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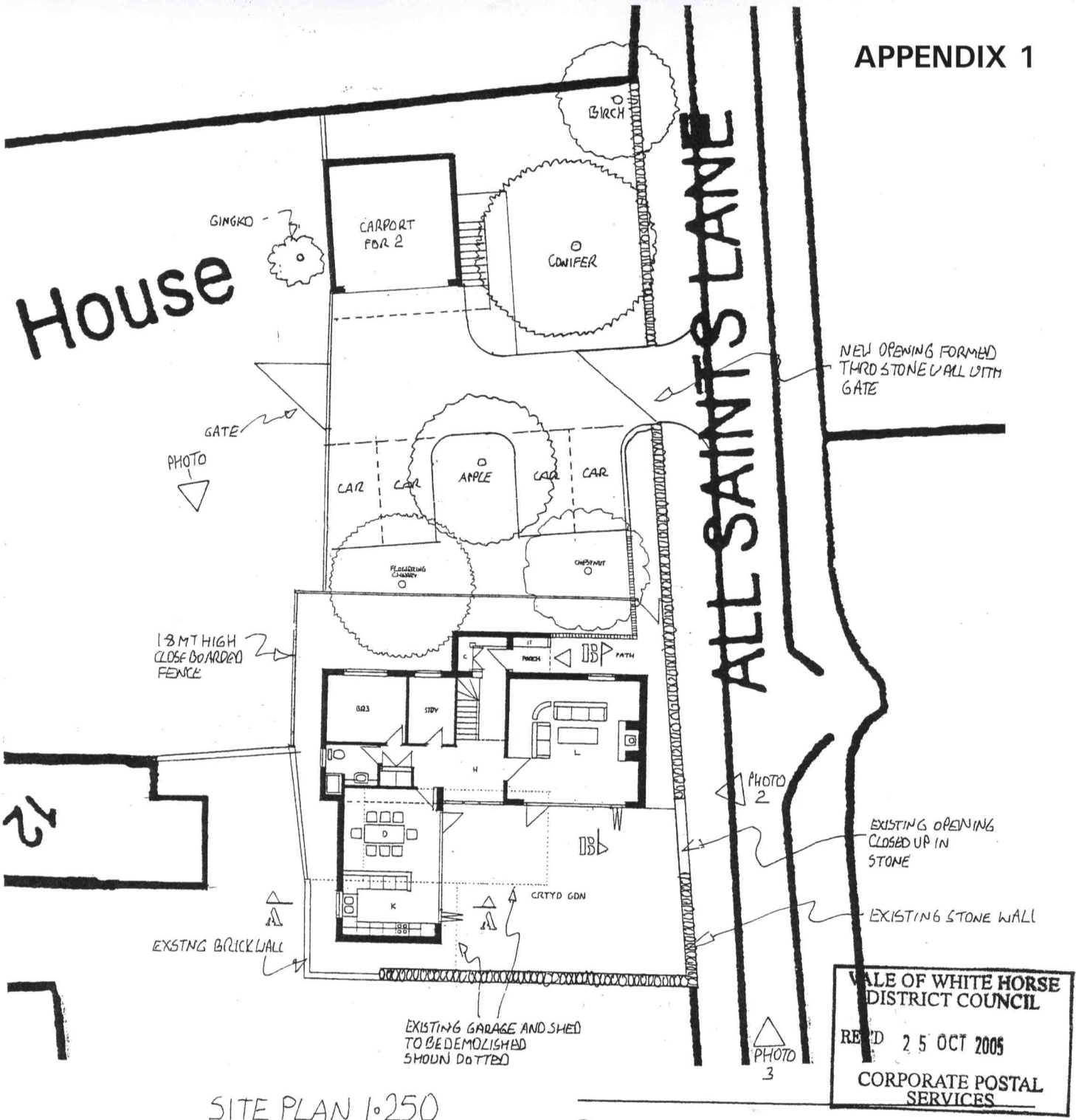
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16/12/98

1:1250

LOCATION PLAN



SITE PLAN 1:250

SUT/4403/5

D	
C	
B	
A	Date

GRAEME JONES **RIBA**

Unit 22 The Nursery Sutton Courtenay Abingdon Oxon
OX14 4UA UK Tel 01235 848046 Fax 01235 848047

