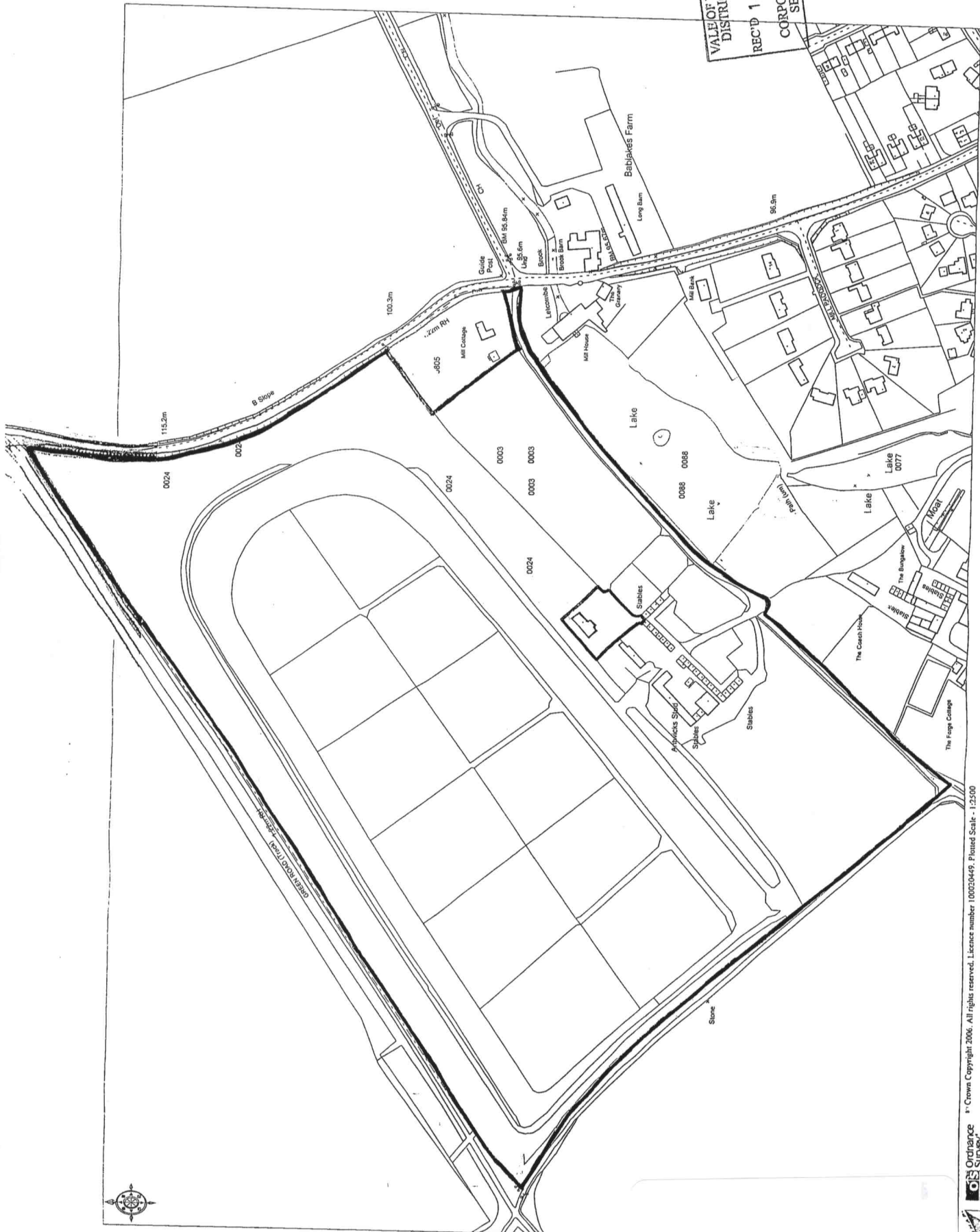


VALE OF WHITE HORSE  
DISTRICT COUNCIL  
REC'D 14 NOV 2006  
CORPORATE POSTAL  
SERVICES - 5

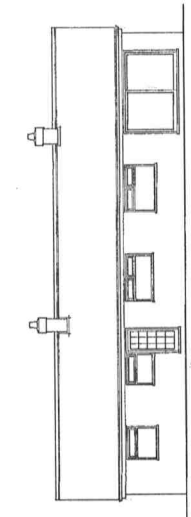


*This map was created with Promap*

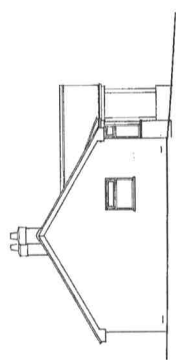
OS Ordnance Survey  
© Crown Copyright 2006. All rights reserved. Licence number 100020649. Planned Scale - 1:2500

# APPENDIX 1

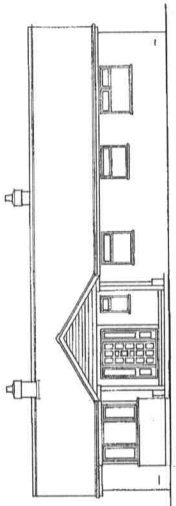
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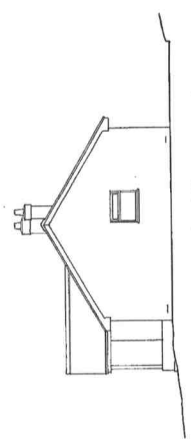
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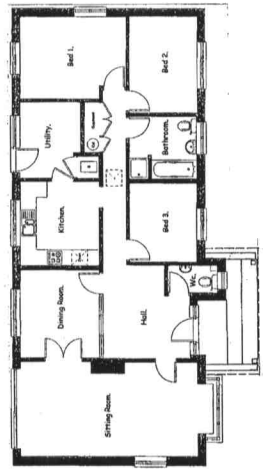
SOUTH WEST



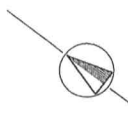
SOUTH EAST



NORTH EAST



FLOOR PLAN



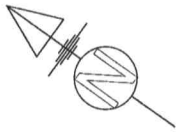
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DISTRICT COUNCIL  
REC'D 11 03 06  
CORPORATE POSTAL  
SERVICES 2

2503\_04  
MATHAMSON WHITTAKER WATERS  
EXISTING PLANS & ELEVATIONS  
1:100  
architects  
The Old Street, Crick Road, Ludlow, Shropshire, KY17 8NS  
Telephone: (01499) 73131, Fax: (01499) 73207  
3D modelling  
Interior designers  
Friends of designers

# APPENDIX 1

PROPOSED EXTENSION TO EXISTING DWELLING at ANTWICK STUD, LETCOMBE REGIS.

