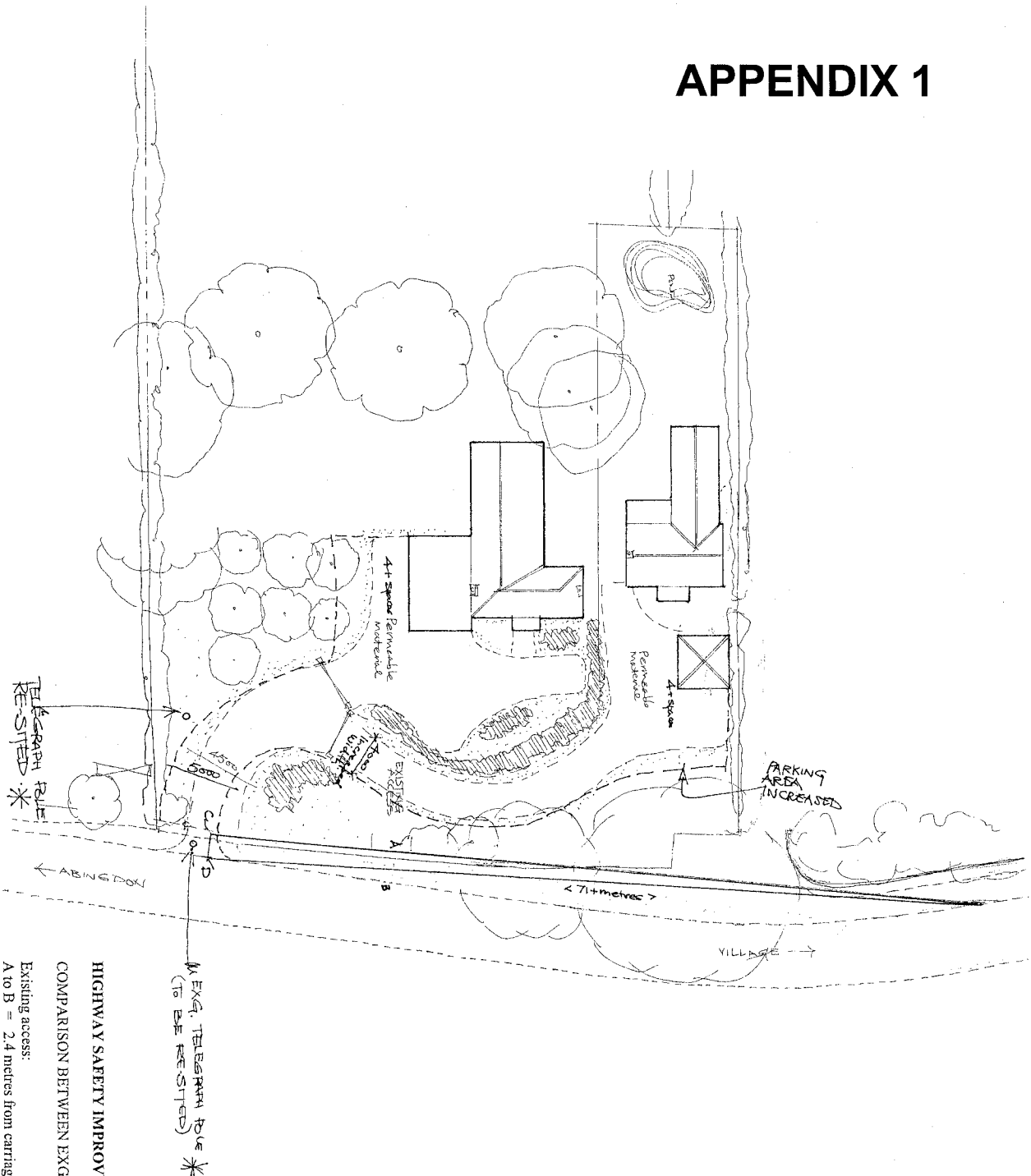


SUT/2124/1

APPENDIX 1

APPENDIX 1



HIGHWAY SAFETY IMPROVEMENTS

COMPARISON BETWEEN EXG & NEW ACCESSES:

Existing access:

- A to B = 2.4 metres from carriageway edge.
- B to E = 40 metres site line to south.