Client **MS S CORNWALL**

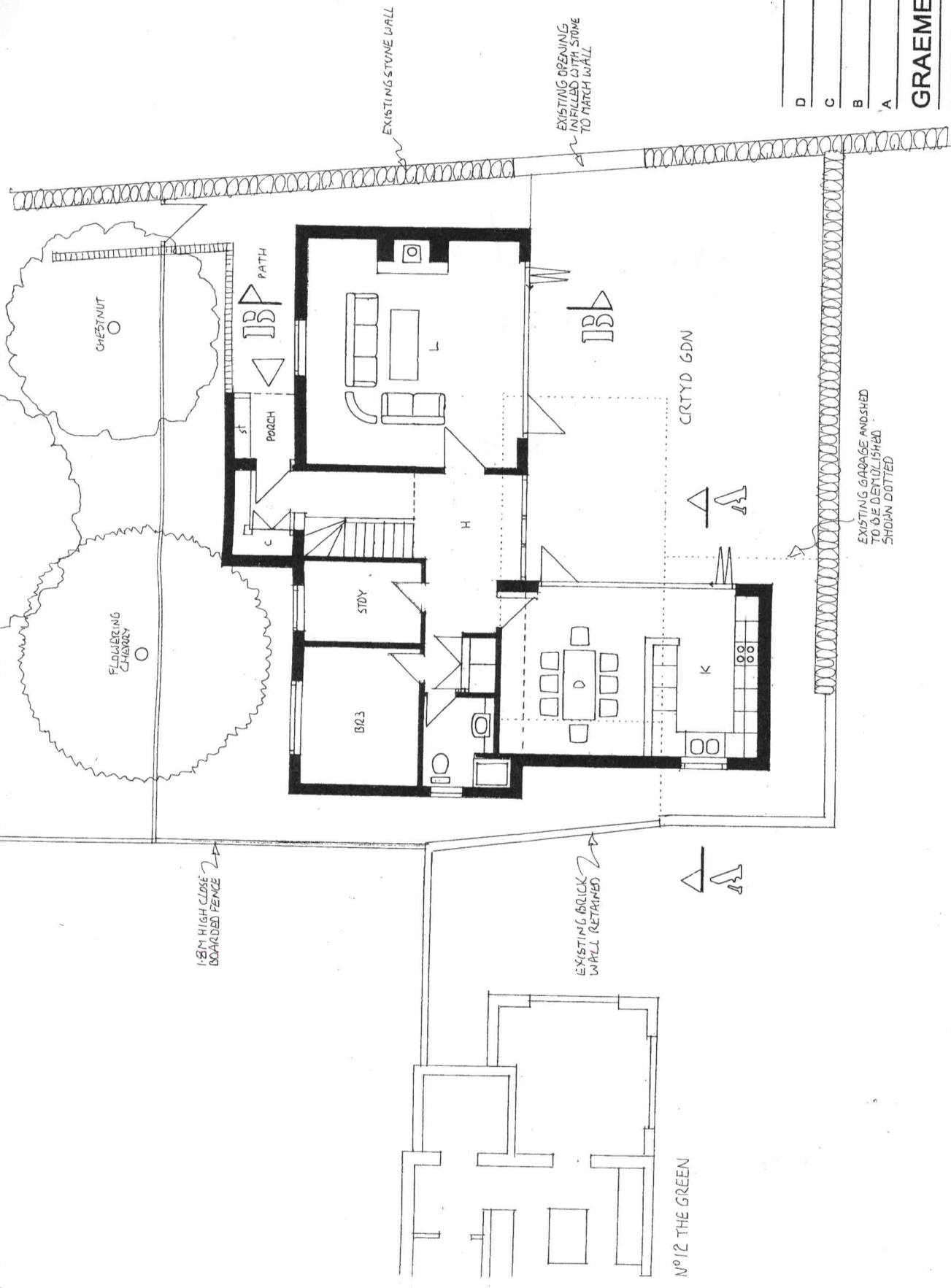
Project **NEW STONE COTTAGE** Ref **467/05**
BEKYNTON HOUSE

Drawing **LOCATION AND SITE** Ref **L.1**
PLANS

Scale **1:250 1:250** Date **11.10.05** Drawn **GRJ**

VALLE OF WHITE HORSE
 DISTRICT COUNCIL
 REC'D 21 OCT 2005
 CORPORATE POSTAL
 SERVICES

AP/BA
 Date _____
GRAEME JONES
 Unit 22 The Nursery Sutton Courtenay Abingdon Oxon
 OX14 4UA UK Tel 01235 848046 Fax 01235 448047
 Client **MS. S. CORNWALL**
 Project **NEW STONE COTTAGE IN THE GROUNDS OF BEKYNTON HSE** Ref: **67105**
 Drawing **GROUND FLOOR PLAN** Ref: **L. 2**



1.5M HIGH CLOSE
BOARDED FENCE

EXISTING STONE WALL

EXISTING OPENING
INFILLED WITH STONE
TO MATCH WALL

Nº 12 THE GREEN

EXISTING BRICK
WALL (RETAINED)

EXISTING GARAGE AND SHED
TO BE DEMOLISHED
SHOWN DOTTED

COURT GDN

CHESTNUT

FLOWERING
CHERRY

PATH

st

POORCH

STDY

BR3

H

TOILET

BATH

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

W.C.

