

Client: Mr Corcoran

CH/17014/3

Project: Summercliffe, South Row, Chilton.

Drawing Title: Site Plan

Drawing No.: C2696/05/01A

Scale: 1:2500

Date: 12.10.05 Issuing Office: Swindon

Drawn by: PJH Checked by: CD

Note: Reproduced from July 2004 Ordnance Survey Promap Scale 1:1250 with the sanction of the Controller of H. M. Stationery Office, Crown Copyright Reserved. DPDS Consulting Group, 5, Devezes Road, Old Town, Swindon, Wiltshire. Licence N° AL100018937

SWINDON
 Old Bank House,
 5, Devezes Road,
 Old Town, Swindon,
 Wiltshire, SN1 4BJ
 Tel: 01793 - 610222

BRISTOL
 Trym Lodge,
 1, Henbury Road

DPDS
CONSULTING

01793 610222
 01177 310120
 7, The Courtyard
 The Park, Cricklade
 100, Westcott Road
 Swindon
 SN1 4BJ
 Wiltshire, UK

Town Planning
 Development
 Environmental
 Landmark Design
 Project Management

APPENDIX 1



APPENDIX 1

NOTES

- 1 No deviation may be made from the details shown on this drawing without prior permission of the architect. Any discrepancy found on site should be referred immediately to the architect. IF IN ANY DOUBT ASK.
- 2 No dimensions should be scaled from this drawing.
- 3 This drawing is to be removed from circulation as soon as a revised version is issued.
- 4 The contractor must check the existing construction on the site prior to the commencement of the works.
- 5 All rights described in chapter IV of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

