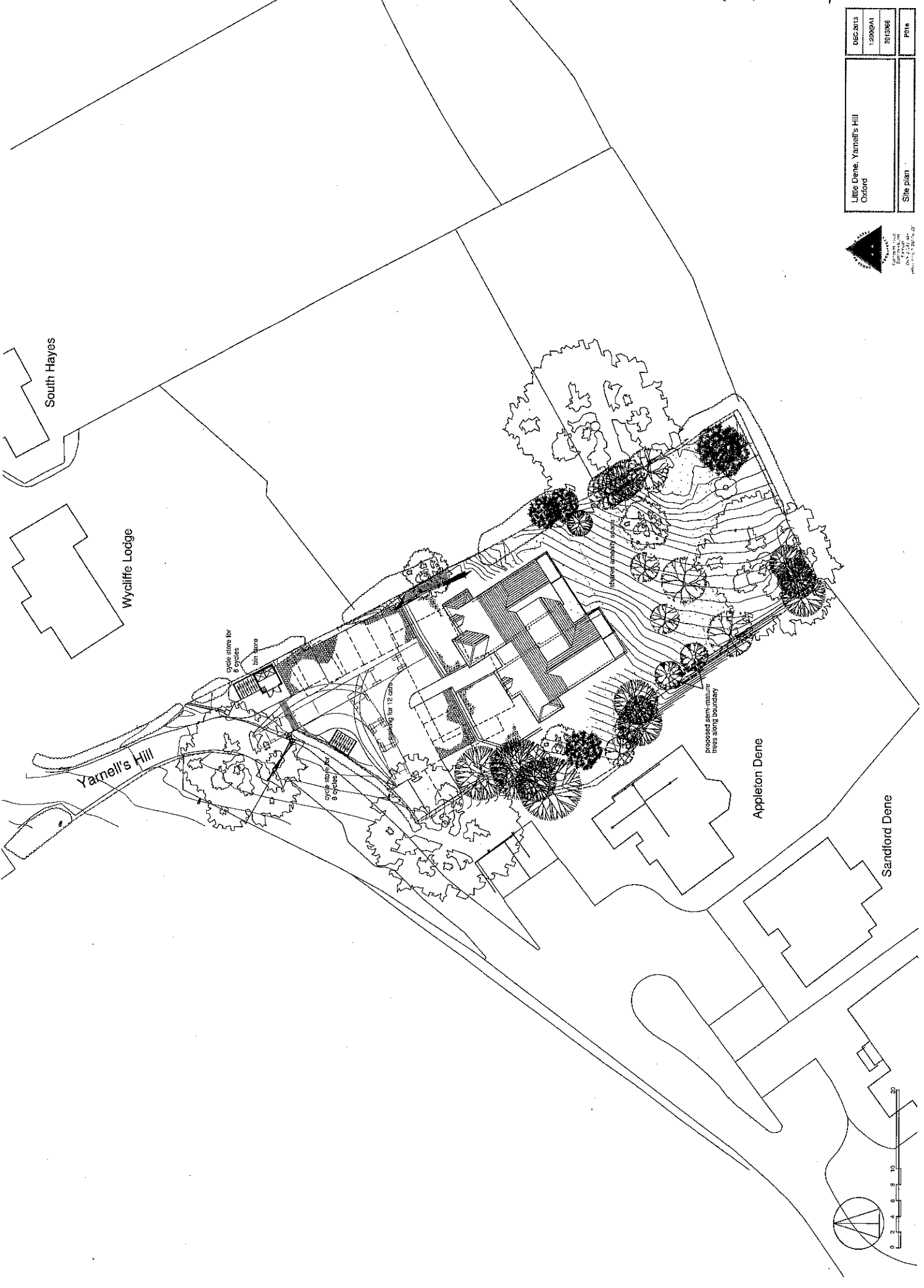


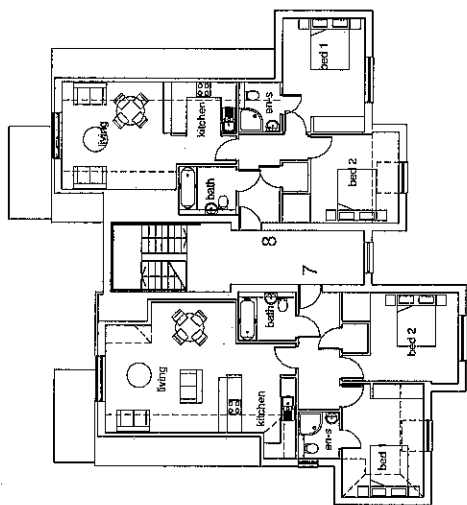
Rochester House,  
Eynsham Road,  
Farmoor,  
Oxford OX2 9NH  
Telephone: 01865 861281

