

EHE/9592/5

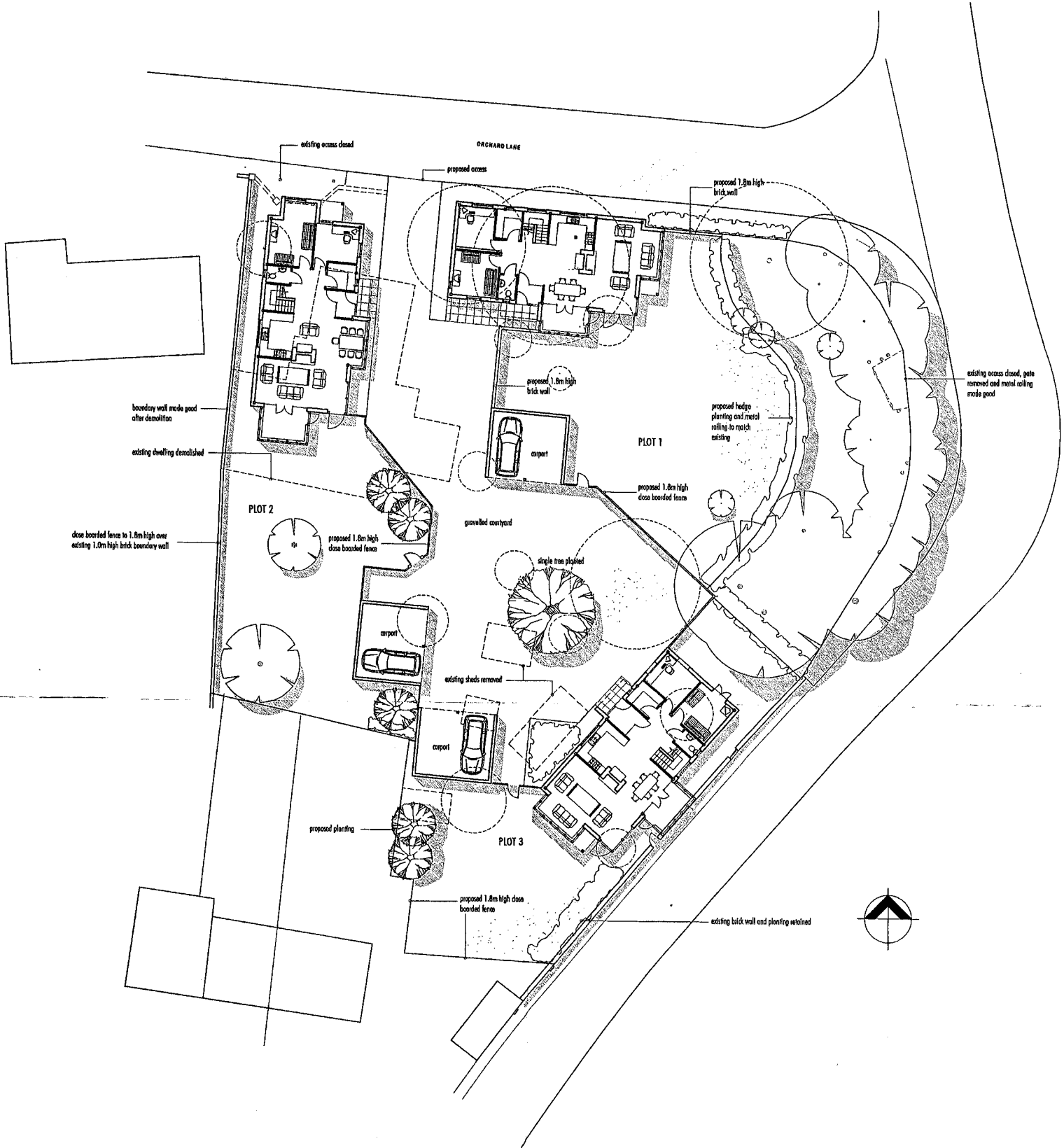
The ANDERSON ORR Partnership
 The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT, DUKES ORCHARD,
 ORCHARD LANE, EAST HENDRED, OXON**

