

# APPENDIX ONE

The Cottage  
Church Lane  
Woolstone  
Oxfordshire  
SN7 7QL



Scale 1:1250

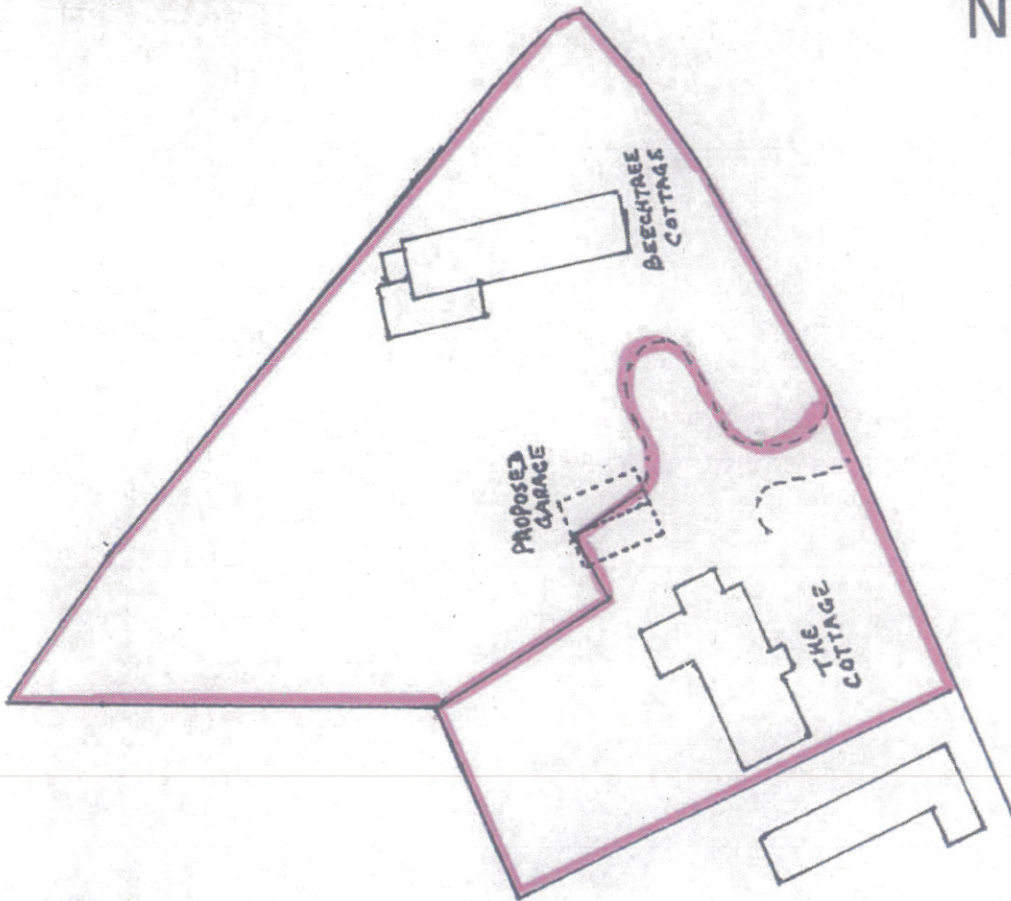


Site Location Plan

Lorall Road

The Cottage  
Church Lane  
Woolstone  
Oxfordshire  
SN7 7QL

Scale 1:500