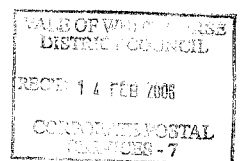
Proposed Access:

- C to D = 2.4 metres from carriageway edge.
- D to E = 71 metres site line to south.
- (Should 2.1 set back be used - where turning spaces are accounted for then c. 73+metres vision to south possible.)
- (Both accesses enjoy well over 100 metres site line to north)

Access revised to single 4.5 metres wide access.
 Splitting into two drives a minimum 10 metres inside site.
 Both dwellings to have vehicular turning spaces.

G. A. J. SOAME & ASSOCIATES
 Acre Cottage, Chapel Road, South Leigh,
 Witney Oxon. OX29 6UP
 Tel. No: 01993 772799

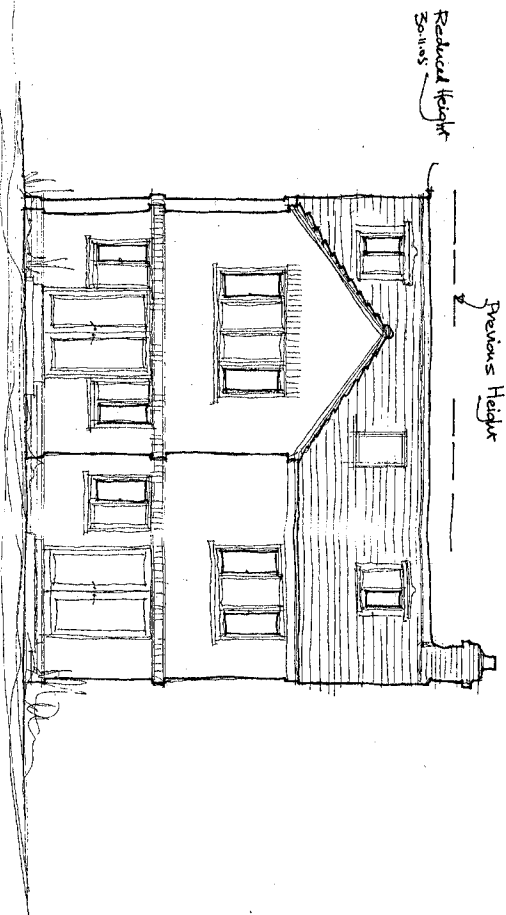
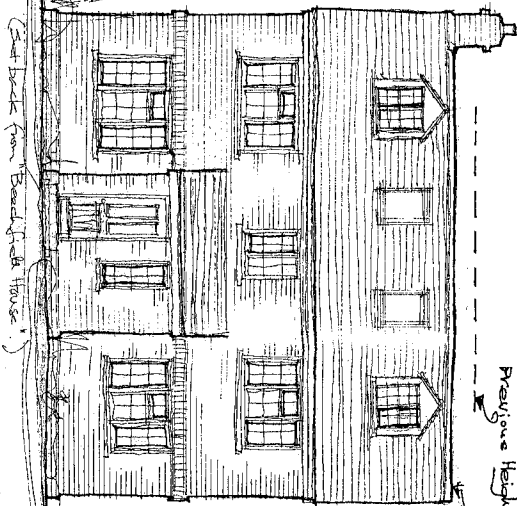
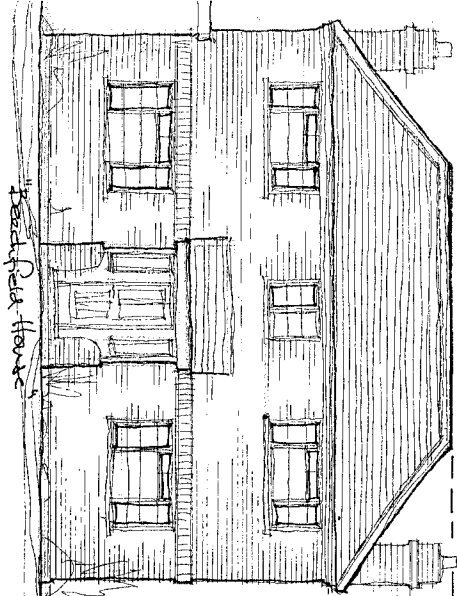
Client: BUCHANAN
 Scale: 1/400
 Date: 05.09.26
 Ref: 040912R2