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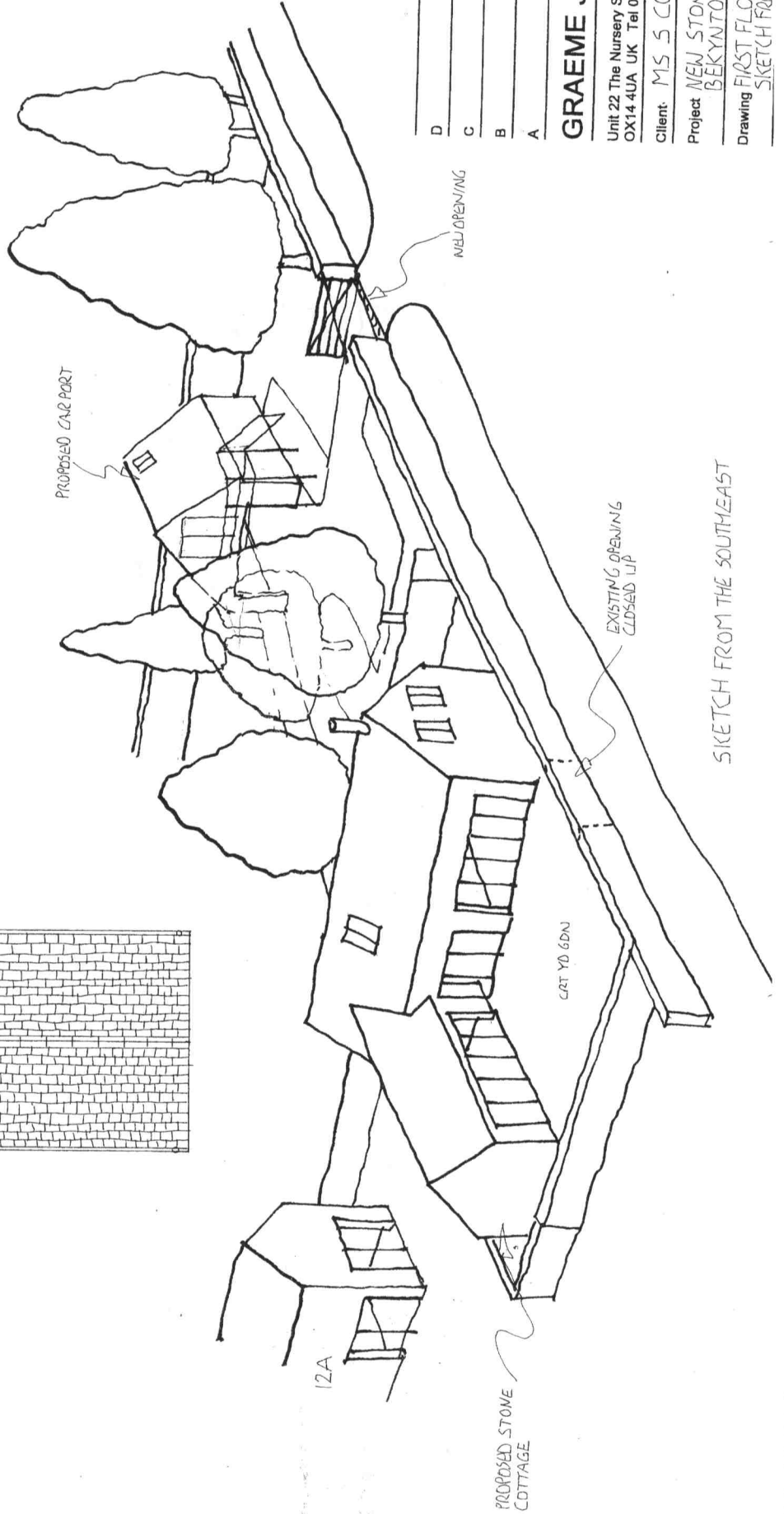
W.C.

W.C.

W.C.