OWNERSHIP PLAN 2

The Cottage  
Church Lane  
Woodstone  
Oxfordshire  
SN7 7QL

APPENDIX TWO 2 of 6

Beechtree  
Cottage



Scale 1:200

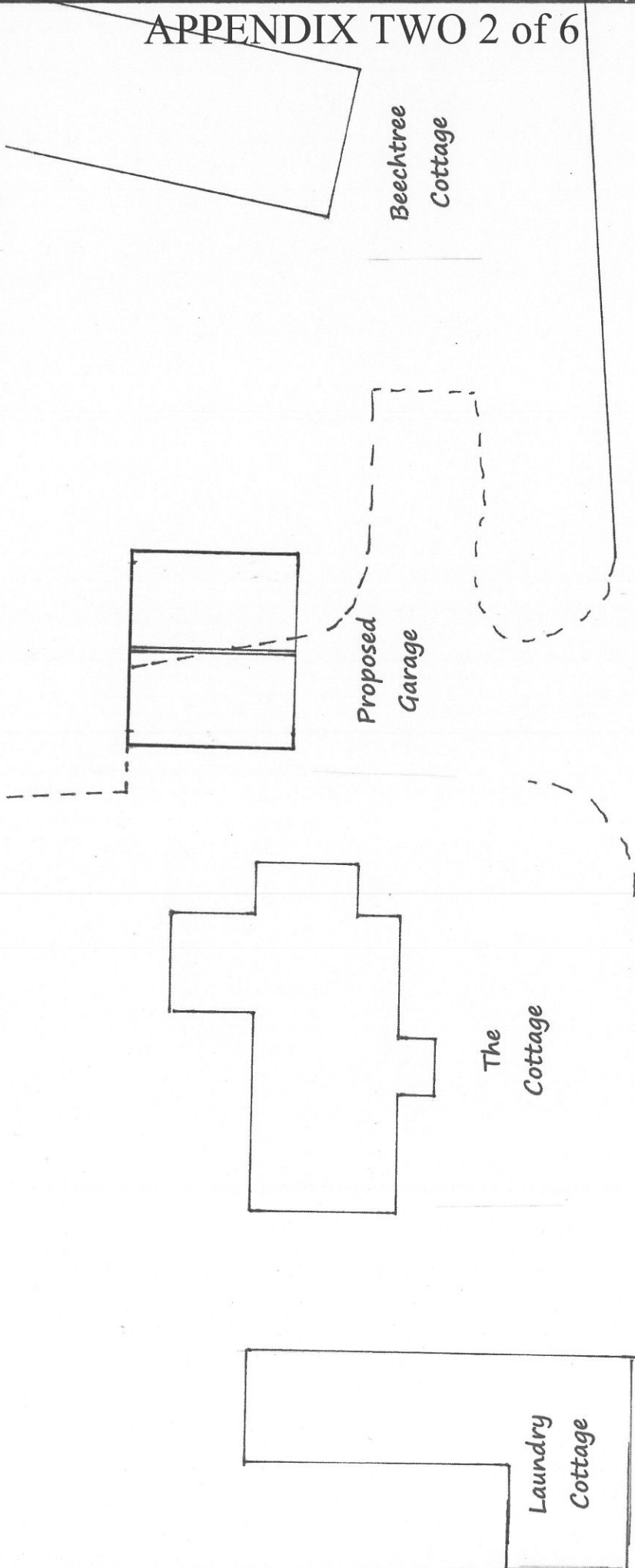
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Proposed  
Garage