REVISED 28.11.05 (IMPROVED VISION
 SPLAY SHOWN.)

Proposal: **INFIL DWELLING WITH ANNEXE AND DETACHED GARAGE,
 NEW DUAL POINT ACCESS TO SERVE EXISTING AND PROPOSED
 DWELLINGS, LAND AT BEECHFIELD HOUSE, ABINGDON ROAD,
 SUTTON COURTENAY. (REVISED LAYOUT PLAN) FINAL REVISION - SHOWS T.P.O. etc.
 08/02/06**

APPENDIX 1



FRONT ELEVATION, & RELATIONSHIP TO NEIGHBOURING PROPERTIES.

"The Poplars"

REDUCED HEIGHT (As Beechfield House) 30.11.05
 red facing bricks.
 grey concrete tiles.

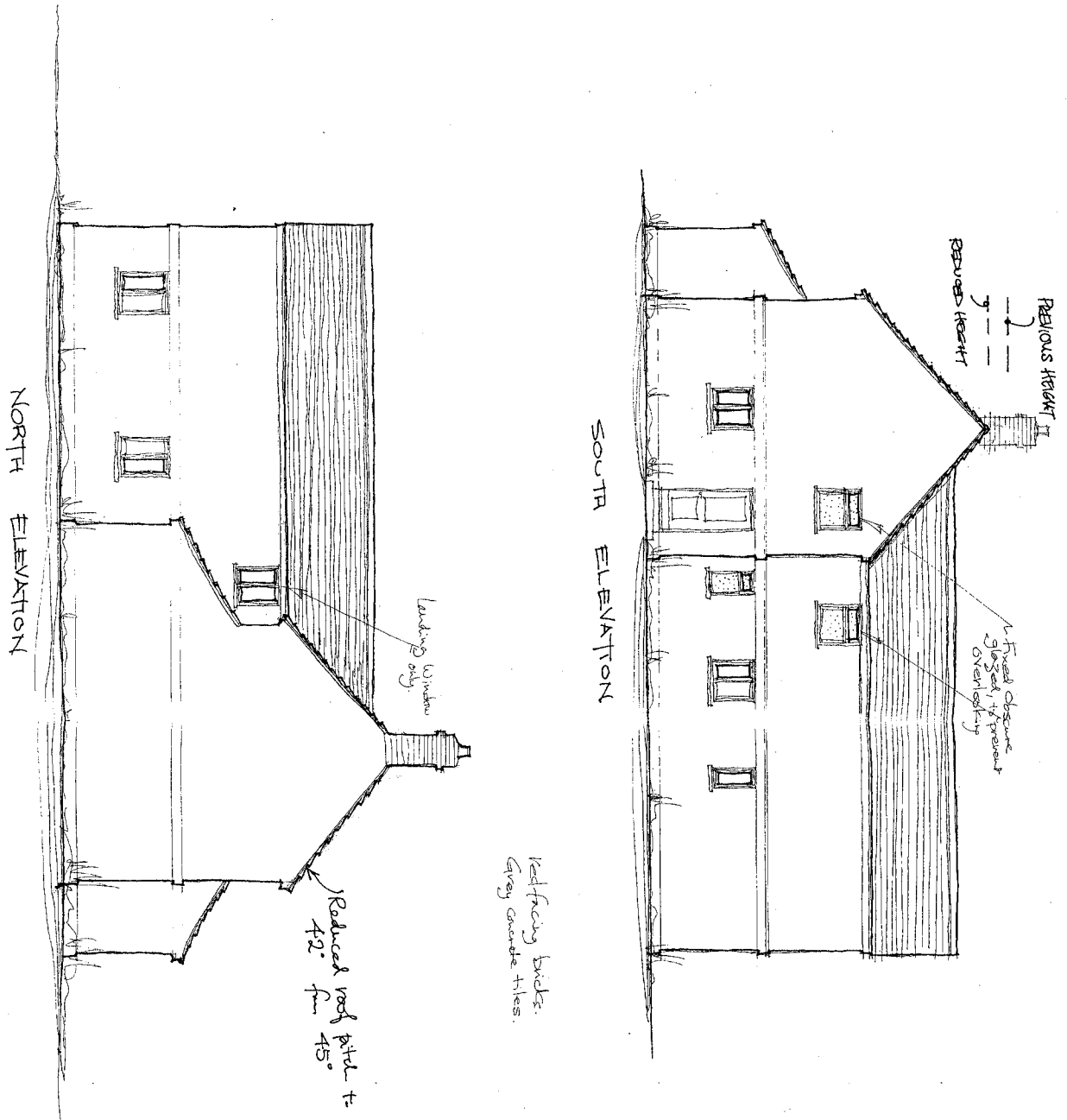
01/01/11

G. A. J. SOAME & ASSOCIATES
 Acre Cottage, Chapel Road, South Leigh,
 Witney Oxon. OX29 6UP
 Tel. No: 01993 772799

Client: BUCHANAN
 Scale: 1/100
 Date: 05.01.14