Little Dene, Yarnell's Hill Oxford	DEC 13
	1:1250
	2013066
Site location plan	P04

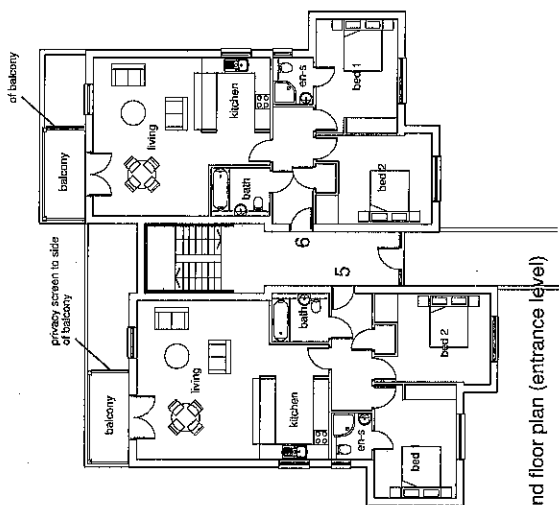


DEC 2013	1:2000@A1	2013/066	Plot 1
Little Dene, Yarnell's Hill Oxford			Site plan



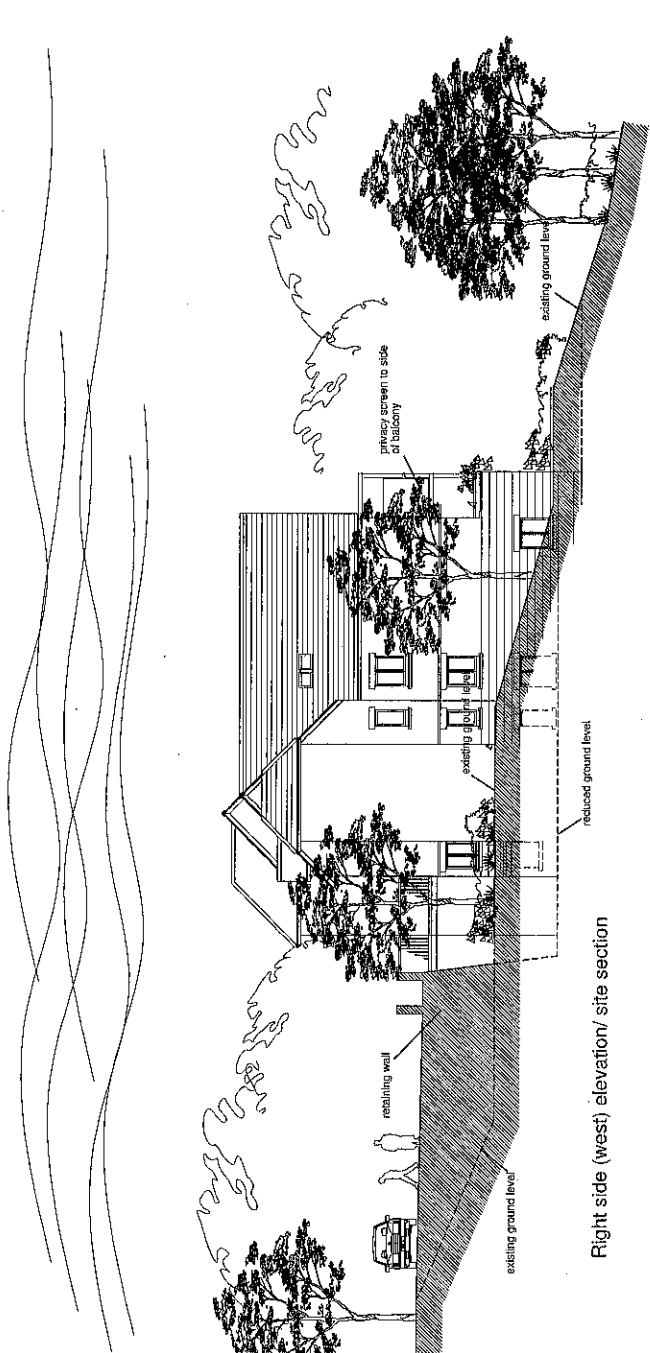


Third floor plan

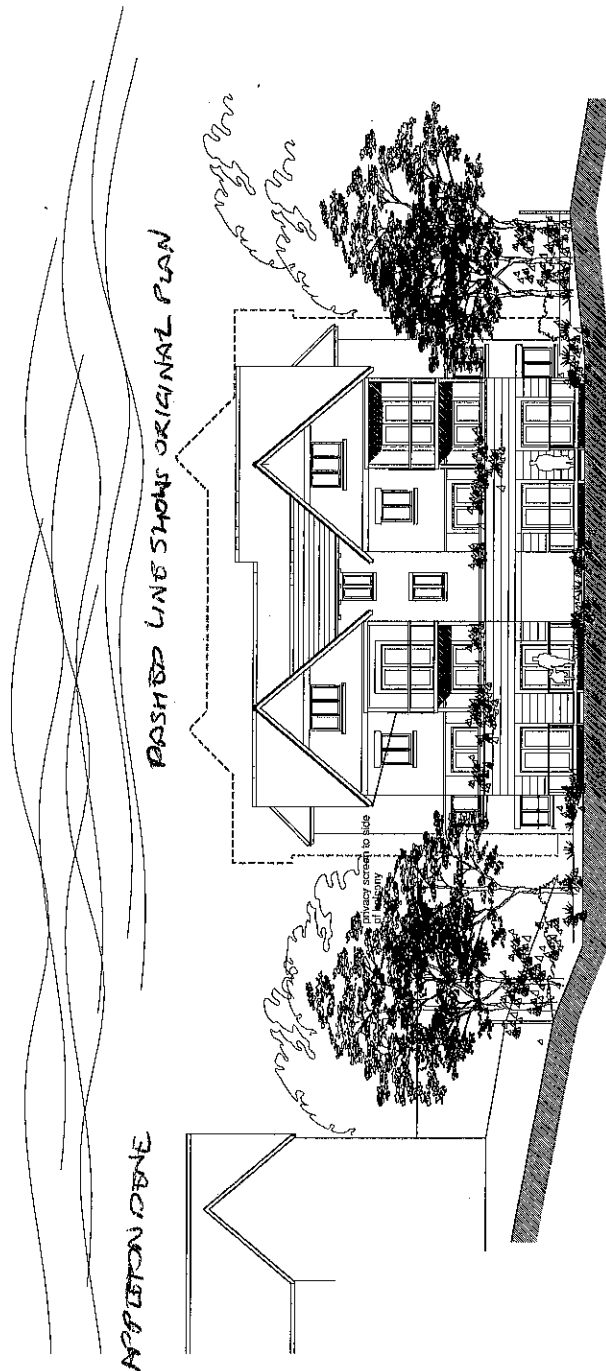


Second floor plan (entrance level)

DEC 2013	1:100@A1	2013066	PG 2a
Little Dene, Yarnell's Hill Oxford			Plans/ elevations