The  
Cottage

Laundry  
Cottage

SITE PLAN



The Cottage  
Church Lane  
Woolstone  
Oxfordshire  
SN7 7QL

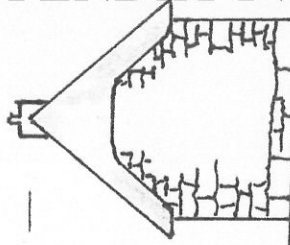
APPENDIX TWO 3 of 6



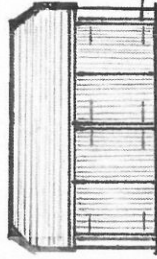
Scale 1:200

ELEVATIONS - Highway view

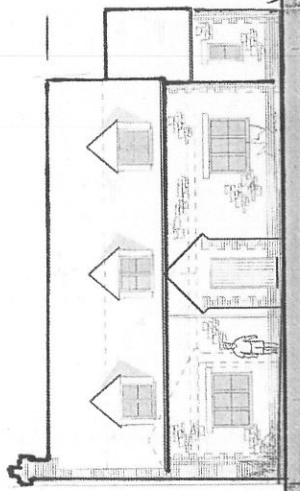
Beechtree Cottage



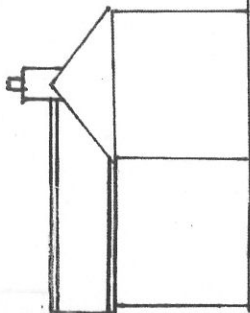
Proposed Garage



The Cottage



Laundry Cottage

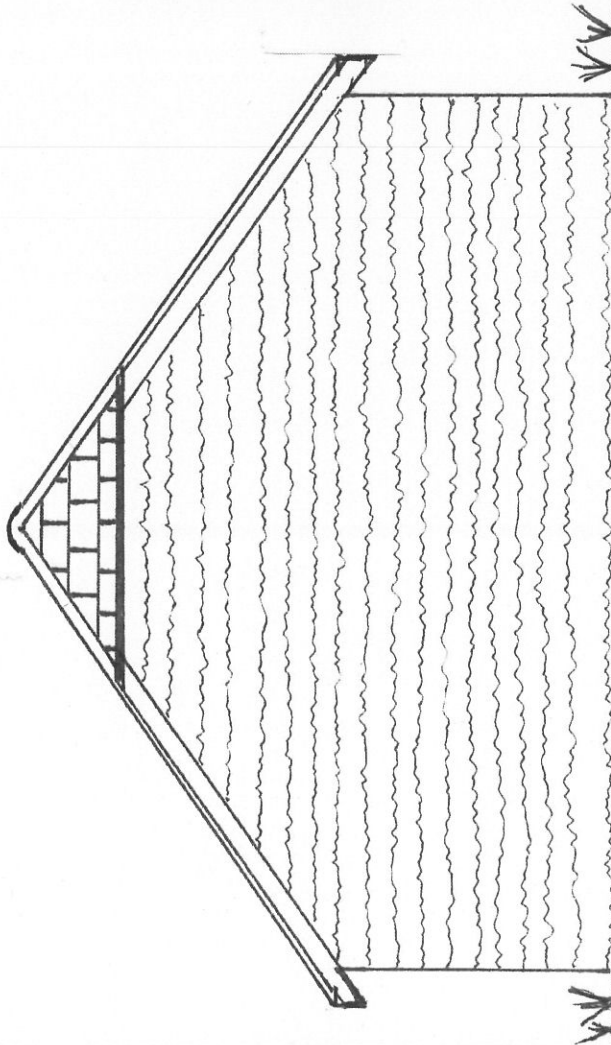


E x i s t i n g R o a d L e v e l