scale
1:1250
 date
NOV' 05
 drawn
CH
 job
0510

client
WYCHWOOD HOMES LTD
 drawing

APPENDIX 1



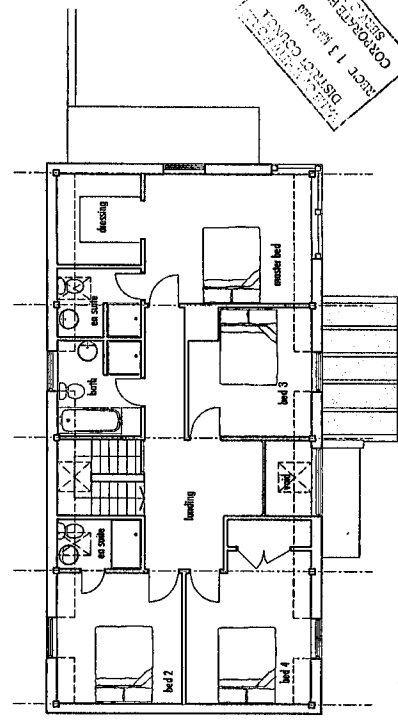
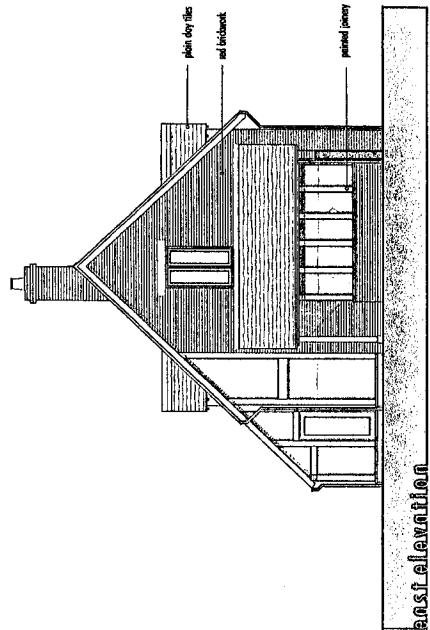
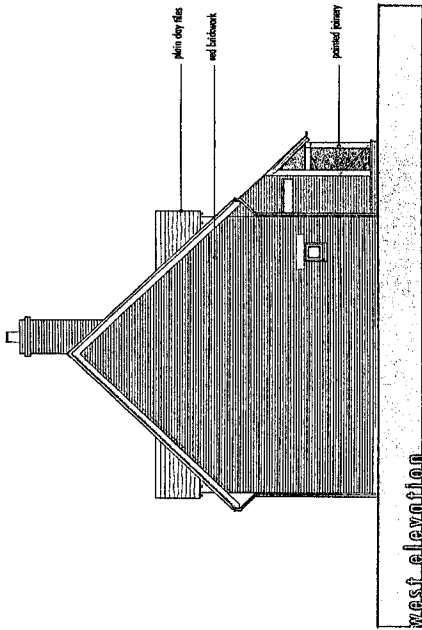
WASLEY DISTRICT COUNCIL
 DISTRICT COUNCIL
 DATE: 13 APR 2006
 CORPORATE HOUSE

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The ANDERSON ORR Project
 The Studio, 70, Church Road, Wheatley, OXON,
 PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 ORCHARD LANE, EAST HENDRED, OX
Drawing 09101-p08.dwg was plotted on 09 March 2006 at 17:38:48

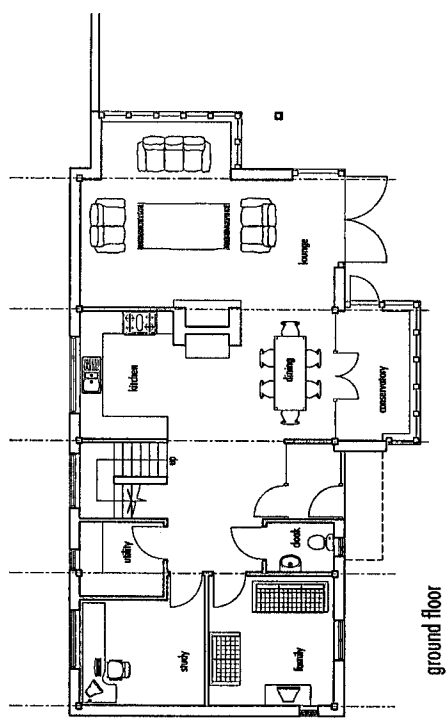
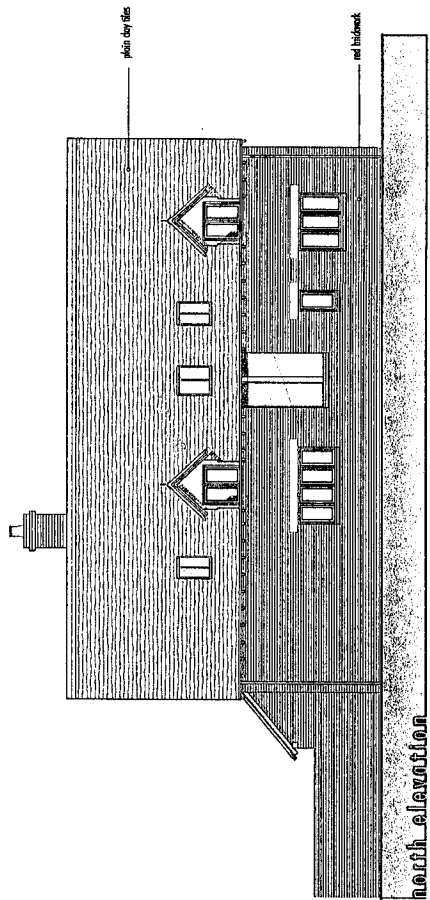
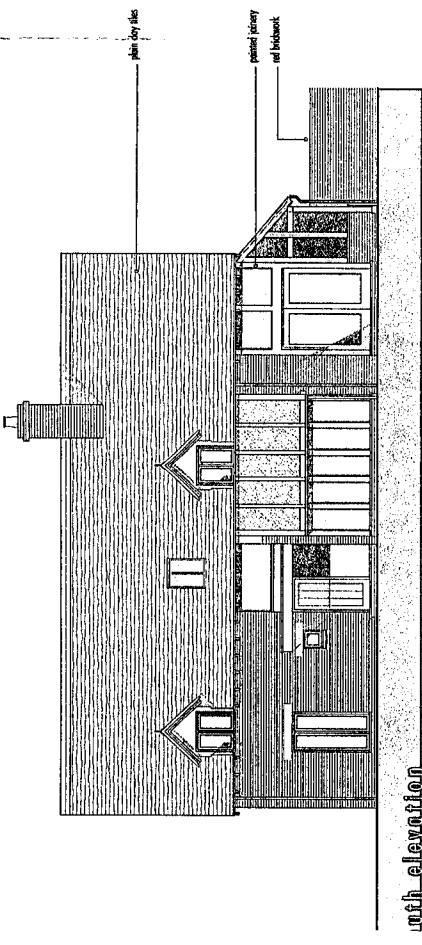
APPENDIX 1