FIRST FLOOR PLAN

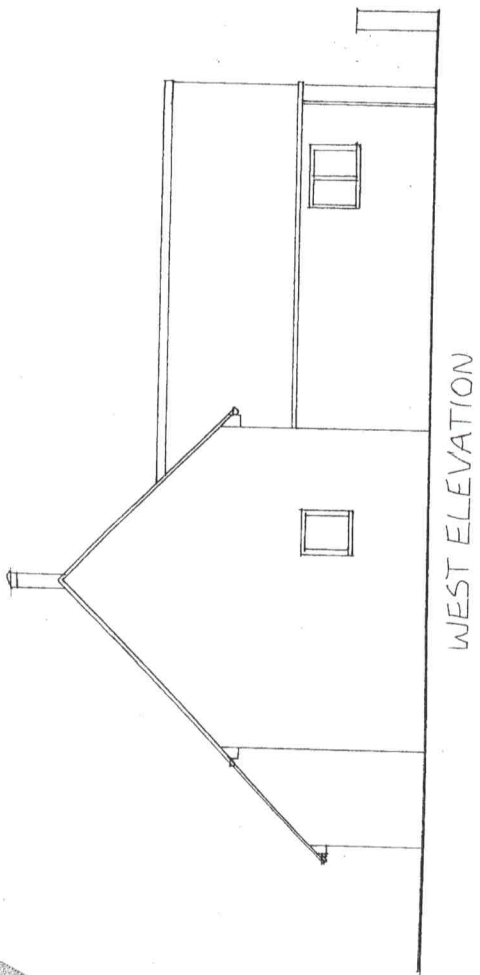


SKETCH FROM THE SOUTHEAST

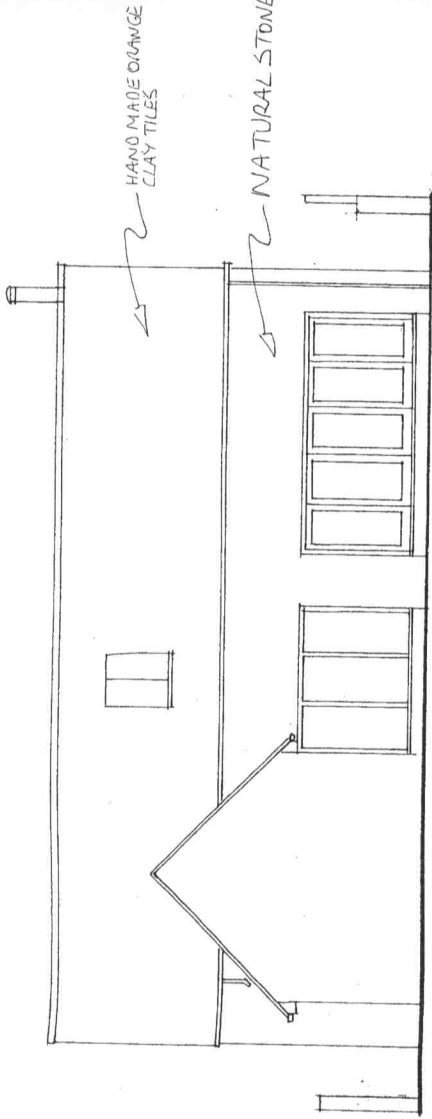
VALE OF WHITE HORSE
DISTRICT COUNCIL
RECEIVED 25 OCT 2006
CORPORATE POSTAL
SERVICES

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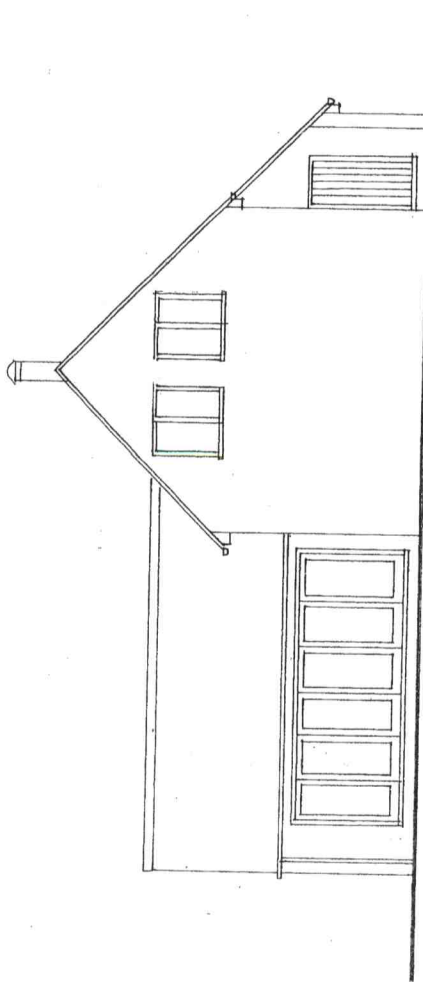
APPENDIX
Date _____
GRAEME JONES RIBA
Unit 22 The Nursery Sutton Courtenay Abingdon
OX14 4UA UK Tel 01235 848046 Fax 01235 848047
Client: **MIS S CORNWALL**
Project: **NEW STONE COTTAGE** Ref: **467/05**
BEKINTON HOUSE
Drawing: **FIRST FLOOR PLAN AND** Ref: **L.3**
SKETCH FROM THE SOUTHEAST