REVISIONS

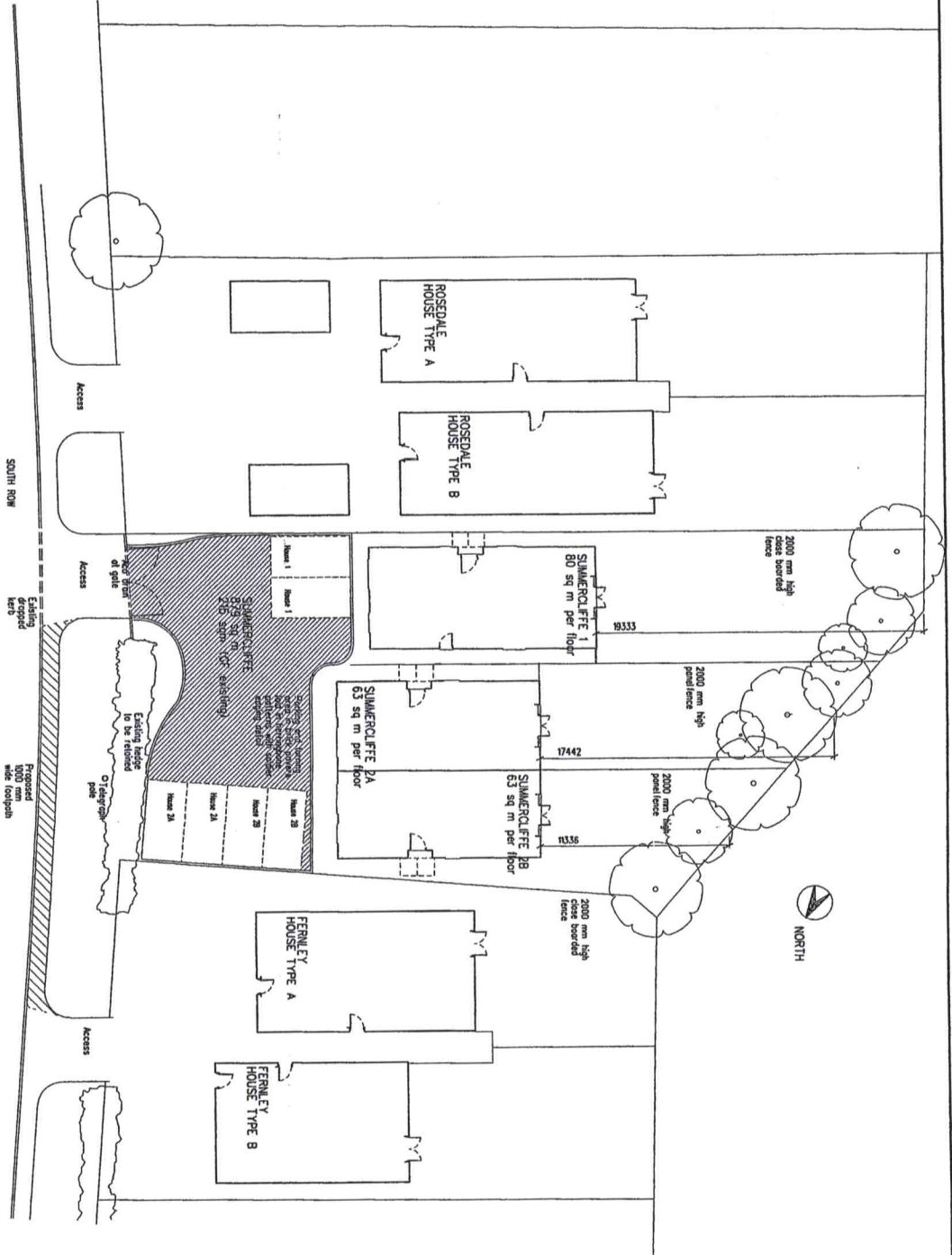
date

VALE OF WHITE HORSE DISTRICT COUNCIL
14 OCT 2005
CORPORATE URBAN SERVICES

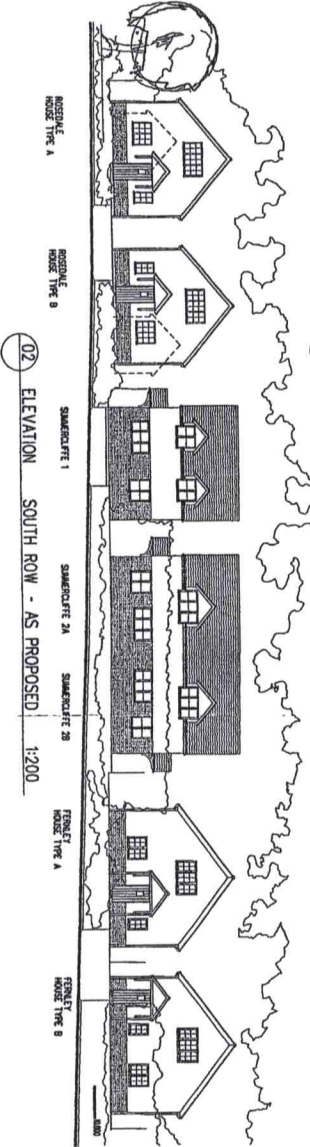
Ifor Rhys Ltd

architect environmental designer
landscape and interior designer
Lower Barn, 4 Benham Road, Harpsfield,
Oxford OX33 3JG (01865) 874112
Fax: Oxford (01865) 246148
E-mail: ifor@iforrhys.com

job:	Proposed development at Summercliffe, South Row, Chilton, Oxon
title:	Block Plan and Road Elevation As proposed
scale:	1:200
date:	October 2005
no:	JC.SMCCH 121