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P1/8



October 2006

PROPOSED WORKS - ANTWICK STUD

# APPENDIX 2

THE DISTRICT ARCHITECTS  
DISTRICT COUNCIL  
SECTION 11 (4) (1) (b)  
CORPORATE SOCIAL  
RESPONSIBILITY

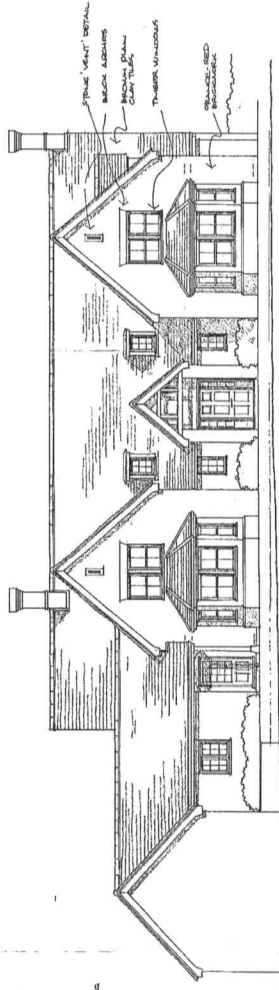
**MATHEWSON WATERS ARCHITECTS**  
1,500  
architects 3D modelling interior designers  
The Old Swanery, Cowley Road, London, N4 0JF  
Telephone: (01483) 73171, Fax: (01483) 73297  
2503 13  
Sales Area: Cowley Road, 2503 13  
Tel: (01483) 73297  
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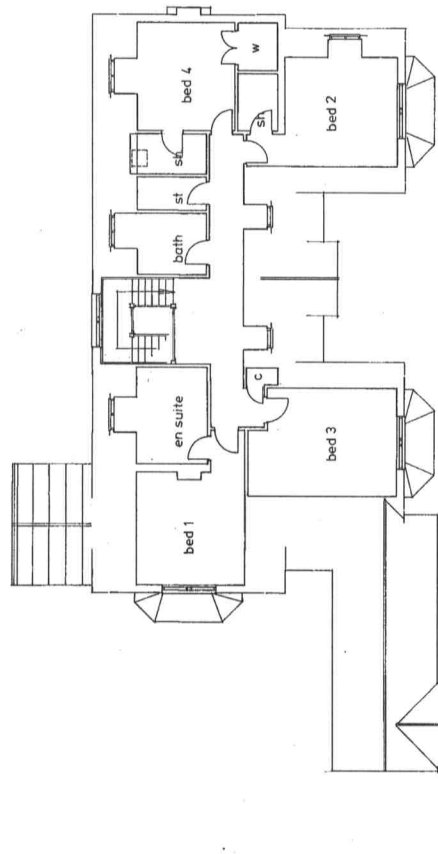
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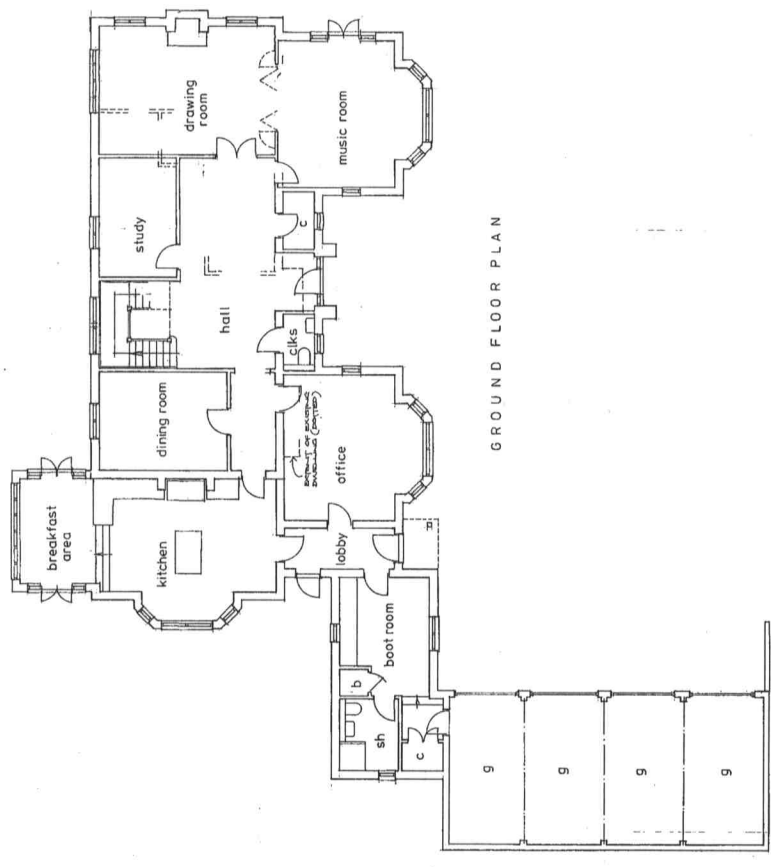
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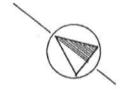
SOUTH EAST