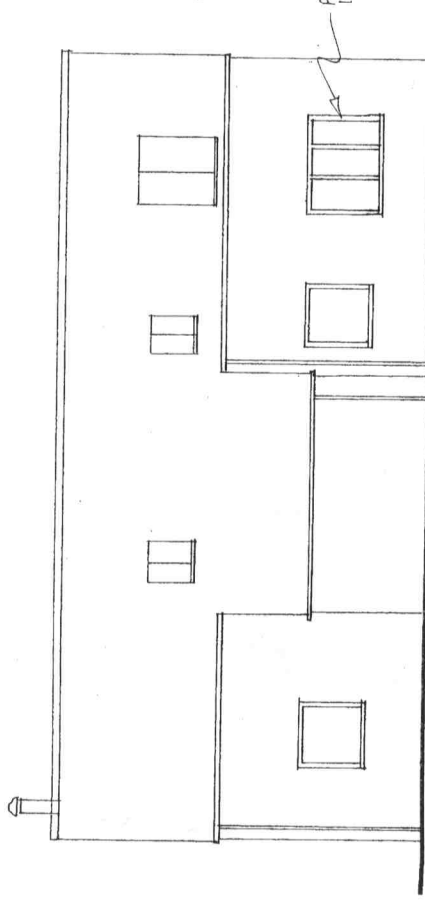
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

VALE OF WHITE HORSE
DISTRICT COUNCIL
REC'D 25 OCT 2005
CORPORATE POSTAL
SERVICES
POWDER COATED ALUMINIUM
HANDLES AND DOORS

B

A

Date

APRBA
RENDIX

GRAEME JONES

Unit 22 The Nursery Sutton Courtenay Abingdon, Oxon
OX14 4UA UK Tel 01235 848046 Fax 01235 8047

Client MS S CORNWALL

Project NEW STONE COTTAGE Ref 167105
DEKYNTON HOUSE

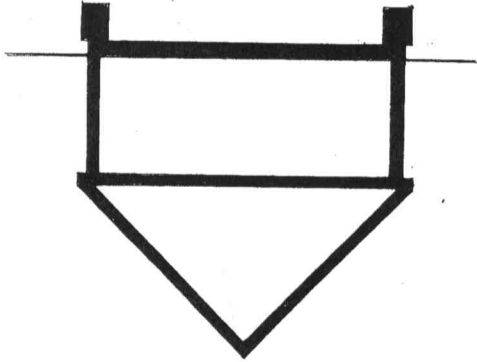
Drawing ELEVATIONS Ref L4

VALE OF WHITE HORSE
DISTRICT COUNCIL
RECD 25 OCT 2006
CORPORATE POSTAL
SERVICES

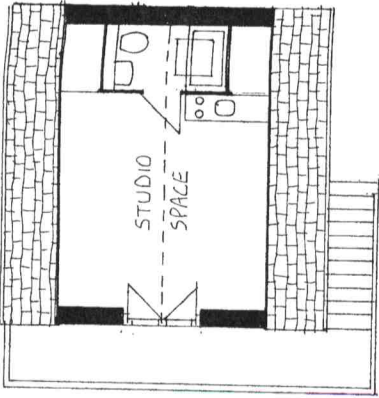
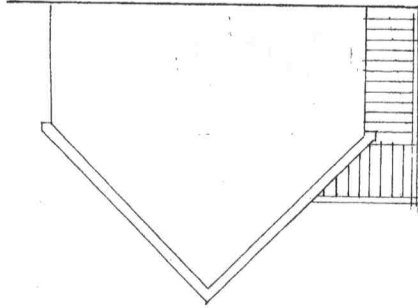
APPENDIX 1

D	
C	
B	
A	Date
GRAEME JONES	
Unit 22 The Nursery Sutton Courtenay Abingdon Oxon OX14 4JA UK Tel 01235 848046 Fax 01235 848047	
Client M S CORNWALL	
Project NEW STONE COTTAGE Ref 467/05	
BEKYNTON HOUSE	
Drawing CARPORT PLAN Ref L.6	
ELEVATIONS AND SECTION	
1:100	