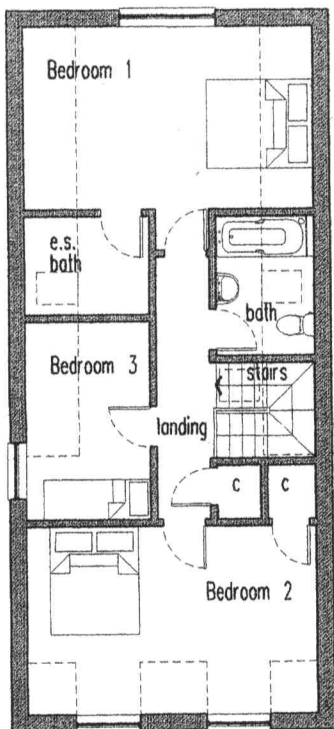
01 PLAN BLOCK - AS PROPOSED 1:200



02 ELEVATION SOUTH ROW - AS PROPOSED 1:200

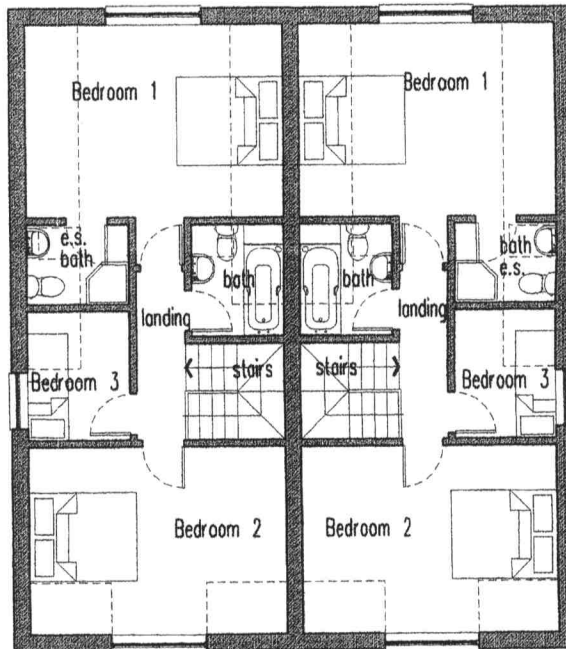
CH/17014/3

SUMMERCLIFFE 1



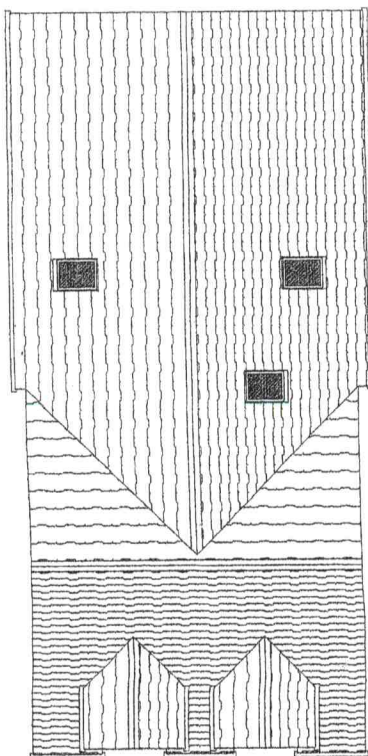
SUMMERCLIFFE 2A

SUMMERCLIFFE 2B



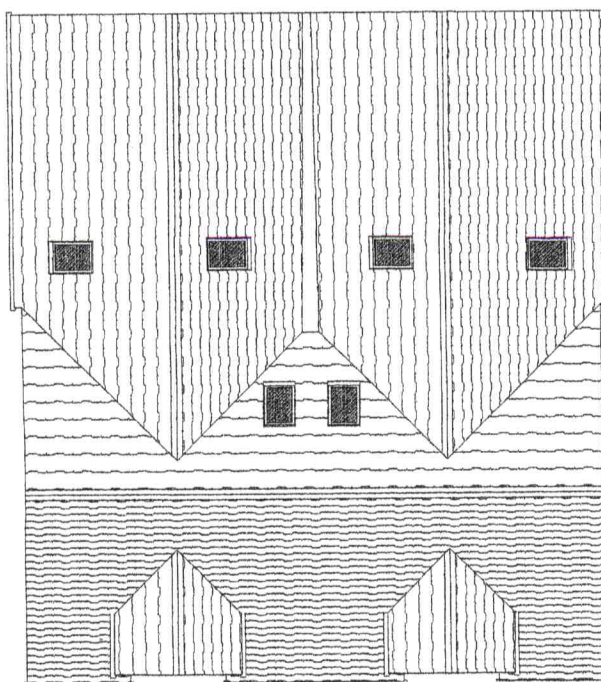
02 PLAN FIRST FLOOR - AS PROPOSED 1:100

SUMMERCLIFFE 1



SUMMERCLIFFE 2A

SUMMERCLIFFE 2B



03 PLAN ROOF - AS PROPOSED 1:100

NOTES

- 1 No deviation may be made from the details shown on this drawing without prior permission of the architects. Any discrepancy between this drawing and any other document should be reported immediately to the architect. IF IN ANY DOUBT ASK.
- 2 No dimensions should be seen from this drawing.
- 3 This drawing is to be removed from currency immediately a revised version is issued.
- 4 The contractor must check for existing construction on the site prior to the commencement of works.
- 5 All rights described in chapter of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