FIRST FLOOR PLAN



GROUND FLOOR PLAN

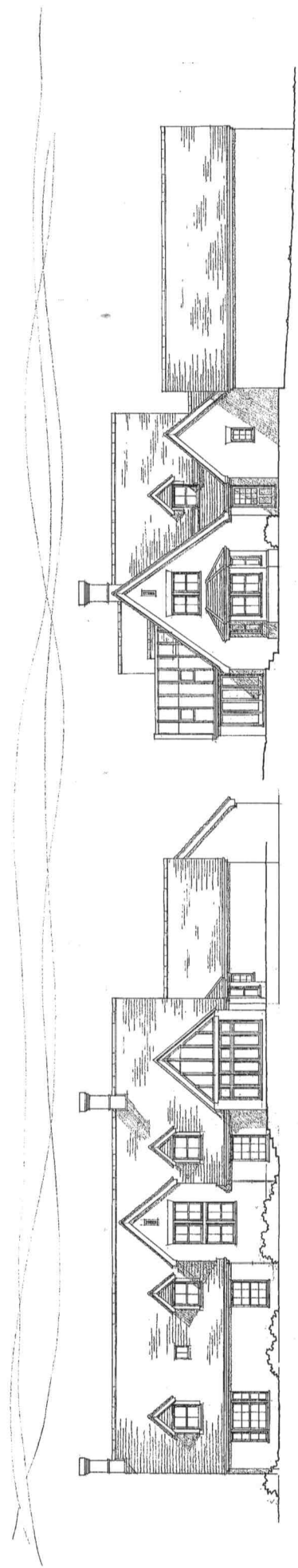


# APPENDIX 2

PROPOSED PLAN  
MATHEMSON V ARCHITECTS  
The Old Rectory, Cowley Road, Leamington Spa, CV31 1JL  
Telephone: (01459) 23131, Fax: (01459) 23132

2503.05

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SOUTH WEST

NORTH WEST

# APPENDIX 2

VALE OF WHITE ROSES DISTRICT COUNCIL  
HECT 1.3 NET IWS  
CORPORATE POSTAL SERVICES 5

**MATHEWSON WHITTAKER WATERS**  
3D modelling Interior designers  
The Old Surgery, Cowley Road, Lankwyr, Bevalie, RG17 5NR  
Telephone: (01489) 21111, Facsimile: (01489) 22007  
2503.06

Deputy Director (Planning and Community Strategy)  
Vale of White Horse District Council  
Abbey House  
Abingdon  
Oxon OX14 3JE

**For attention: Miss K. Rooke**

Dear Mr Hood,

**Town and Country Planning Act 1990**

**Application No. LRE/4783/5**  
**Computer No. 06/01643/FUL**

**Proposal: Extension and alterations to existing dwelling. Erection of a domestic garage**

**Address: Antwick Stud, Main Street, Letcombe Regis, Wantage, Oxon., OX12 9LH**

**For: Mr and Mrs M. Samuel**

I write to express the views of Letcombe Regis Parish Council on this application.

The Council has given very serious consideration to this application which is controversial, both in the Parish Council and in the Village more generally. It has taken a rather large number of planning matters into account, but finds that impact on the environment must be the most crucial in this Area of Outstanding Natural Beauty.

The majority view is clearly to register an objection. The main grounds are as follows:

1. The substantial increase in size – we are surprised that the application can be considered as an ‘extension’.
2. The visibility of the house from the surrounding area, both because of size and because of the increased height of the building (an additional 2.9 metres).
3. The house is outside the built envelope of the Village.

To the objectors, an application of a rather smaller extension, retaining the current roof-line, would be much more likely to gain approval.

Although we well understand that each application must be considered independently and on its own merits, there is concern that such a house would pave the way to development of the stables, which could also then have a higher roof-line, etc. As we understand it, the application would not be in line with conditions laid down when earlier building approval for the site was given.

The minority view would not support additional new housing, but

- (A) supports the improved design and increased size of this existing dwelling,
- (B) finds size and scale within the large site area acceptable and
- (C) argues that the look of the proposed building is more in line with architecture in the Village.

If there were any question of the application being approved, we would want strict and enforced conditions placed on the materials to be used. Would not a painted white (pebble-dash) exterior, rather than brick, be less glaring alongside the white stables? Is not the number of garages in any case too many? Could not a condition be imposed that the site be otherwise improved, in particular by removing/replacing the mobile homes within a fixed period of time (and enforced)?