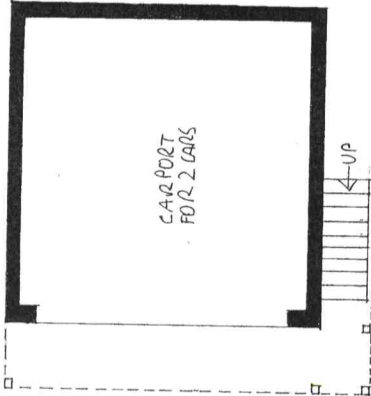
SECTION



NORTH ELEVATION



STUDIO SPACE

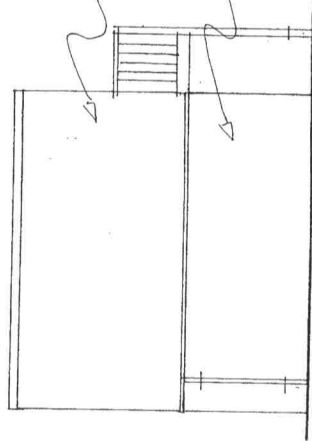


CARPORT FOR 2 CARS

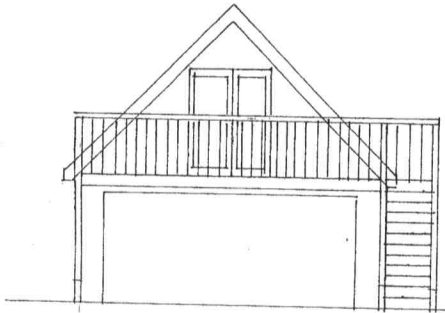
UP

HAND MADE ORANGE
CLAY TILES

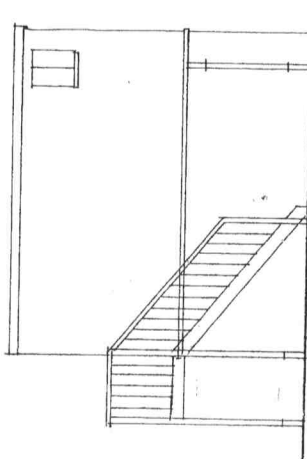
NATURAL STONE



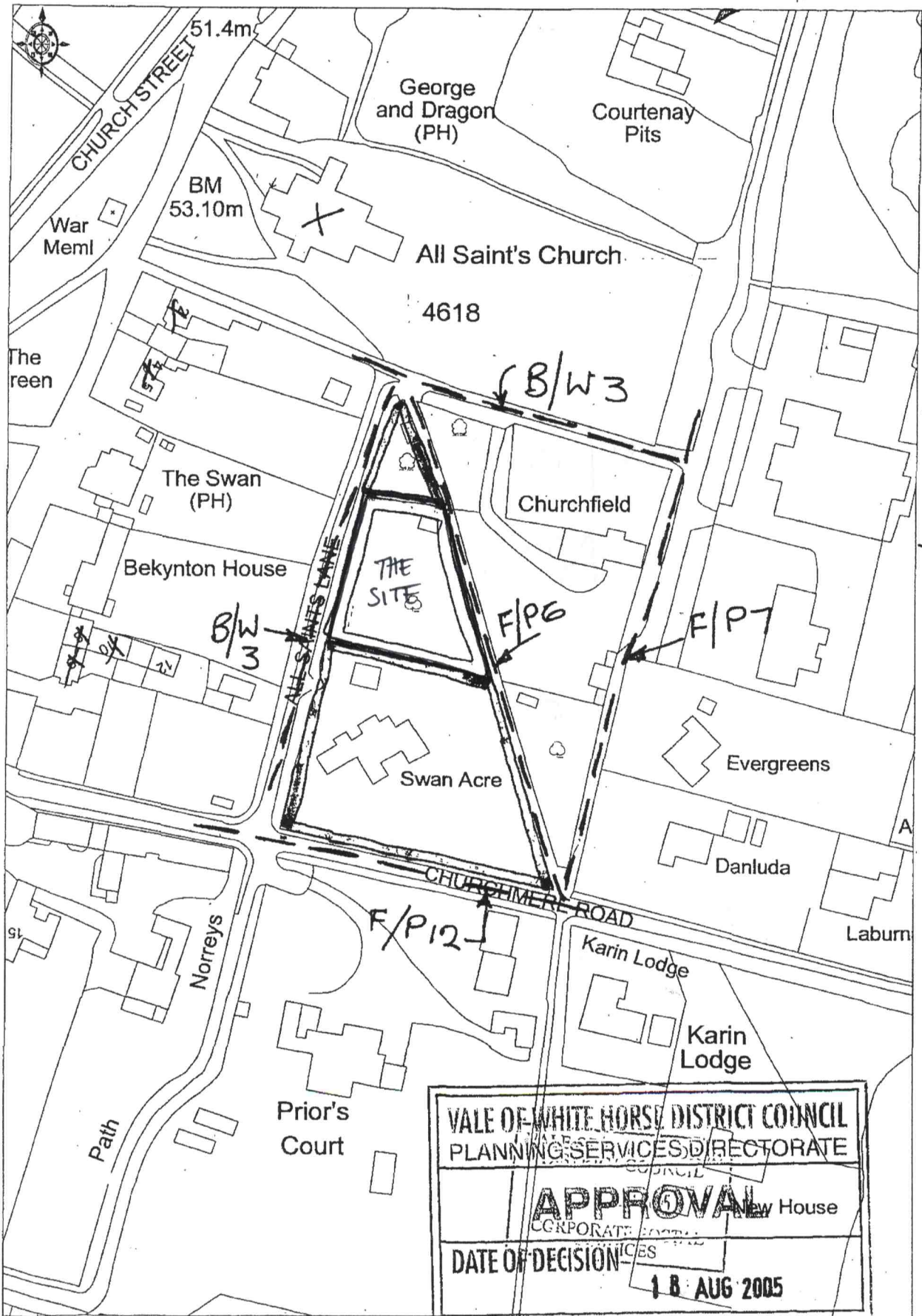
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SUT/3665/S-X