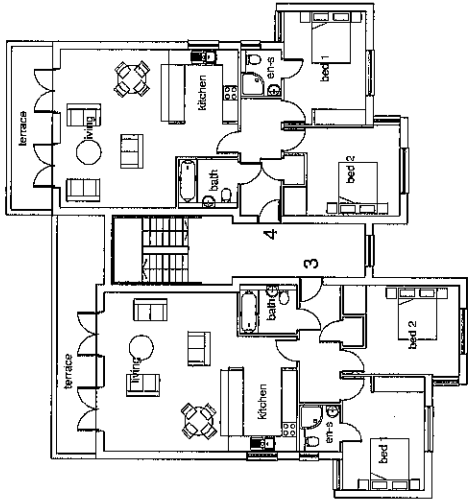


Right side (west) elevation/ site section

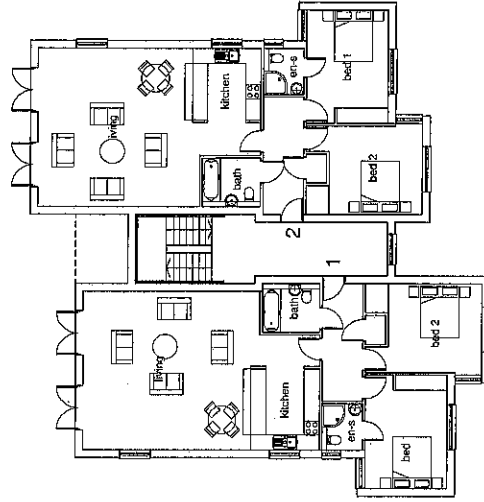


Rear (south) elevation

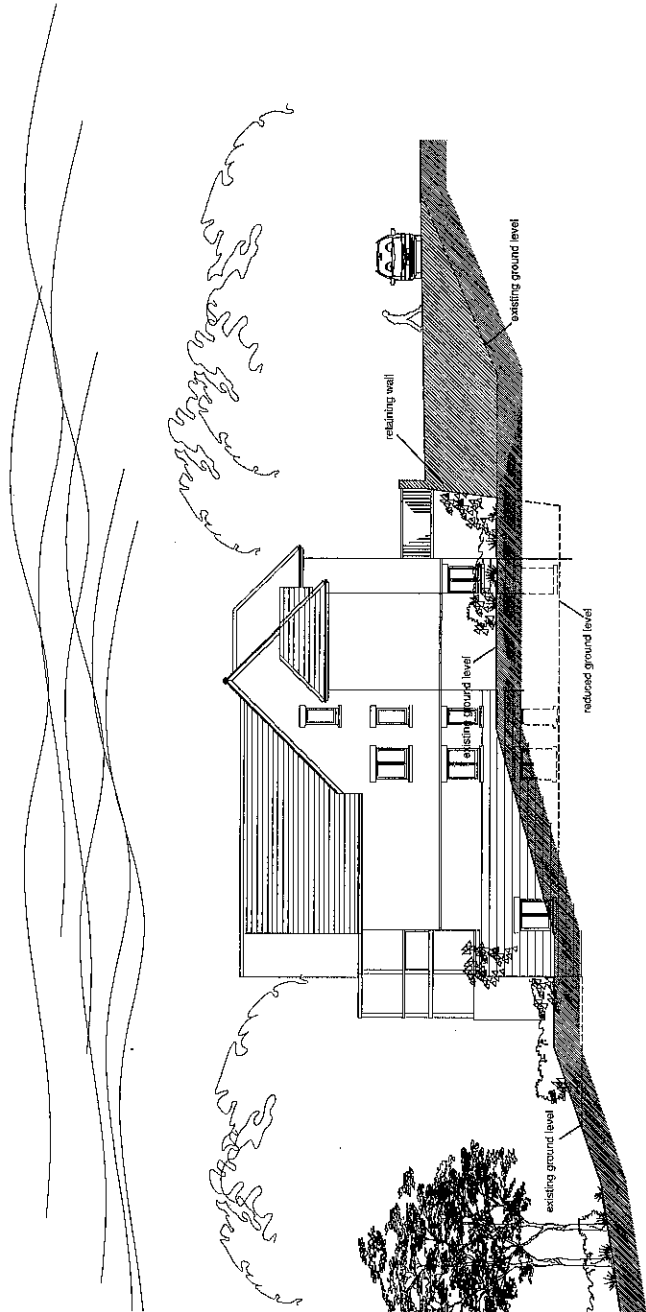




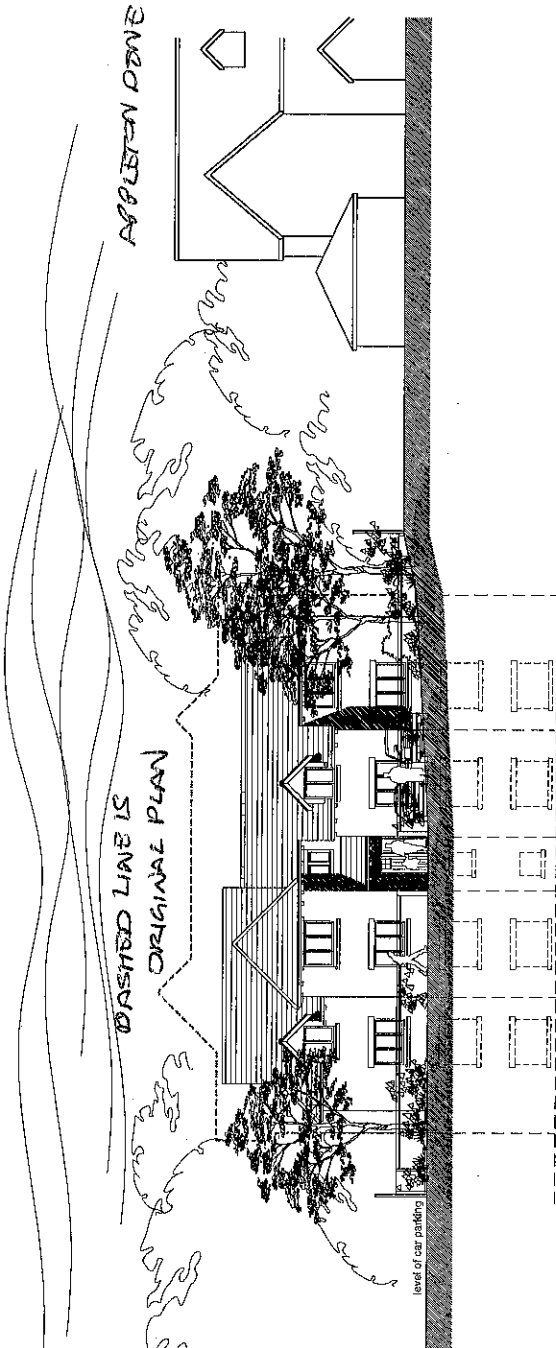
First floor plan



Ground floor plan



Left side (east) elevation/ site section



Front (north) elevation

DEC 2013	11/08/2011	20130666	Price
Little Dene, Yarnell's Hill Oxford			plans/ elevations



**Planning**

HEAD OF SERVICE: Adrian Duffield



*EXTENSION GRANTED*

**CONSULTATION WITH  
NORTH HINKSEY PARISH COUNCIL**

**PLEASE RETURN TO VOWH NOT LATER  
THAN 12 NOON ON 5 APRIL 2014**

OFFICER: Martin Deans  
CONTACT: Mrs Jacqui Cleave

Planning@whitehorsedc.gov.uk  
Tel: 01235 540350  
Textphone: 18001 01235 540350

Benson Lane Crowmarsh Gifford  
Wallingford OX10 8ED

**Application Reference:** P14/V0428/FUL (Full Application)  
**Application Type (see definition over):** Minor  
**Proposal:** Demolition of existing dwelling. Erection of four-storey building containing 8 x 2 bed flats. Improved access from Yarnell's Hill including a turning area for service vehicles, parking for 12 cars, covered cycle storage and enclosed bin store.  
**Address:** Little Dene Yarnells Hill Oxford OX2 9BG

**NORTH HINKSEY PARISH COUNCIL:**

**FULLY SUPPORTS** this application for the following reasons

has **NO OBJECTIONS** to this application

has **NO OBJECTIONS** to this application but wish the following comments to be taken into account :

**OBJECTS** to this application for the following reasons :

*PLEASE SEE WELLS AF*  
If you have a current Parish Plan does it support your view on this application?

If so, please give details of the relevant section below:

YES/NO  
(Please circle)

.....  
.....

Signed on behalf of North Hinksey Parish Council

*A. J. Jones*

Date *14/4/2014*

**PLEASE NOTE:** We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward



P14/V0428/FUL Demolition of existing dwelling. Erection of four-storey building containing 8 x 2 bed flats. Improved access from Yarnells Hill including a turning area for service vehicles, parking for 12 cars, covered cycle storage and enclosed bin store: Little Dene, Yarnells Hill, North Hinksey.