APPENDIX 1

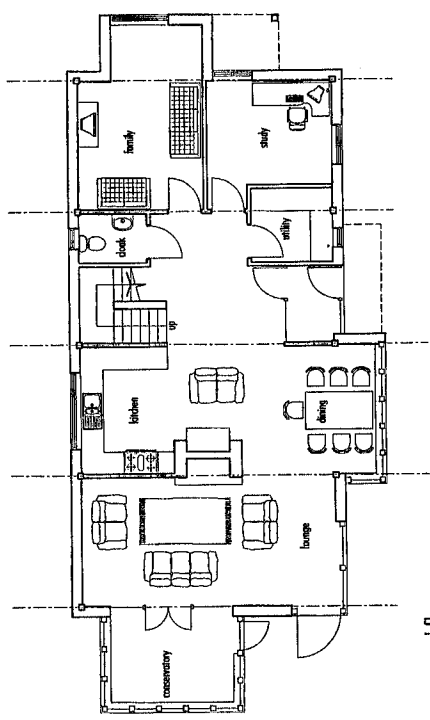
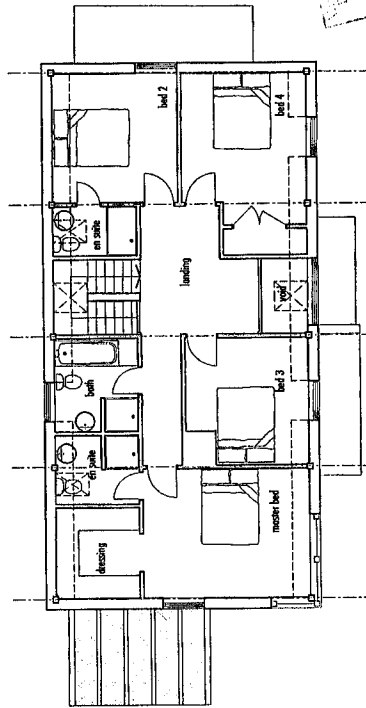
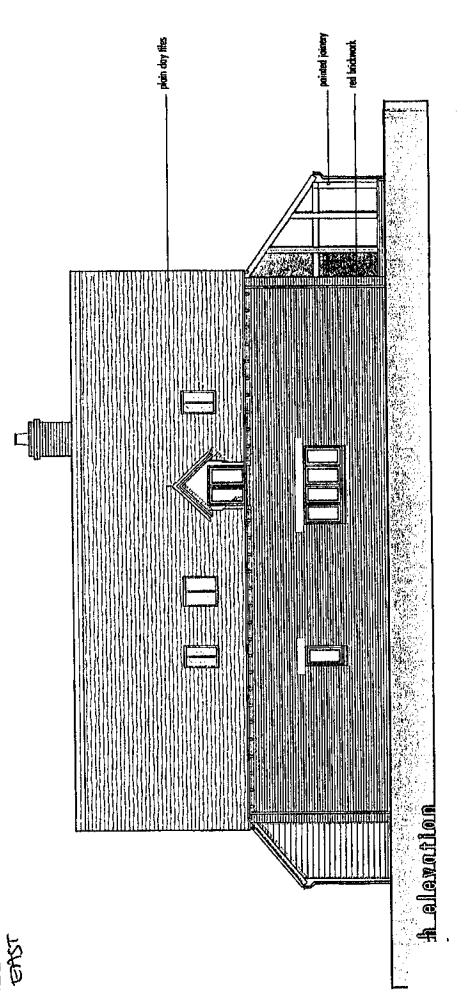
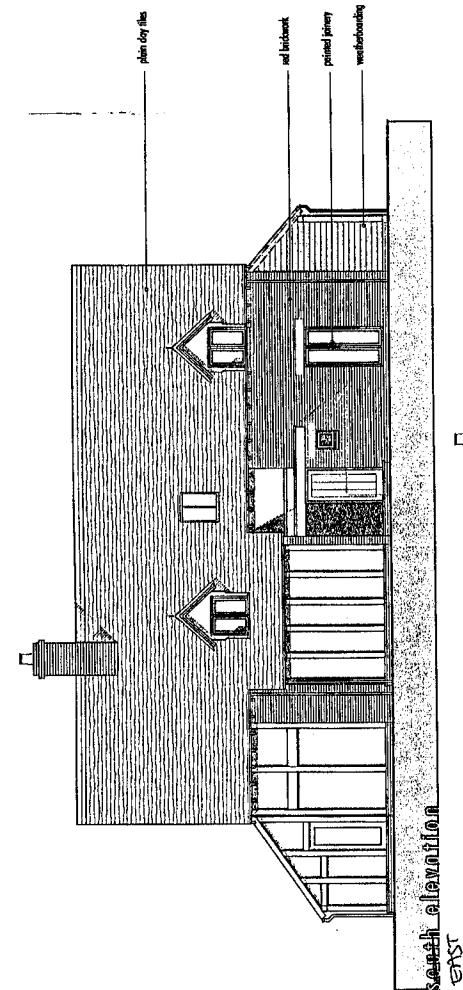
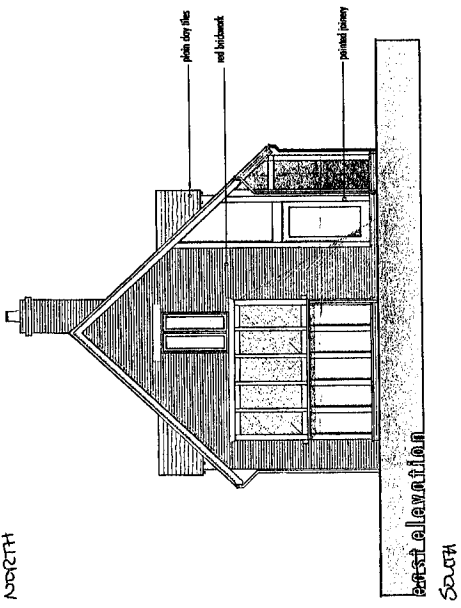
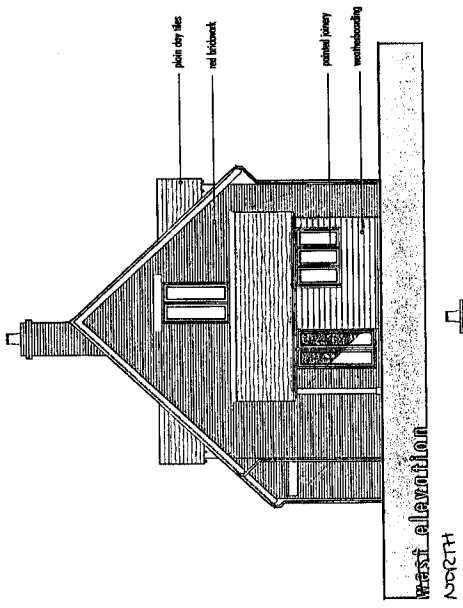