VALE OF WHITE HORSE DISTRICT COUNCIL
 PLANNING SERVICES DIRECTORATE
APPROVAL
 CORPORATE HOUSING
 DATE OF DECISION: 18 AUG 2005

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PREVIOUS OUTLINE APPROVAL

APPENDIX 2

MAY 1999

VALE OF WHITFORD PLANNING AND ENGINEERING

All Sa

APPROVAL

DATE OF DECISION

25 MAY 1999

22.7

56

ALLOW FOR NEW DRAIN SERVING HOUSE AND STUDIO

NEW GARAGES WITH ARTIST STUDIO ABOVE

EXISTING GARAGES TO BE DEMOLISHED

THE SITE

NGW MH

SADDLE CONNECTION

ALLOW FOR WATER ELEC & TELEPHONE SERVICES TO BE BROUGHT FROM HOUSE

4/5 THE GREEN

L.A. DRAIN

Red

Swan H)

THE SWAN PH

PREVIOUS APPROVAL FOR GARAGE

APPENDIX 2

Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Ms. L. Hudson,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JN



15th November, 2005

Dear Ms. Hudson,

**SUT/4403/5 Demolish garage and shed. Erection of three bed dwelling with detached car port. New opening in stone wall, infill existing.
Beckynton House, 7 The Green, Sutton Courtenay
Applicant: Ms. S. Cornwall**

The Parish Council strongly objects to this application.

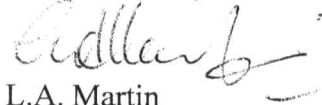
- 1) This development is in the rear garden of Bekynton House which is in a conservation area. The proposed development has tremendous impact on the special interest and character of the area and it does not preserve or enhance the appearance of the area. It appears squashed in with little land surrounding the house.
- 2) Development at this location would adversely affect the environment. The open garden to the rear of Bekynton House and the adjacent properties help to make a positive contribution to the conservation area.
- 3) Development on this site would set a precedent for further development in the conservation area on the Western side of the All Saints Lane at numbers, 2,4,5, The Swam Public House, and number 12. It would be the start of what could be intense development all along this side of the lane which would be unacceptable to the Church setting (a grade I Listed building) and the conservation area as a whole.
- 4) The Council too has concerns about the demolition of part of the existing stone wall to form a new access. This wall too forms part of the street scene and any alteration would have an impact on the conservation area.
- 5) Bekynton House is currently a bed and breakfast business. There are great concerns that 6 car parking spaces are not sufficient for a new dwelling, the existing large house and the regular visitors to the bed and breakfast. There is a car park adjacent to the Village Green, but this is provided for users of the Green, and visitors

to the "public buildings" such as the church. It's existence should not be considered for use by private dwellings or businesses to obviate the need to provide adequate parking facilities within the curtilage of their own sites.

6) The application is not just for one dwelling with a car port, but a dwelling, car port with extra living accommodation over. The Council objects to this extra accommodation which itself intensifies the use and density within the conservation area and could become a separate unit. The Council would remind you that the District Council, only a few months ago, refused a similar garage with external staircase and studio at 6 Abingdon Road, Sutton Courtenay.

In view of the above comments the Parish Council urges refusal of the application.

Yours sincerely,



L.A. Martin

Clerk to the Council

104
*Bekynton House
7 The Green
Sutton Courtenay
OXON OX14 4AE*

APPENDIX 4

Tel: 01235 848888 Mobile: 07973 887603

Ms L Hudson
Planning Services
Vale of the White Horse District Council
Abbey House
Abingdon
Oxon OX14 3JN

25 November 2005

Dear Ms Hudson,

Planning Application: SUT/4403/5

I am writing in relation to the above planning application and in response to the letter you have received from Sutton Courtenay Parish Council. I would like to address the issues they raised and correct a couple of points.