Councillors were concerned by the lack of reports in relation to the disposal of foul sewerage from the development. It is understood that the main sewer adopted by Thames Water has a maximum capacity for 10 properties and currently there are 9 properties connected to that sewer. There is therefore no spare capacity to accommodate the additional flats. The other properties on the gated community have their own septic tanks. Councillors also understood that Thames Water have issued a 'Grampian Style' condition in relation to the proposed development, whereby the developer has to come up with a solution to the sewerage problems. Councillors also believed that as a result of the recognised underground water issues the VWHDC should be seeking a SUDS report.

It is further understood that the Vale is currently investigating an established badger sett on the land of the adjacent property and running under the proposed site, which being on a steep hill and the need for heavy pile driving/ flattening of ground etc at the front of the garden for car parking, could lead to collapse of badger sett. Councillors noted the developer had filled in the planning application stating there were 'No' species in proximity to the site.

The gated community is serviced by a small private road, which has no obvious turning points for any lorries delivering to the proposed development, other than by turning on residents privately own land.

Councillors are sceptical of the quoted increase in traffic movements of 2.5 times as they believe that the traffic generated by the 8 flats (and 4 allocated visitors spaces) will generate a greater volume of traffic on what is a narrow road. The plans presented are not accurate as there is a piece of land between Little Dene and the neighbour, shown as owned by Little Dene, but it is understood that this land is currently the subject of a land ownership dispute.

Councillors were also concerned that the proposed development will be approximately 3.5 times the size of other buildings and the window/balconies will directly overlook properties on both sides and because the garden land slopes away it will further increase the problems of overlooking.

The building height and design will be visually out of character with local properties as there are no other flats in a road of large houses and gardens and it size will result in the overdevelopment of the site.

***Due to the large number of issues on this application, councillors UNANIMOUSLY AGREED to OBJECT to the application.***