THE ANDERSON ORR PARTNERSHIP
 ARCHITECTS
 1st Floor
 PROPOSED PLOT 1
 DISTRICT COUNCIL
 WYCHWOOD HOMES LTD

client	WYCHWOOD HOMES LTD
scale	1:100
date	NOV 05
drawn	CH
job no	05101
rev	A
PROJECT THE ANDERSON ORR PARTNERSHIP The Studio, 70, Church Road, Wheatley, OXON, OX63 1LZ t: 01865 879926 PROPOSED RESIDENTIAL DEVELOPMENT, DUKES ORCHARD, ORCHARD LANE, EAST HENDRED, OXON	
Drawing 05101-002. All are reserved. Side garden wall raised to 1.2m. Drawing 05101-002. All are reserved. All IP March 2006 at 051015	



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WYCHWOOD HOMES LTD
 DISTRICT COUNCIL
 SECTION 13
 05101-003

client	WYCHWOOD HOMES LTD
scale	1:100
date	NOV 05
drawing	PROPOSED PLOT 2 PLANS AND ELEVATIONS
drawn	CH
job	05101
rev	1

The ANDERSON ORR Partnership
 The Studio, 70 Church Road, Wheatley, OXON, OX33 1LZ T: 01865 879936
 PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT, DUKES ORCHARD,
 ORCHARD LANE, EAST HENDRED, OXON