 Ref: 040914R
 30.11.05

Proposal: INFIL DWELLING WITH ANNEXE AND DETACHED GARAGE,
 NEW DUAL POINT ACCESS TO SERVE EXISTING AND PROPOSED
 DWELLINGS, LAND AT BEECHFIELD HOUSE, ABINGDON ROAD,
 SUTTON COURTENAY. (FRONT AND REAR ELEVATIONS)

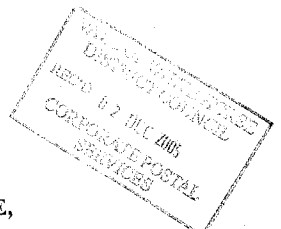
APPENDIX 1



G. A. J. SOAME & ASSOCIATES
 Acre Cottage, Chapel Road, South Leigh,
 Witney Oxon. OX29 6UP
 Tel. No: 01993 772799

Client: BUCHANAN
 Scale: 1/100
 Date: 05.01.17
 Ref: 040915R
 REVISED 20.11.05

Proposal: INFIL DWELLING AND ANNEXE AND DETACHED GARAGE,
 NEW DUAL POINT ACCESS TO SERVE EXISTING AND PROPOSED
 DWELLINGS, LAND AT BEECHFIELD HOUSE, ABINGDON ROAD,
 SUTTON COURTENAY. (SIDE ELEVATIONS)