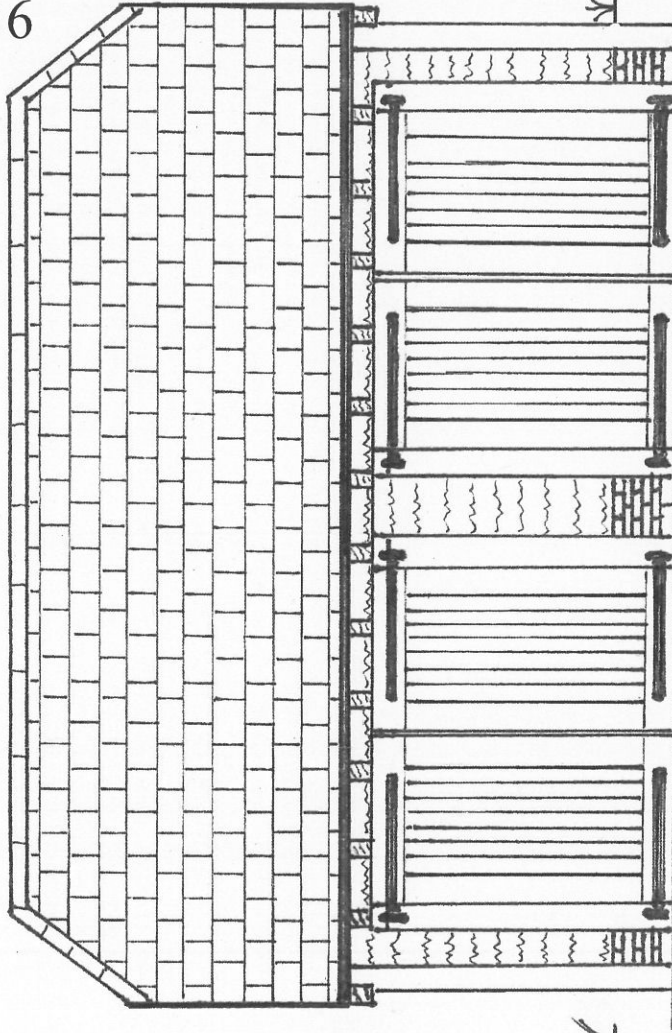


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ELEVATIONS - North & East



North Elevation



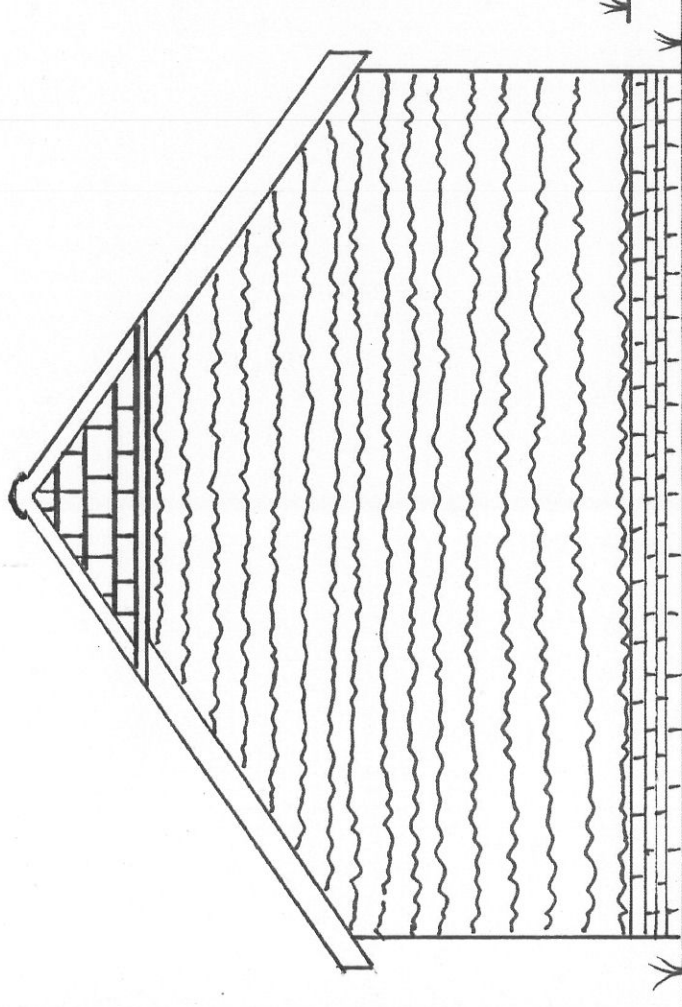
East Elevation

Scale 1:50

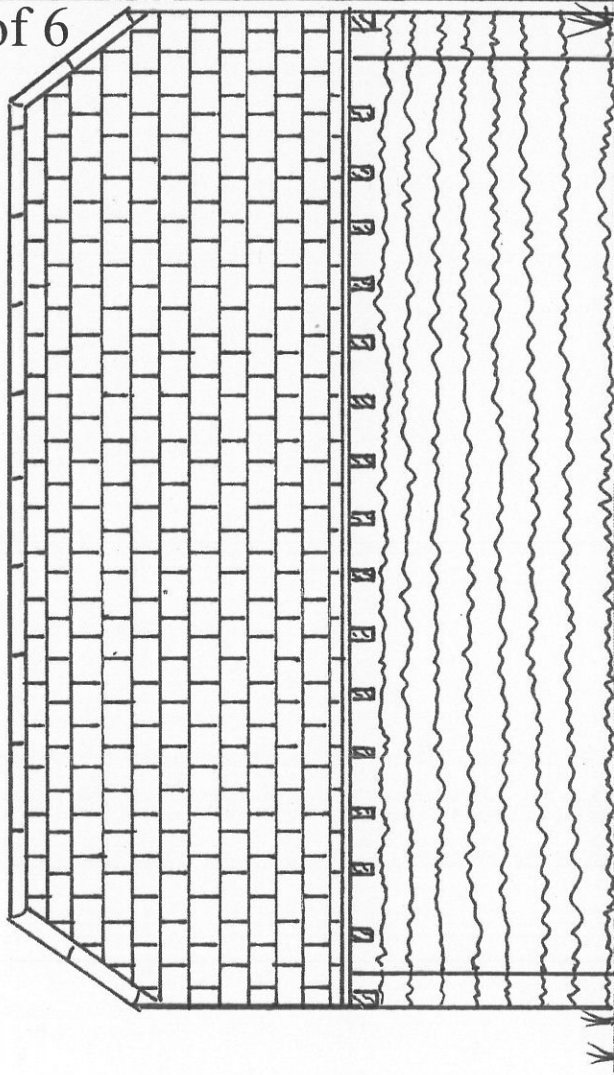
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The Cottage  
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Oxfordshire  
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ELEVATIONS - South & West