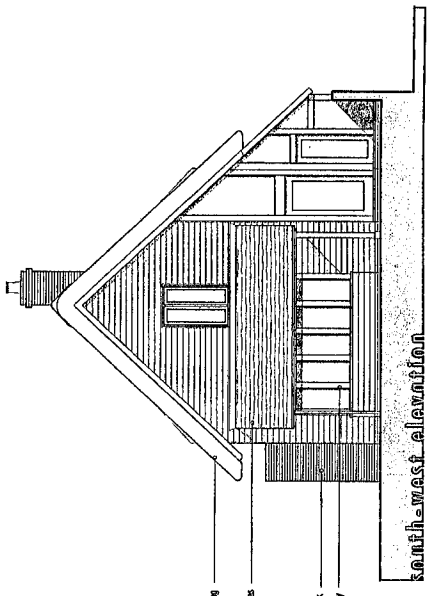
EXHIBIT

first floor

ground floor

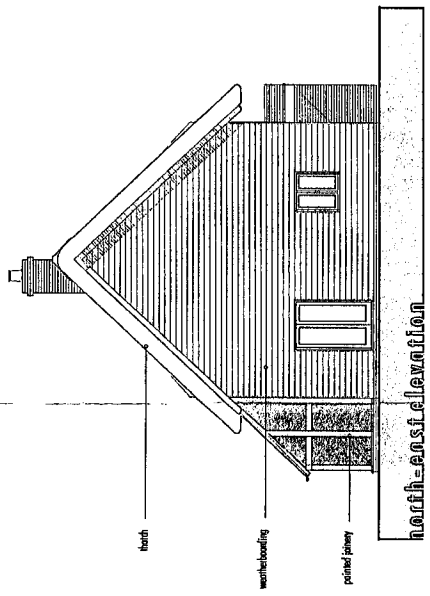
APPENDIX 1

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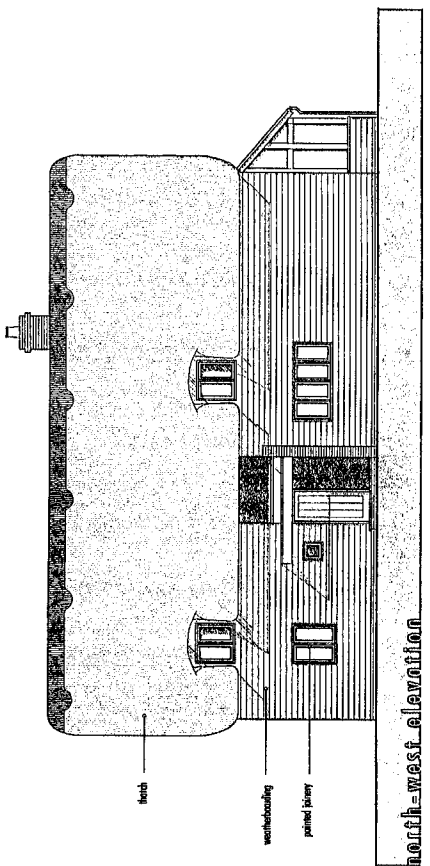
weatherboarding
painted gable ends
red brickwork
painted porch