1. APPEARANCE

The proposed development has been carefully planned to enhance the appearance of the area – this is of particular relevance to me as I have lived at Bekynton House for 20 years and I intend to continue to live here.

The old wooden shed and garage, the only part of the property which is visible from outside the property, are leaning and the roof leaks, despite several attempts at re-roofing. It therefore seems sensible to remove the ugly old buildings and build something more attractive which would improve the appearance for the immediate neighbours.

The size and orientation of the new dwelling has been carefully planned to minimise the impact on the neighbouring properties at:

- 12 The Green
- Swan Acre
- Bekynton House

The new dwelling would have a single-storey North-South wing such that the roof would have less impact on 12 The Green than the existing shed and garage.

The East-West wing would have a first floor built into the roof, with Velux windows from the bath/shower rooms and one bedroom looking North, only the Velux window over the stairs would look South, but this would be sited high on the roof. The window in the East wall would look over All Saints Lane. Therefore no window would overlook the adjacent gardens.

I do not believe the house will appear at all 'squashed in', as there will be a very private, high quality, south-facing courtyard garden, onto which all the principal rooms (kitchen, dining room and living room) will open directly, through extensive glass doors.

2. GARDEN

As you mentioned yourself over the telephone on Friday last, on your first visit to site you were unable to see into the rear garden of Bekynton House, (hence your second visit to view the site from inside the garden). I therefore cannot understand how Sutton Courtenay Parish Council members can describe the garden to the rear of Bekynton House as 'open' as it is not visible from the outside, nor, therefore, can it be considered to 'make a positive contribution to the conservation area' except for the benefit of the residents of Bekynton House – ie me and my family – which benefit we would continue to enjoy.

The appearance of the immediate area around the old wooden shed and garage, the only part of the property which is visible from outside the property, will definitely be improved if planning permission is granted.

3. PRECEDENT/CHURCH SETTING

This development cannot be setting a precedent as approval has already been given for a new dwelling on the East side of All Saints' Lane (in the grounds of Swan Acre, which was once the orchard to Bekynton House). However, this had no impact on my thoughts, as I commissioned the architect's plans for this development before I was aware of plans for Swan Acre.

The proposed development would not be visible from the church and therefore does not affect the setting of the church.

4. STONE WALL

Regarding the demolition of part of the existing stone wall: Firstly, at present this stone wall is covered by foliage. Secondly the stone removed to make the new entrance would be used to fill in the existing gate, and thus the overall effect would simply be to move the entrance through the stone wall a little further down the lane.

In addition, we suggest stone walls for the house (a relatively expensive option) as this would complement the existing stone garden wall, which would be tidied up and exposed.)

5. PARKING

Bekynton House is currently used for some bed and breakfast guests, but usually only one or two rooms are occupied at a time, and not on every day of the week. (This is a secondary source of income.)

B&B guests have never parked at the rear of the property and indeed all visitors choose to park directly outside the front of Bekynton House, near the front door, (rather than take the long walk around Churchmere Road back to the main entrance on The Green), or at The Swan where they frequently take their evening meal.

Visitors only very occasionally park in the car park opposite (which I never recommend due the frequency of vandalism to cars in that area). Nevertheless I understood that the car park was for general use, and not for the exclusive use of the Church, the only non-business 'public building' in this area.

6. CAR PORT

The application is for one dwelling with a car port with a studio over.

If we were to build a new garage/studio to replace the old wooden buildings we would not choose to site it in the same corner of the garden due to:

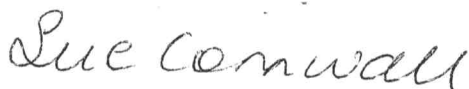
- the distance from Bekynton House
- the fact that it is out of site of the house, therefore less secure (we have already had a car and several tools stolen from the wooden garage.)

The studio over the car port was included for the use of my husband who is currently renting a workspace at number 118, Culham No 1 Site, (which has a toilet and small kitchen area). The proposed room over the car port would provide him with a quiet studio space where he could work in peace. An external rather than internal staircase would maximise the space available, not only within the studio but also for the cars below.

(The reference to a refusal for development at No 6 Abingdon Road confused me as planning permission was granted for the erection of 4 garages with accommodation above on 13 May 2004 – SUT/11933/9. In addition, their neighbours at Hünscot House, Abingdon Road, OX14 4NF have recently built a garage with an external staircase and a room on the first floor.)

I do hope you will consider the planning application favourably in the light of the above comments.

Yours sincerely,



Susan E Cornwall.

APPENDIX 4