South Elevation



West Elevation

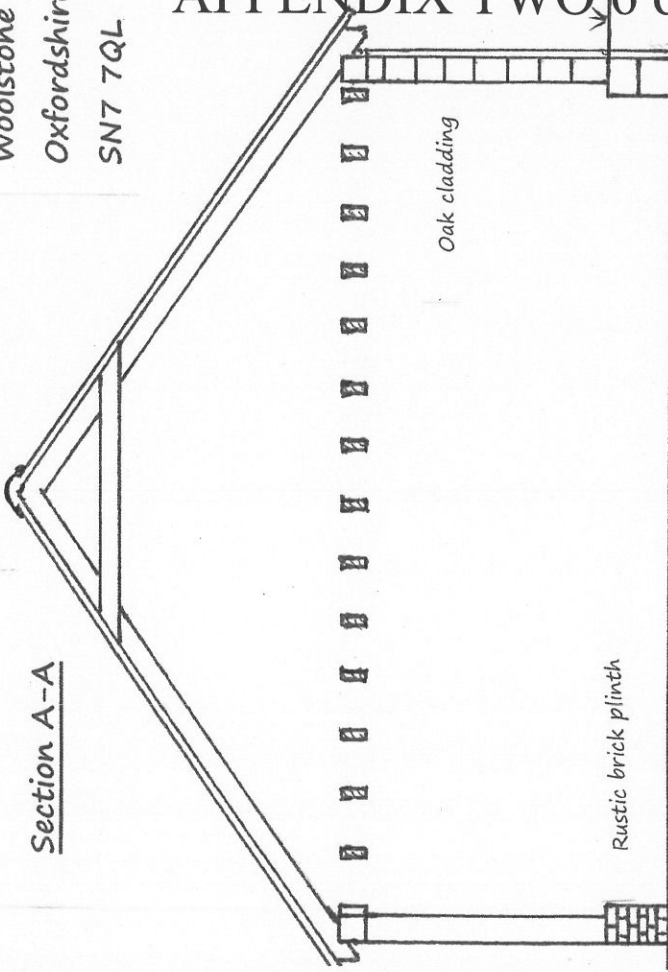
Scale 1:50

The Cottage  
Church Lane  
Woolstone  
Oxfordshire  
SN7 7QL

APPENDIX TWO 6 of 6

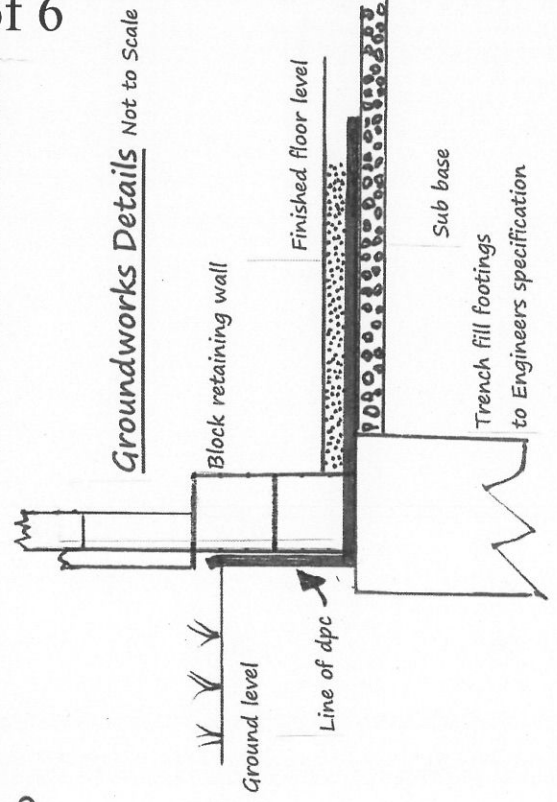
Roof Pitch  
35 degrees

Section A-A

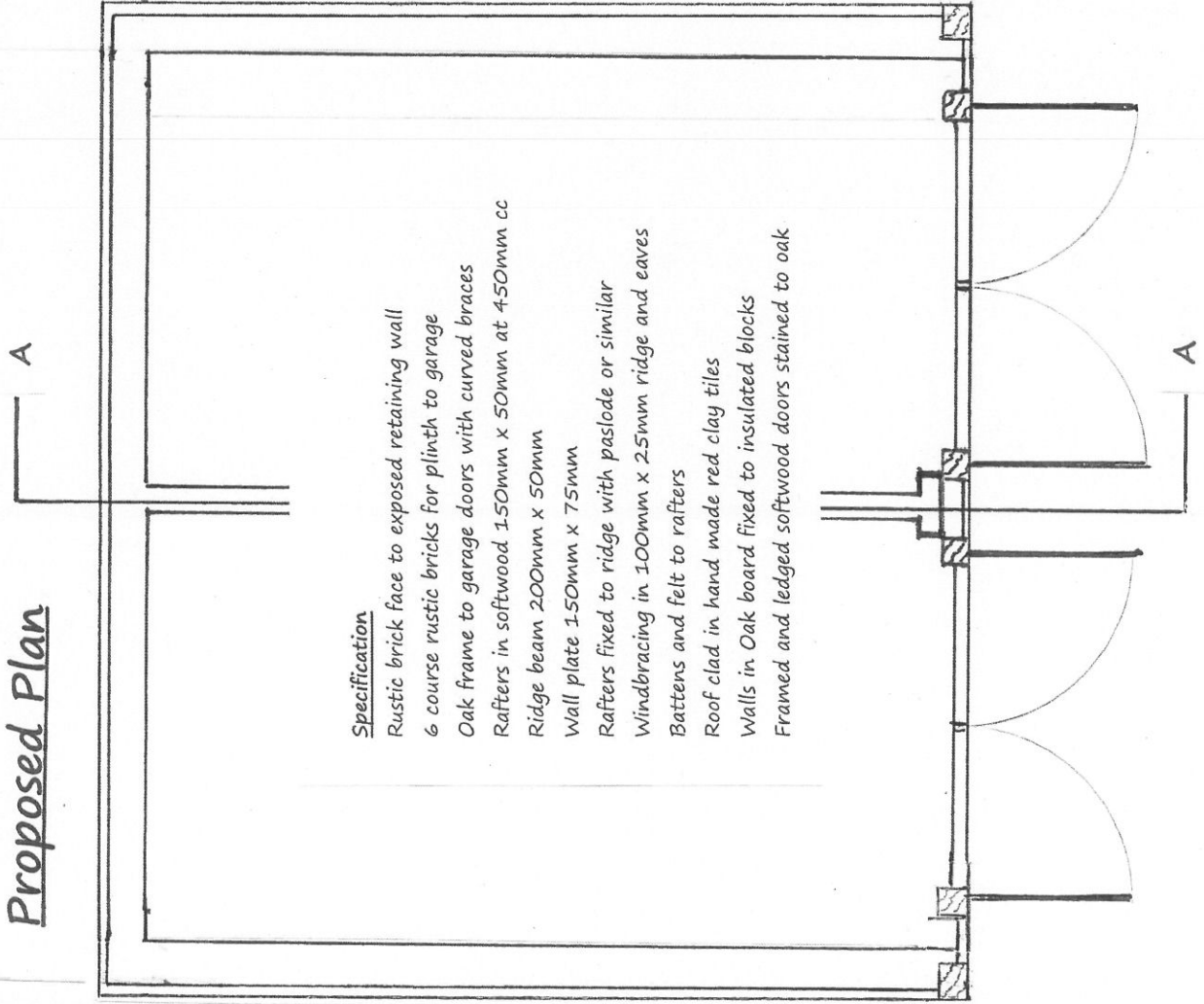


Scale 1:50

Groundworks Details Not to Scale



Proposed Plan



Specification

- Rustic brick face to exposed retaining wall
- 6 course rustic bricks for plinth to garage
- Oak frame to garage doors with curved braces
- Rafters in softwood 150mm x 50mm at 450mm cc
- Ridge beam 200mm x 50mm
- Wall plate 150mm x 75mm
- Rafters fixed to ridge with paslode or similar
- Windbracing in 100mm x 25mm ridge and eaves
- Battens and felt to rafters
- Roof clad in hand made red clay tiles
- Walls in Oak board fixed to insulated blocks
- Framed and ledged softwood doors stained to oak



# APPENDIX THREE

20 NOV 2013

HB  
[initials]

From Steve Searis  
Chairman of woolstone planning committee  
19th November 2013.

Woolstone planning committee would like to object to the granting of planning consent for the proposed garage between Beechtree cottage and the cottage church lane Woolstone - application P13/V2190/HH for the following reasons:

- Beechtree cottage is a grade II listed building constructed in chalkstone and thatch, a modern timber framed garage in such close proximity we believe would not satisfy the Historic environment policy chapter 6.11 states there is a strong presumption against the granting of planning permission for proposals which do not preserve or enhance the established character or appearance of the conservation area it is within.