southwest elevation



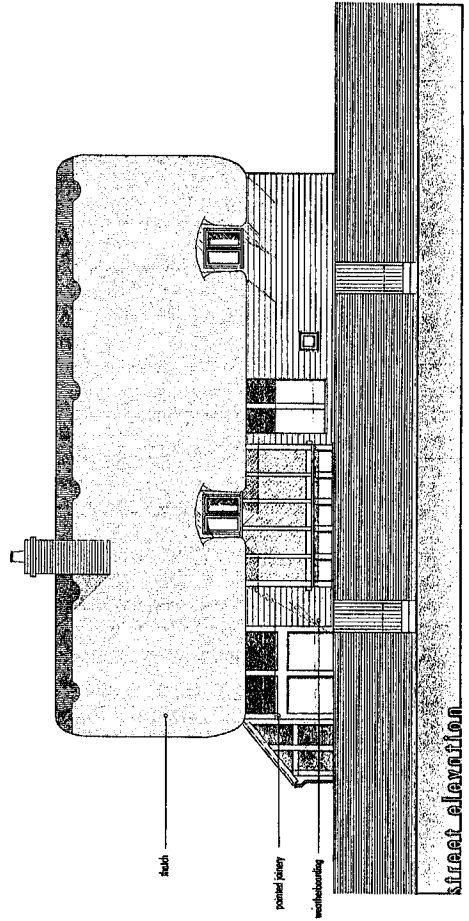
hatch
weatherboarding
painted porch

north-east elevation



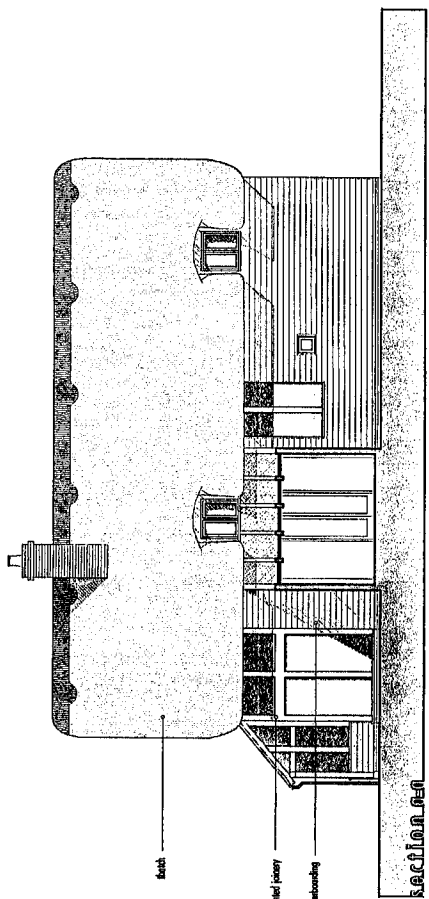
hatch
weatherboarding
painted porch

north-west elevation



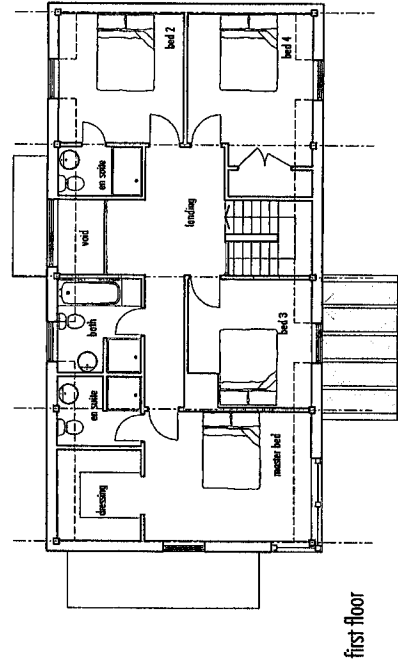
hatch
painted porch
weatherboarding

street elevation

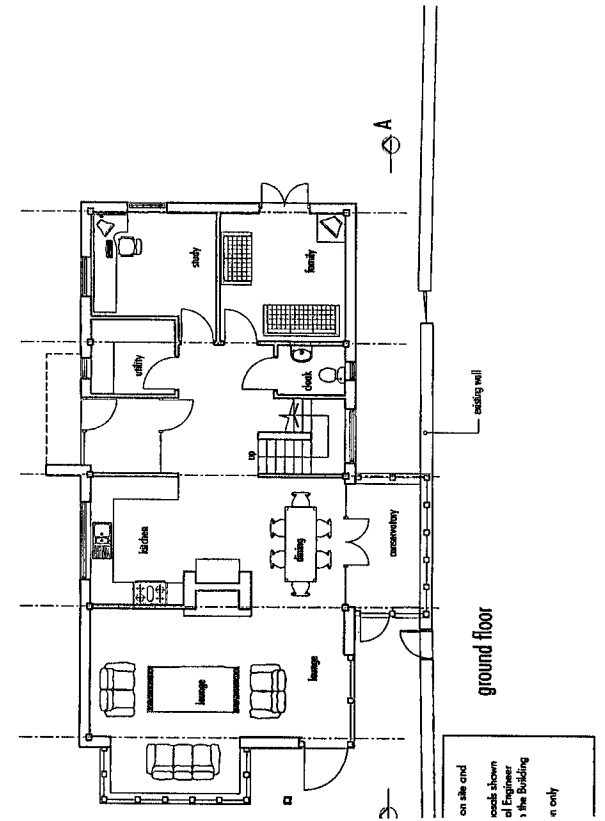


hatch
painted porch
weatherboarding

SECTION



first floor



ground floor

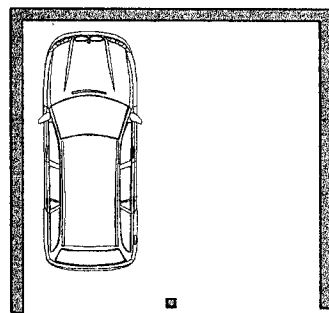
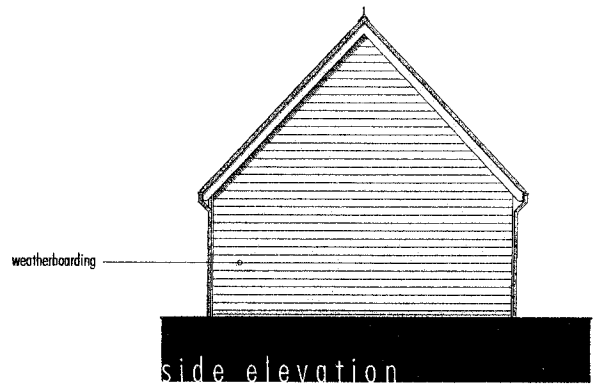
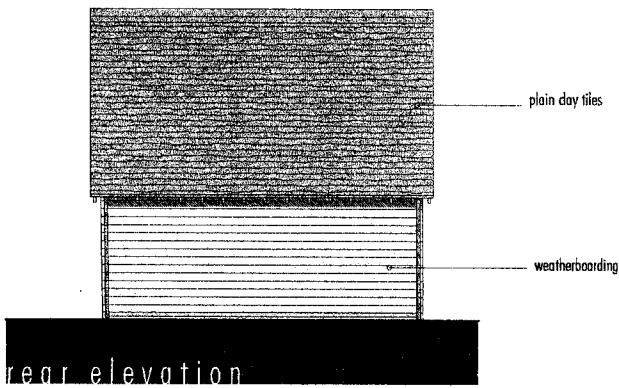
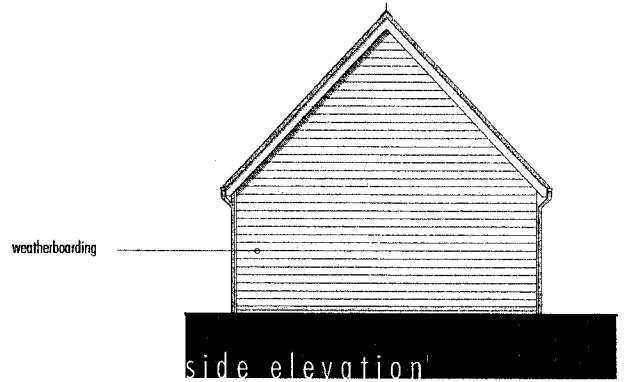
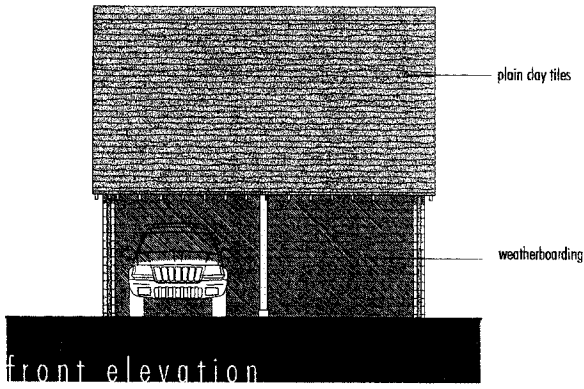
on site and
as shown
at Engineer's
Building
in only

DATE: 11/11/05
BY: [Signature]
CHECKED: [Signature]
SCALE: 1:100

ELISSA

client	WYCHWOOD HOMES LTD
drawing	NOV 05
project	PROPOSED PLOT 3 PLANS AND ELEVATIONS
drawn by	CH
checked by	05101
scale	1:100
date	NOV 05
no	05101-P04
rev	A

