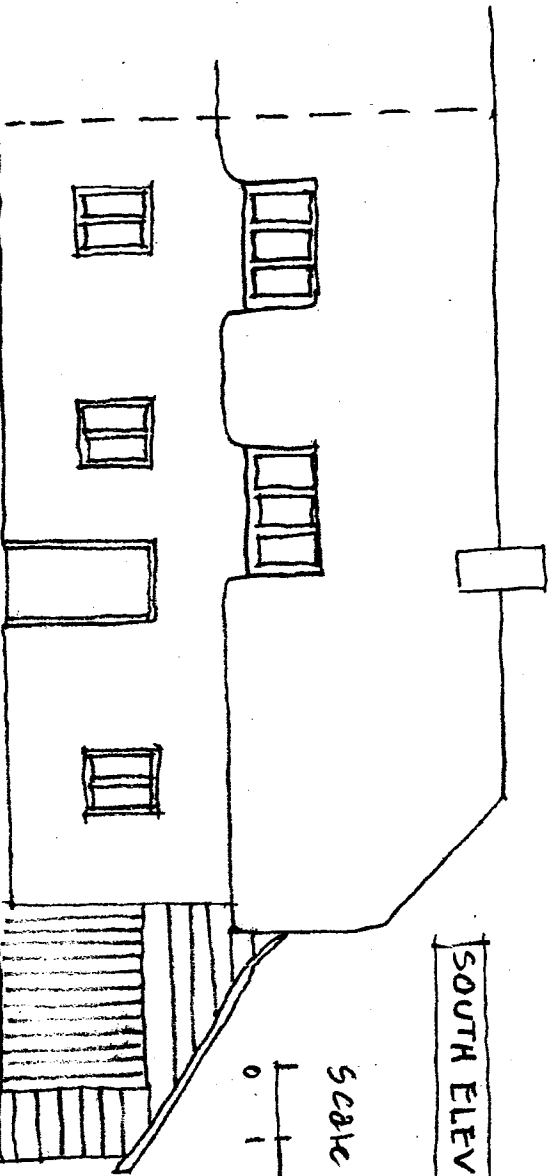


PROPOSED ELEVATIONS
IN CONTEXT
FOR ILLUSTRATIVE PURPOSES

NORTH ELEVATION



SOUTH ELEVATION

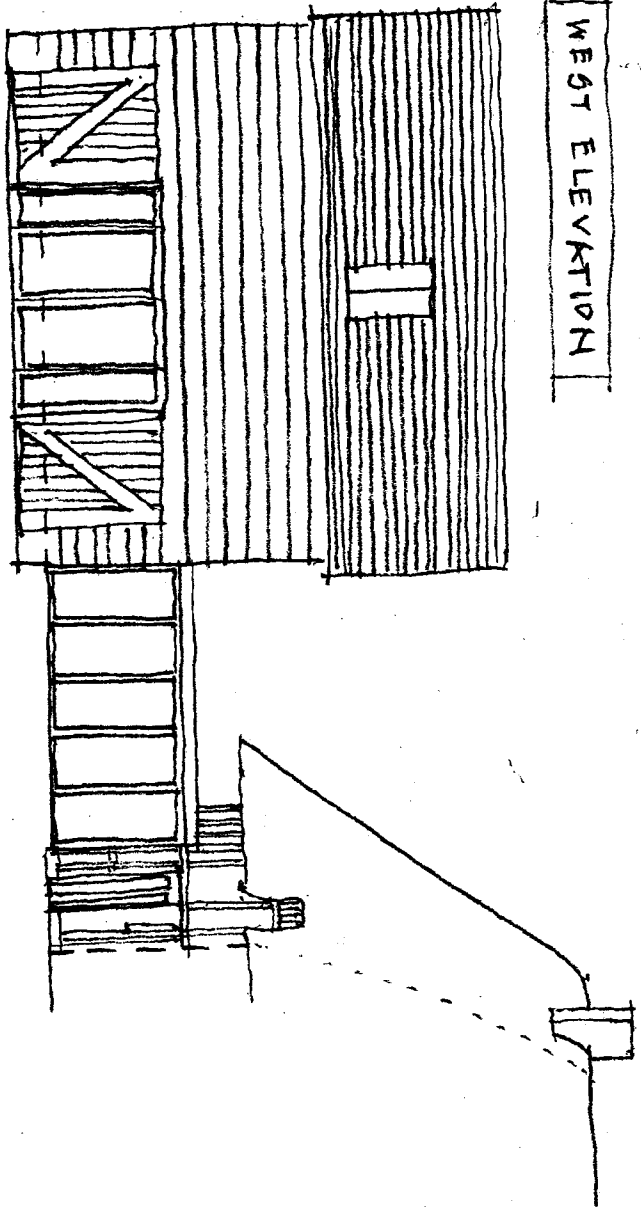


SCALE 1:100
0 1 2 3 4 5

SHEET 8

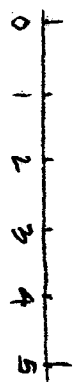
EHE/3936/1
EHE/3936/8-13

WEST ELEVATION



PROPOSED ELEVATIONS
IN CONTEXT

FOR ILLUSTRATIVE PURPOSES
SCALE 1:160



SHEET 2

EHE/3936/7

EHE/3936/8-13

MARK CHATTOE, Dip T.P.
TOWN PLANNING CONSULTANT



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Katie Rooke
VOWH District Council Planning
Abbey House
Abbey Close
Abingdon
Oxon
OX14 3JE

Your Refs: EHE/3936/7 & EHE/3936/8-LB
My Ref. MBC/16/06/2

4th April 2011.