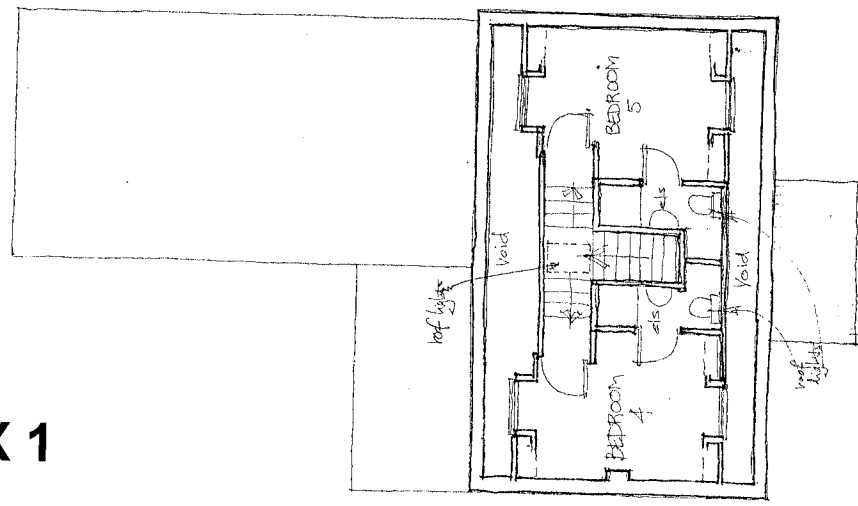


Client: BUCILANAN
 Scale: 1/100
 Date: 05.01.12
 Ref: 040913K
 REVISED 30.11.05

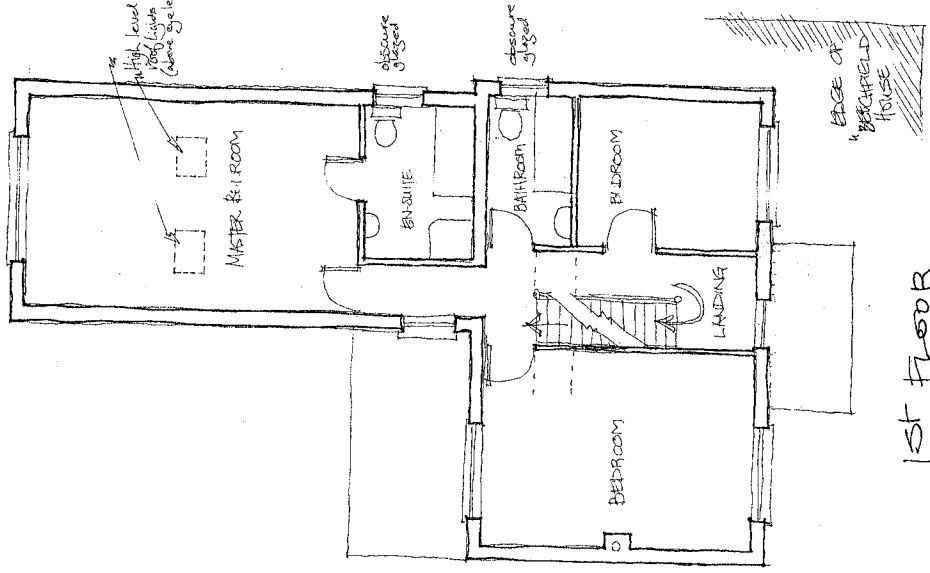
Proposal: INFIL DWELLING WITH ANNEXE AND DETACHED GARAGE,
 NEW DUAL POINT ACCESS TO SERV E EXISTING AND PROPOSED
 DWELLINGS, LAND AT BEECHFIELD HOUSE, ABINGDON ROAD,
 SUTTON COURTENAY.
 (PROPOSED DWELLING & ANNEXE FLOOR PLANS)