The ANDERSON ORR Partnership
The Studio, 70, Church Road, Wheatley, OXON, OX3 1Z. T: 01865 879536
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT, DUKES ORCHARD,
ORCHARD LANE, EAST HENDRED, OXON
Drawing 05101-P04-A was published on 05 March 2006 at 17:40:33



plan

APPENDIX 1

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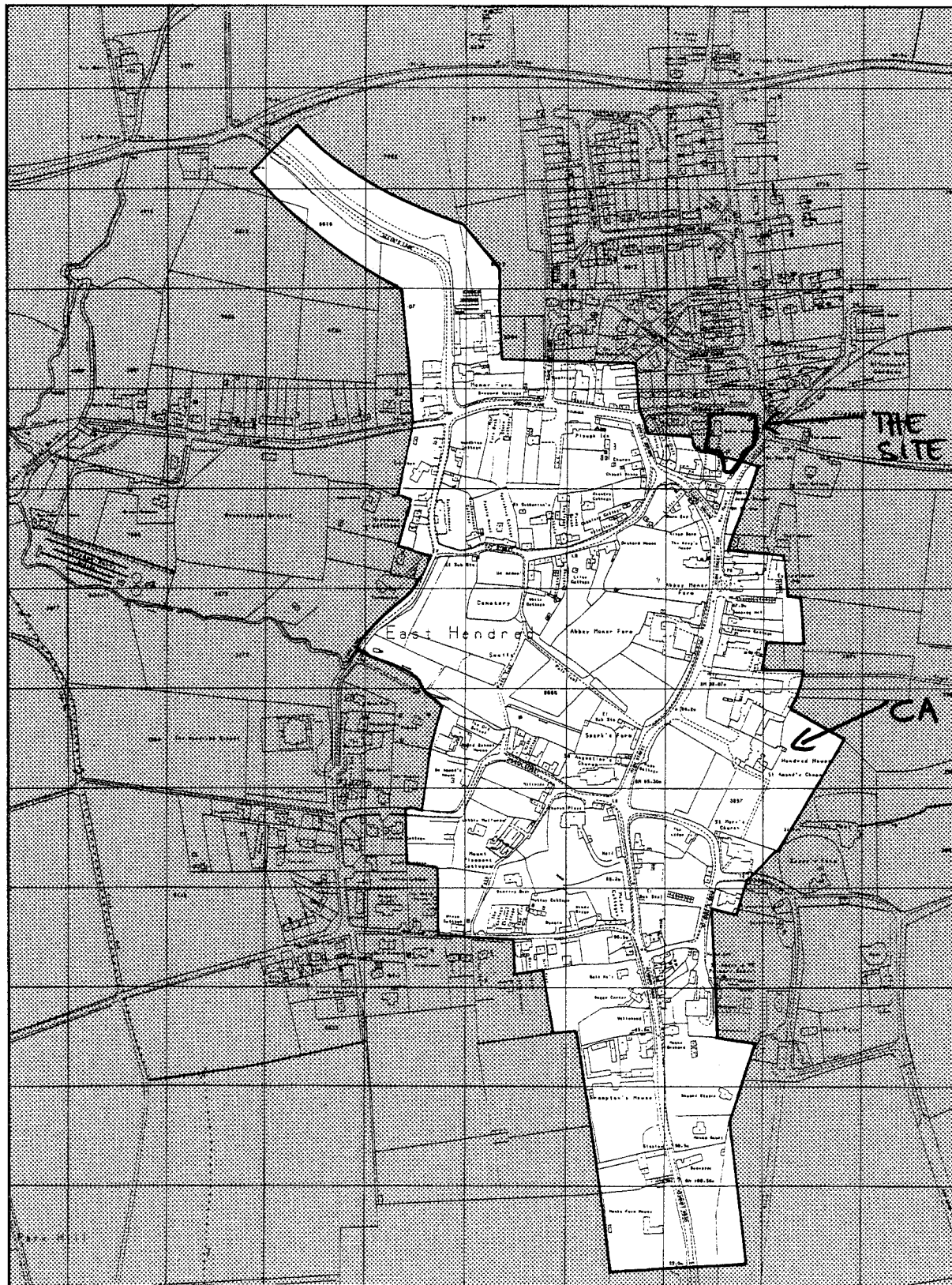
rev A 23/02/06 reduced to two bays

The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936		scale 1:100	client WYCHWOOD HOMES LTD
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT, DUKES ORCHARD, ORCHARD LANE, EAST HENDRED, OXON		date NOV' 05	drawing PROPOSED CARPORT PLANS & ELEVATIONS
		drawn CH	no. 05101-P05
		job 05101	rev A

East Hendred Conservation Area

Not to scale

Map No. 19



Date of Designation : Sept 1968

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APPENDIX 2

VALE OF WHITE HORSE DISTRICT COUNCIL

Planning and Development Department
25 Bridge Street, Abingdon, OX14 3HN

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACTS 1971-72
NOTICE OF REFUSAL OF PERMISSION FOR DEVELOPMENT

To: Mr. B. D. Nedelkoff, (Agent for Mr. and Mrs. Hitchcox)
BHP Architects,
20 Mill Street,
Wantage,
Oxon.

Application Number: EHE/9592/2

Proposal and Address: Erection of two linked 2 x bed cottages and new
driveway and carports. Removal of 3 garden sheds
and garages.

Land adjacent to Dukes Orchard, High Street,
East Hendred.