Dear Miss Rooke,

Planning & Listed Building Applications for Rear Extension to Chestnut Cottage,
Horn Lane, East Hendred.
Representations on Behalf of East Hendred Parish Council.

I have been asked on behalf of East Hendred Parish Council to carry out an appraisal of this proposal to see whether the Council has grounds for its concern over the likely impact of the development now proposed on the special interest and setting of this listed building, or the character and appearance of the Conservation Area, and issues of neighbourliness. Having examined the applications and visited the site I have concluded that there are a number of issues that combine to make the proposal unacceptable on planning grounds and I have been instructed to make these representations on the Parish Council's behalf.

The Council had objected to the previous scheme that was submitted and subsequently withdrawn last year. Although the new scheme is materially different in concept, it is still based on a scale and form of development that will have a substantial impact on the listed building, its setting and the street scene, which will have a detrimental effect on the public appreciation of the character and appearance of this part of the Conservation Area. Furthermore, the development is going to have a material impact in the reasonable residential amenities of the occupants of the adjoining dwelling "Ivy House." The grounds for reaching this conclusion are explained in the following three paragraphs.

The main focus for appreciating the special architectural or historical interest of Chestnut Cottage and the importance of its setting in the street scene is when the site is approached from the east along Horn Lane. The full significance of the building and its setting is best viewed at the point when the frontage of Glen Cottage, and No.4 Horn Lane is reached. A photograph from this viewpoint has been attached to this letter to illustrate the point. Although the photograph only includes the gable, the full panoramic view in situ will show the full frontage of the cottage and its attached neighbour as an outstanding

example of this form of vernacular architecture for its period. What makes it distinctive is the gap between Chestnut Cottage and Ivy House, which enables the full character of the building to be appreciated in its own right. The mass of the extension will obscure this distinction by presenting a significant visual distraction and blur the "oneness" of the original property by the introduction of a contrasting form of construction with a different appearance. This will also visually bridge the present gap between the old and the modern form of architecture represented by Ivy House. It would be a retrograde step to let this happen as the development cannot be said to preserve or enhance the building or its setting.

By the same token, this part of the street scene makes an important contribution to the environmental character and appearance of this part of the Conservation Area. This is where the gap itself not only provides dimension for the listed building but also provides an attractive open view beyond and in particular to the attractive specimen fir tree as demonstrated in the photograph. This gap is a valuable feature in its own right that helps to create the special character of the area. The loss of this gap is bound to erode the character and appearance of the Conservation area thereby defeating the whole objective Conservation area designation.

Local Plan Policy DC9 recognises that development should not be permitted if it would unacceptably harm the amenities of neighbouring property in terms of the loss of daylight or sunlight. The Building Research Establishment publication, "Site Planning for Daylight and Sunlight," offers advice on these issues. Basically, residents have a reasonable expectation of daylight and badly planned development can make adjoining properties and their gardens gloomy and unattractive. The blocking out of direct sunlight is also a very sensitive issue both within buildings and outdoor private amenity areas. A careful examination of the orientation of the windows and openings in the neighbouring property Ivy House that face the application site in relation to the path of the sun reveals that the development will have a material impact on present levels of daylight and sunlight presently enjoyed within the dwelling and in the rear garden. For instance, the east elevation of the extension, which has a ridge height of over 6 metres will face directly onto the glazed doorway that gives light and sunlight to the centre of the through kitchen/dining room. The second photograph attached to this letter shows how the proposed extension would blot out the openness and reduce light levels and entirely cut off the afternoon and evening sunlight that presently comes into the room. Furthermore, the only window serving a family room faces the west where there will be a general reduction in the light received due to the extension. The amenities of the resident's garden will also be affected as their patio/sitting out area is directly to the rear of the dining room where the extension will block out the evening sun. Their enjoyment of the summerhouse at the rear of the garden will also be curtailed, as it is orientated towards the position of the proposed extension, which will loom as a dominating presence over the garden. Without doubt, the proposal will reduce the residents' present level of amenity.

For the reasons given it is considered that the proposal is in conflict with the Council's Local Planning Policies, DC9, HE1, and HE4 and the Listed Building and Planning applications should be refused.

Yours sincerely,



Mark Chattoe.