Yours sincerely,

Fiona Fenn-Smith  
(Clerk to Letcombe Regis Parish Council)



**Proposed extension and alterations to existing dwelling at Antwick Stud,  
Letcombe Regis  
Application 06/01643/FUL  
LRE/4783/S**

This response is intended to be taken as constructive comment in the spirit of working with Vale of White Horse District Council as one of the constituent local authorities in the North Wessex Downs (NWD) AONB partnership. It is based on the primary purpose of AONB designation, which is to conserve and enhance the natural beauty of the landscape.

The NWD AONB rarely makes specific comments on individual planning applications. However, one of the key issues facing the AONB is the effect of replacement dwellings on the landscape character of the NWD. There is particular concern that the impact of such development is harming the character of the AONB, both in terms of the impact of dwellings individually in the landscape and the cumulative effect of such developments.

Although this proposal may technically not come into the category of a 'replacement dwelling', it nevertheless amounts to a replacement dwelling in terms of its significantly increased footprint and scale over and above the existing dwelling on the site.

NWD AONB Landscape Character Assessment

The application site is in a very sensitive part of the AONB close to its northern edge and situated in the countryside outside the village of Letcombe Regis. The site lies within the Hendred Plain Landscape Character Area in the NWD AONB Integrated Landscape Character Assessment, produced for the Countryside Agency in 2002. The area has a distinct character forming a transition between the high downs and the clay lowlands of the Vale of White Horse. Although essentially a flat level plain, local variation is created by the numerous valleys that cut through the area. Letcombe Regis lies in a valley south of the A417 and the application site can readily be viewed from the long straight byway north of the village, which runs parallel to the A417. There will also be other views of the site from within and around the village.

The Assessment states that one of the key characteristics of the area is the clustered form of many of the villages, including the springline village of Letcombe Regis, and it recognises the large number of stables and equestrian establishments and gallops in the area.

Key issues are identified for this landscape character area; include "*development pressures within the attractive small springline villages (e.g. Letcombe Regis), with expansion from their traditional form*", and the Key Management Requirements for the area state that "*particular consideration should be given to the impact of new development on the boundary of the AONB on the character of this part of the North Wessex Downs and views from this area.*"



### The Impact of this Proposal on the Landscape Character of the AONB

It is considered that the existing dwelling is modest in form, being single storey construction and sited close to the existing equestrian buildings on the smallholding. The existing scale and form of the building is in keeping with the simple long low structures of the equestrian buildings, which are characteristic of the area, and as such it does not detract from the character of the AONB landscape. Furthermore, when viewed from public vantage points, including the byway to the north of the site, the dwelling is visually unobtrusive.

However, the proposal, which would transform this modest dwelling into a substantial house with quadruple garage, would result in significant harm to the character of the AONB. The scale of the proposal would result in this dwelling being an intrusive element in the landscape, significantly raising the height of the building above adjoining buildings. Furthermore, the enlarged footprint would involve a harmful incursion into the AONB landscape; particularly in respect of the increased scale and fussy design of the house and the attached garages which are suburban in character. This proposal would also detract from views of the village from the north, and by reason of its scale and design would give the impression of the village extending outwards into the countryside, which would conflict with the key management requirements of the Landscape Character Assessment.

### Comments on the applicant's Design and Access Statement

The applicant's design and access statement is inadequate in that it completely ignores the context of the development within the NWD AONB landscape. It focuses on the needs of the applicant and fails to consider the relationship between the proposed development and its surroundings, including the character of the landscape, the nearby equestrian buildings and the relationship with the form of the nearby village.

### Conclusions

It may be possible to extend this dwelling in a way which was not harmful to the character of the AONB, for example through modest additions at single storey level. However, these proposals are considered to detract significantly from the character of this part of the NWD AONB.

N.B.

The NWD AONB Integrated Landscape Character Assessment (LCA), published in 200, is a policy framework prepared for the Countryside Agency to guide and shape the future character of the NWD AONB, and includes an assessment of key issues that threaten the quality of the AONB including development pressures. The use of Landscape Character Assessments is supported by PPS7 in the section on 'design and the character of rural settlements'. Paragraph 12 recognises that many villages make an important contribution to local countryside character, and states that planning authorities should ensure that development respects and, where possible, enhances these particular qualities. Paragraph 13 states that planning authorities should utilise tools such as Landscape Character Assessments.