REVISIONS

date	

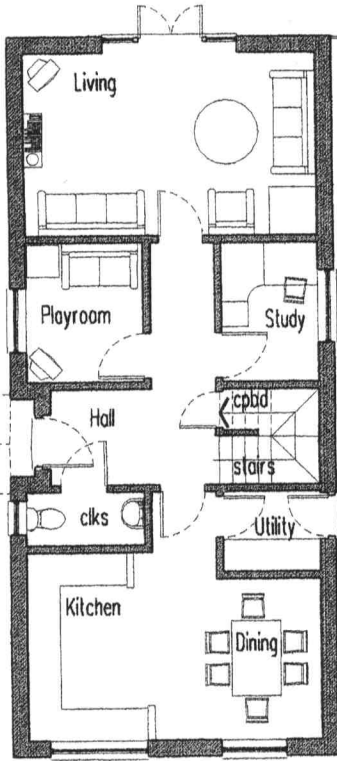
VALE OF WHITTON DISTRICT COUNCIL
14 OCT 2005
CORPORATE SERVICES

ifor Rhys Ltd
architect environmental design
landscape and interior design
Lower Barn, 4 Blenheim Road
Oxford OX33 1RY
Tel: Oxford (01865) 874112
Fax: Oxford (01865) 246149
E-mail: iforrhys@iforrhys.com

job:	Proposed development Summercliffe, South Chilton, Oxon
title:	Ground, First and Second Floor House types 1 and 2 As proposed
scale:	1:100
date:	October 2005
no:	JC.SMCCH 122

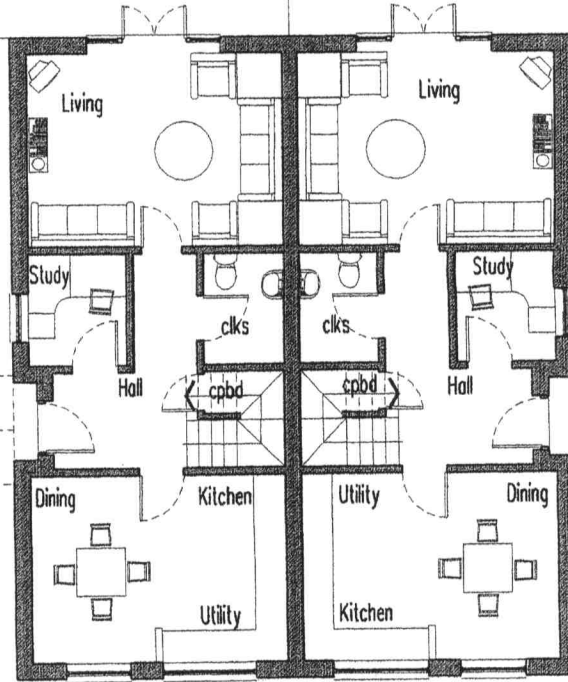
APPENDIX 1

SUMMERCLIFFE 1



SUMMERCLIFFE 2A

SUMMERCLIFFE 2B



House 1

House 1

SUMMERCLIFFE

House 2B

House 2B

House 2A

House 2A

02 PLAN

at ✓

**Application to demolish existing dwelling. Erection of three new dwellings.
Summerclife, South row, Chilton CHI/17014/3**

The Parish Council objects to the proposal for the following reasons:

1. Contrary to Policy H11 of the Local Plan

The Parish Council does not object to the replacement of the existing extended bungalow by two new dwellings, as in the Council's view the site could possibly, with suitable design, accommodate a further unit. However the expansion to three dwellings would lead to an unnecessarily cramped development which would irretrievably urbanise this end of an old village lane.

The development proposes 3 new dwellings within the built-up area of Chilton which is a smaller village, where the Local Plan states that new housing development will be limited to sites suitable for not more than 1 or 2 dwellings. It could be argued that the developer has recently built 4 houses on adjacent sites, so this proposal would in effect join these up to make a development of 7 houses. We are of the opinion that the proposed extent of the new development would infringe Chilton's smaller village status.

2. Objections of traffic and road safety grounds

The resulting increase in vehicular traffic (at least 6 cars plus visitors) would increase the dangers for pedestrians and cyclists and place even more on-street parking pressure on a lane unsuited for such expansion. The parking space delineated would not permit likely additional cars to be accommodated without obstructing the off-street turning area or neighbours' own parking spaces.