- As a grade II listed building Beechtree Cottage so both it and the site on which it is located by definition possess special interest. Its position at the entrance to the village and its current visual impact in terms of it standing unhindered in what remains of its already reduced traditional country garden make a positive contribution toward the area which would be adversely effected if this development goes ahead.
- If Beechtree Cottage were not of special interest, in such a case Chapter 6.14 of the VWH Local Plan would still require the application to show "*that an enhancement of the site or building can be achieved by new buildings or redevelopment*". The present application cannot possibly be said to meet this test.
- Further to this we would draw your attention to Policy HE1 and its reference to developments on gaps between buildings and the conservation of areas of special interest, which includes its relationship with its landscape setting or views into or out of the conservation area both of which will be substantially altered by this development.
- The same Local Plan requires the planning department give careful consideration to the design in sensitive locations, "*the overall scale, form, height and massing*" of developments in Conservation Areas and for these "*to respect their context*" (VWH Local Plan 6.14). The proposed development is located on a very small site and its planned mass is clearly excessive and out of proportion to the site and the other buildings. It is evident from the "Elevations - Highway view" plan, attached to the application that the proposed new structure has some 60% of the "frontage" of "The Cottage" on one side, and is considerably wider than the side elevation of Beechtree Cottage on the other. The result is that if consent were granted, an already very small site in full view of the highway would be substantially overbuilt.
- The fact that planning consent was (unaccountably) obtained for the development now called The Cottage in the former garden of Beechtree Cottage a few years ago should not set any sort of precedent for the present application. The Local Plan states that "*the Council will be particularly concerned to safeguard paddocks, greens, gaps between buildings and other open areas where these add positively to the character of a conservation area*" (Chapter 6.13). What remains of the much reduced garden of Beechtree Cottage and the very small unbuilt area around the Cottage still add positively to the rural character of the immediately surrounding area. This would be materially diminished by the construction of the building which is the subject of this application.
- Few of the other houses in the Conservation Area have garages and there must be a concern that if this application is granted, Conservation Area status will be seen to be completely meaningless, it should also be noted that the cottage was refused a covered parking area as part of a prior application.



- We are also concerned the design, scale, finishes and materials to be used for the proposed development are all unsympathetic to the setting and adjacent buildings. The proposed materials are timber frame and oak boards, while the immediately adjacent buildings are constructed respectively of chalk and stone. The proposed development will have red clay tiles, again entirely unsympathetic to the adjacent houses with thatched and stone tile roofs respectively.

Residents of the village have approached members of the committee and will be writing separately with their concerns.

We would ask for you to consider our comments and request that this planning application be refused.

Yours faithfully

Steve Searis