G. S. S. SOMME & ASSOCIATES
 Acre Cottage, Chapel Road, South Leigh,
 Witney Oxon. OX29 6UP
 Tel. No: 01993 772799

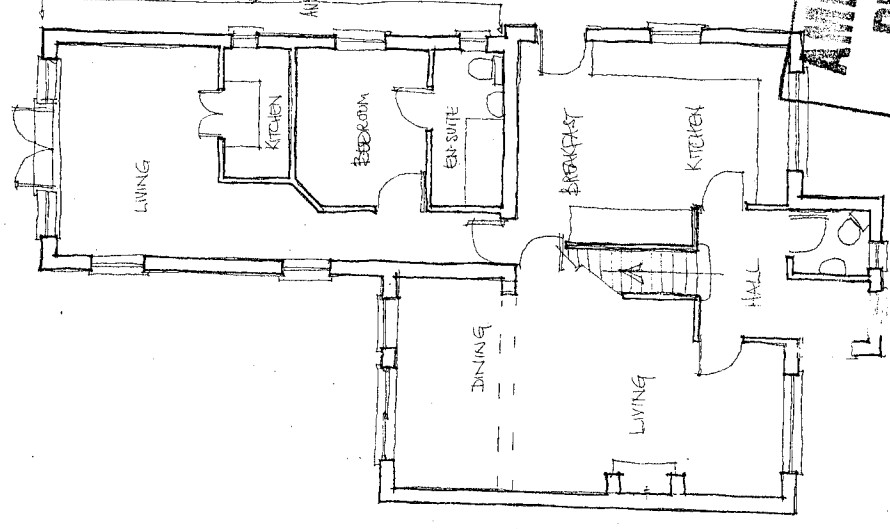
CONCEPTUAL DESIGN
 APPROVED BY THE
 ARCHITECTURAL BOARD
 21.01.12



2ND FLOOR



1st FLOOR



GD. FLOOR

ANNEXE PLAN
 The Annex

SUT/2.1241

BY SLIGHT REDUCTIONS THROUGH 3 LEVELS, +1.0° ROOF PITCH
 A REDUCTION OF 500MM (i.e. as BEECHFIELD HOUSE) IS ACHIEVED

APPENDIX 1

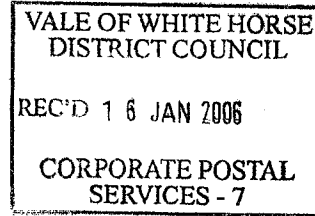
Sutton Courtenay Parish Council

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

Telephone/Fax: Frilford Heath
(01865 391833)

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

Mrs. G. Le Cointe,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JN



12th January, 2006

Dear Mrs. Le Cointe,

**SUT/2124/1 Erection of a detached dwelling with annexe and garage. New dual access to serve existing and proposed dwellings.
Beechfield House, Abingdon Road, Sutton Courtenay
For: Mr and Mrs Buchanan**

Thank you for agreeing to an extension of time for Parish Council comments, to enable this application to be put to the full Parish Council meeting.

The Parish Council objects to the application. Little alteration has been carried out to reduce the concerns of the Parish Council on the first application.

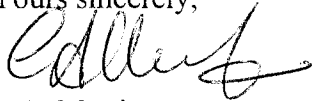
1. The height of the property has been reduced slightly with the slope of the pitch amended, but these alterations are insignificant to make a substantial impact on the design.
2. The property remains a three storey dwelling which is out of character with the existing adjacent development. In terms of scale and relationship to the adjoining buildings and open space the development is "squashed in" and adversely affects the open space attributes that make an important and positive contribution to the character of the locality. It is an extensive development on a relatively small scale site.
3. This 5 bed house does not have any garage accommodation as part of the application, yet if provided would appear to be to the front of any building line.
4. Paragraph 8.57 of the Local Plan refers to development only being permitted in the built up areas of the village, yet this application is not in the built up area, but located near the river Thames in a more open location.

APPENDIX 2

5. The Abingdon Road is already a very congested road being the main river crossing in the area and the route to the A415 and Abingdon. It is essentially a country road yet is used by large inappropriate vehicles. The Council is concerned by the potential increase in vehicle movements onto this crowded road near to traffic lights.

6. The village is currently experiencing problems with its sewage system, with it failing in places and surcharging. Thames Water has only recently been surveying the full length of the system with cameras to try and identify the problems. Further development would add to an already very full system.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L.A. Martin', written in a cursive style.

L.A. Martin
Clerk to the Council