Being an old lane, much of South Row does not have a pedestrian footpath, and this is especially an issue where the lane narrows between steep banks south of the proposed development as the lane exits towards Main Street. As the Chilton Road Safety Group report has pointed out, in this respect South Row is unlike the other pavement-lacking village roads of Church Hill and Lower Road, and pedestrians are forced to use the centre of the road for entry or exit to any property in Hill Piece, South Row or the private roads off South Row. There are a significant number of households involved (>60) including Housing Association flats and private properties occupied by many elderly residents, and several households from which schoolchildren walk to Chilton primary School with their parents. Access is already difficult at times for emergency services vehicles.

In 1996 the VWHDC strenuously opposed a proposal to build houses on a field between The Orchids and the A34. One of the reasons for opposing the proposal was that the road system, including South Row between The Orchids and Main Street, was substandard and unable to take extra traffic. This objection also applied to Lower Road.

Since then, in common with national trends, traffic from existing residential development in Hill Piece, South Row and the private roads opening off South Row have increased due to rising increased private vehicle usage. Moreover, the four new houses referred to above plus a new house in Elderfield Crescent have led to a further net increase of vehicular traffic 3 more dwellings using this substandard road system. The current proposal is for a further net increase of 2 dwellings, making a total of five new dwellings using a road that VWHDC argued was unable to accommodate extra traffic in 1996. We believe this to be excessive.

3. Design issues, including crime prevention and visual impact

Policy DC1 of the Local Plan states that design should take into account local distinctiveness and character either in a modern or a traditional interpretation. In this connection the roofs should be clay tiles. Simply because the existing tiles on Summercliffe are Redland Renown roof tiles is not a relevant argument, because this would simply be perpetuating past mistakes, rather than introducing better design standards than have been employed in previous developments in the vicinity.

The roofscape view from South Row would be especially prominent in the proposed layout compared to the neighbouring houses built by the applicant (which are gable end on to the road). Therefore it is essential that a vernacular material is used. Facing brick should match the

indigenous material of the area and could for example include flints set in mortar, as has been so successfully used in new housing in Crowmarsh Gifford.

Policy DC3 of the Local Plan states that the design and layout of new buildings and the spaces around and between them must be arranged to increase security and deter crime. The layout constraints imposed by the desire to squeeze in an extra property has led not only to having to resort to an inordinate number of rooflights (9 in total) to avoid overlooking adjacent properties but also to the location of the front doors of the properties at the side and opening onto 2m high wooden fences just 1 metre away. This will provide ample concealment for thieves to break into the properties without being seen, especially as they would be concealed behind any cars parked in the parking spaces.

Liz Morris

Clerk to the Parish Council

Please Reply to: Swindon
 Our Ref: SDW/C2696
 Your Ref: 6 December 2005
 Date:

Geraldine LeCointe
 Team Leader (South)
 Environmental Services Directorate
 Vale of White Horse District Council
 P O Box 127
 Abbey House
 Abbey Close
 ABINGDON
 Oxon OX14 3JE

Dear Geraldine

Demolition of dwelling and erection of 3 dwellings and associated parking spaces, "Summercliffe", South Row, Chilton, Oxon (application ref. CHI/17014/3)

I refer to the above application and to the consultation responses you have received from the local highway authority, an adjoining neighbour and Chilton Parish Council. My comments on the points raised are as follows.

1. Local Highway Authority

- Provision of footway link into existing network along frontage. This is indicated on submitted plan no. JC.SMCCH 121 and my client is willing to accept a condition to that effect.
- No gates to be installed to the vehicular access. A condition preventing this would be acceptable to my client.
- Boundary hedging to be trimmed to prevent overhanging of highway. My client sees the need to preserve sight lines, but I consider it is the local highway authority's responsibility to carry out work on or over highway land.
- Given the significant development in the vicinity is this sustainable? It is not clear what point the local highway authority is making here. The proposal is within the built-up area of the village where the Council's adopted policies allow modest amounts of housing development such as this. Even allowing for neighbouring development the total net gain of dwellings would be only four.

Cont'd...