The Vale of White Horse District Council, in pursuance of powers under the above Acts, hereby REFUSE to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1. In the opinion of the District Planning Authority, the proposal would be contrary to the amenities of the East Hendred Conservation Area and as such would be contrary to Policies H4, H11 and C11 of the draft Rural Areas Local Plan which seek to protect such areas.
2. The proposal would be contrary to advice contained in the Council's guide "Design Guide for Residential Areas" in that the rear garden depths are considerably below the 10.7 metres length recommended as the minimum standard and the proposed dwellings would, therefore, lack sufficient amenity and privacy space.

APPENDIX 3

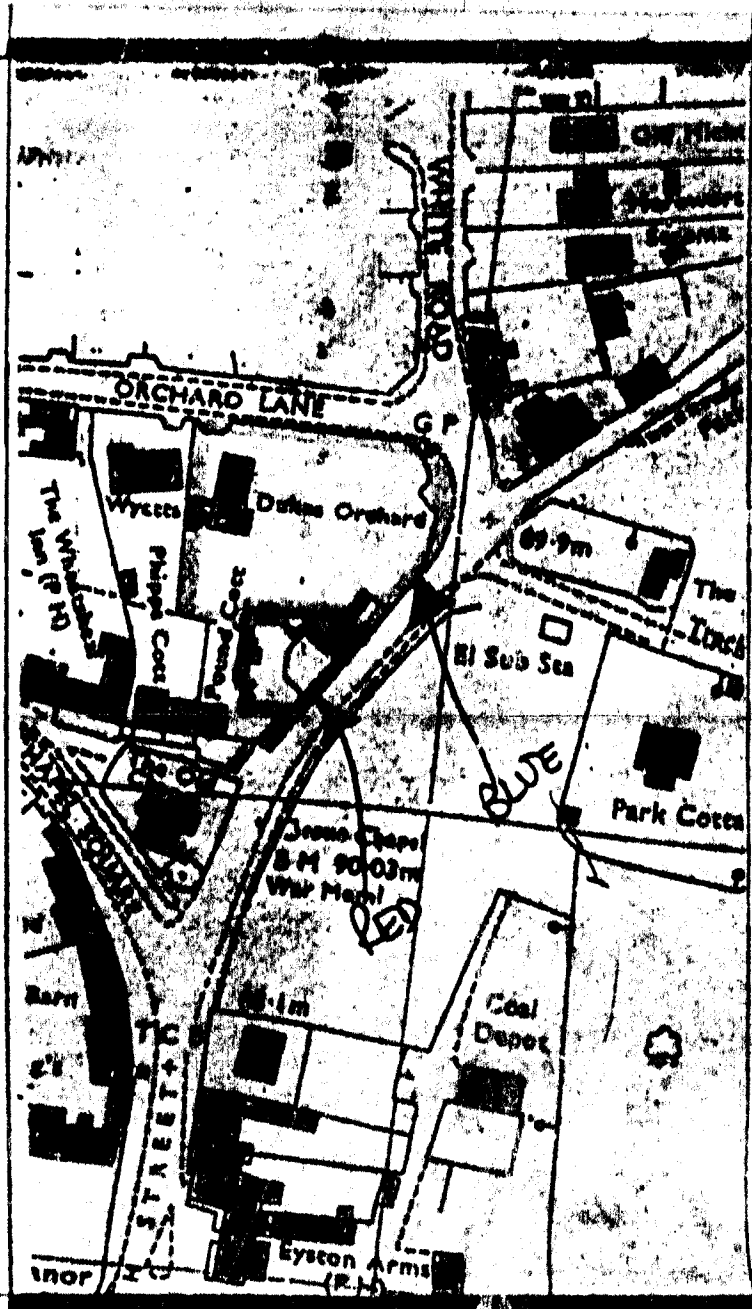
C. H. Caddy

Dated 28th July 1988

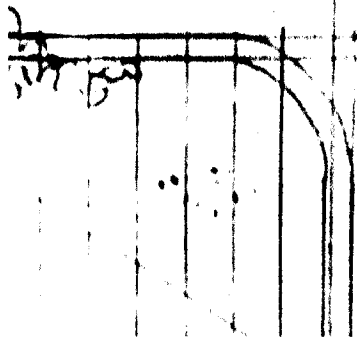
Director of Planning & Development

e/1592/2

(2)



LOCATION PLAN EAST HONDED
1/15/50





**Vale
of White Horse**

PARISH/TOWN COUNCIL RESPONSE FORM

The observations of East Hendred
Register No. 06/00400/FUL

Parish/Town Council
Officer Miss Laura Hudson

Application Number EHE/9592/5

Amended plans yes/no

Address of Proposal
Dukes Orchard, Orchard Lane, East Hendred

Please select the response that most accurately reflects yours views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully Support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reason

The site is adjacent to the village Conservation Area and, under policy HE1 of the emerging Local Plan, development should not be permitted which adversely affects the setting of a Conservation Area. The garden space currently enhances the local character, in particular the view down the High Street and three two storey, large (4/5 bedroom) houses would adversely affect it. These are not in keeping with the adjacent cottages in the conservation area. Policy H5 of the current Local Plan indicates that development will be resisted on sites which contribute positively to the physical form, structure and character of the settlement, including development on areas of informal open space and in the gardens of large houses. The proposed development is contrary to this policy. Parking would also be a major issue as Orchard Lane is a bus route through the village and any additional parking on the road would exacerbate the current problem of parked vehicles obstructing access for the buses. The proposed access has also been moved to be closer to the junction with White Road which is a busy junction.

W. Falkner

Signed by:

Dated: 5 Ma