Development Planning & Design Services Group Ltd

Group Managing Director:
 L.M. Durrant FRICS, Dip TP, MRTPL, MInstD.
 Directors:
 T.A. Gasho, BA (Hons), MA, MRTPL
 Company Secretary:
 Heather Davis FMAAT
 Company Registration N° 1907269

**Subsidiary Companies:
 Development Planning & Design Services Ltd**

Directors:
 G.A.B. Curtis Dip TP, MRTPL
 L.M. Durrant FRICS, Dip TP, MRTPL, MInstD.
 T.A. Gasho, BA (Hons), MA, MRTPL
 G.M. Smith, BSc (Hons), MRTPL
 P.F. Thak, BSc (Hons) Dip TP, MRTPL, MInstD.
 Associate Directors:
 S. Smith, BA (Hons), MRTPL
 S. Williams, BA (Hons), Dip TP, MRTPL
 R. Lines, BA (Hons), PGD, Dip LD, ARMA
 F. Jury, BA (Hons), BTP, MRTPL
 Company Registration N° 2081708

DPDS Regional Ltd

Directors:
 M. Cragg, BSc, Dip TP, MRTPL
 L.M. Durrant FRICS, Dip TP, MRTPL, MInstD.
 D. McCallum BA (Hons), MPA, MRTPL
 A.L. Parris, Dip TP, MRTPL, MInstD, FFo
 P.F. Thak, BSc (Hons) Dip TP, MRTPL, MInstD.
 Associate Director:
 J. Thomas, BA (Hons), DMS, MRTPL
 K. Hodgson, BSc (Hons), Dip LD, MA, MRTPL
 Company Registration N° 2521089

DPDS Architecture Ltd

Directors:
 L.M. Durrant FRICS, Dip TP, MRTPL, MInstD.
 N. Hartman, BA (Hons), Dip Arch (Hons), RIBA
 Associate Directors:
 M. Howland, Dip Arch, MA, RIBA
 N. Moore, BA (Hons), B. Arch, RIBA, ARB
 R. Plackett, BA Dip Arch, RIBA, FRSA
 Landscape Consultants:
 P.M. Griffiths, BSc (Hons), M LL
 Company Registration N° 2537191

Registered Office of All Companies:

Old Bank House, 5 Devizes Road,
 Old Town, Swindon,
 Wiltshire, SN1 4BJ.

www.dpds.co.uk

Swindon
 Old Bank House
 5 Devizes Road
 Old Town Swindon Wiltshire
 SN1 4BJ
 Tel: 01793 - 510222
 Fax: 01793 - 512436
 email: dpds.swindon@dpds.co.uk

Bristol
 Trym Lodge
 1 Henbury Road
 Westbury-on-Trym
 Bristol BS9 3HQ
 Tel: 0117-3101-355
 Fax: 0117-3101-354
 email: dpds.bristol@dpds.co.uk

Crawley
 7 The Courtyard
 East Park Crawley
 West Sussex
 RH10 6AG
 Tel: 01293 - 616112
 Fax: 01293 - 616102
 email: dpds.southeast@dpds.co.uk

Derby
 100 Mansfield Road
 Derby
 DE1 3BT
 Tel: 01332-208332
 Fax: 01332-208333
 email: dpds.derby@dpds.co.uk



APPENDIX 3

Page 2
6 December 2005



Geraldine LeCointe
Team Leader (South)
Environmental Services Directorate

2. Occupier of "Rosedale"

- Loss of light to side living room, dining room and study. Firstly, "Rosedale" is to the south of the proposed "Summercliffe 1" dwelling and therefore the issue of sunlight loss does not arise. Secondly, the lounge window affected is a secondary opening, the principal source of light being French windows in the east elevation of "Rosedale". As result of the stagger between the two dwellings, this window would also receive some "round the corner" daylight from the west. Thirdly, the dining room and study are smaller, secondary rooms in the side elevation of the property, which are not likely to enjoy the same access to daylight as the principal windows in the property. Furthermore, any assessment should also take account of the effect of the existing property "Summercliffe" and the boundary treatment, a close-boarded fence. Moreover, the proposed South Row elevation shown on drawing no. JC.SMCCH 121 indicates that "Summercliffe 1" would have a lower slab level than "Rosedale", thereby further minimizing its impact on the latter.
- Rights of Light Act 1959. This is a matter of property law, not planning law, and the Council can have no role in any private dispute between two parties.
- Loss of light to front bedroom window. Again, loss of sunlight would not be an issue. Also, "Summercliffe 1" would project only 2m forward of the front elevation to Rosedale and the side elevations would be nearly 2m apart. Consequently, the angle between the corner of "Summercliffe 1" and the front elevation of "Rosedale", when measured from the edge of the bedroom window, would be about 40°. This relationship would not result in any material loss of daylight to the bedroom window. With regard to the foregoing points, I would like to draw attention, once again, the ODPM's *Planning Factsheet No. 3: Overshadowing*, which states:

"Houses...tend to be all shapes and sizes, at different distances from, and in unique orientation to, any neighbouring buildings. Housing land is scarce and valuable. No practical, reasonable and enforceable design standards have been devised which would allow the full use of land while guaranteeing retention of all daylight for every householder."
- "Summercliffe 1" would be built too close to my property. As noted above, the separation is nearly 2m and each property has its own side access. There is nothing untypical about this relationship between properties and there should be no planning objections in this case.

Cont'd...

Page 3
6 December 2005



Geraldine LeCointe
Team Leader (South)
Environmental Services Directorate

- Inadequate parking provision. The proposal would comply with the Council's car parking standards and the local highway authority considers the provision of 2 per dwelling to be sufficient.

3. Chilton Parish Council

- Three dwellings would lead to cramped development of the site. This objection is not borne out by the resulting street elevation shown on drawing no. JC.SMCCH 121. It shows that the spacing between the dwellings along this part of South Row is consistently around 2m or more between the main side elevations. The bulk and massing of the proposal would also be consistent with the existing dwellings. I should also point out that the density is at the lower end of the PPG3 range (30 dph), which is consistent with Local Plan guidance that seeks to make the best use of land.
- Local Plan limits housing to sites suitable for not more than 1 or 2 dwellings. Whilst 3 dwellings are proposed, there would be a net gain of only 2. The draft Local Plan guidance alluded to is Policy H11, which has attracted a number of objections and therefore it cannot be accorded much weight. Instead, in accordance with s38(6) of the 2004 Act, Policy H5 of the adopted Local Plan carries more weight. It states that infilling and minor development and redevelopment is acceptable, provided it is compatible with the size, form and character of the village. I have demonstrated above that the proposal would not be out of character with its surroundings.
- Objections on traffic and road safety grounds. Firstly, it should be emphasised that the local highway authority has given the proposal a clean bill of health as far as highway safety is concerned. Secondly the access and parking spaces are sufficient in terms of number and dimensions to allow residents to park safely off the street and to enter and leave the public highway in forward gear. A 1m footway would be provided in front of the development, which would enhance public safety and complement the existing footway on the other side of the road. The general increases in traffic that the Parish Council refers to has not, as far as I am aware, led to congestion in the village, the technical capacity of any of the roads being exceeded or any interference with the safe and free flow of traffic.

Cont'd...

Page 4
6 December 2005



Geraldine LeCointe
Team Leader (South)
Environmental Services Directorate

- Design Issues. With regard to materials, this could be subject to a condition and client is happy to consider the requirements of the local planning authority in this regard. On the question of the disposition of the roof planes, the contrast between the current proposal and the recent developments on either side would add to interest to the street scene without introducing any unduly over-dominant built form. I stress again that the bulk and massing of the new dwellings would be consistent with their neighbours. The site is not within a Conservation Area and there is a mixture of mainly modern suburban styles. In this context it is not considered that flints in mortar would be a necessary design feature in this particular locality. The proposed rooflights would not be visible from the public domain and as such they are unobjectionable. If added at a later date they would constitute permitted development, which gives a good idea of their true significance. Finally, it is not considered that side entrances, which again are a fairly common arrangement, would necessarily encourage crime.

In conclusion, I consider that the proposal complies with the relevant local and national policies for housing and there are no sound planning reasons why permission should not be granted. I trust that you are now in a position to make a favourable recommendation, but if you have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in cursive script that reads 'Shaun Whitfield'.

Shaun Whitfield
Associate Director
Development Planning & Design Services Ltd

APPENDIX 3