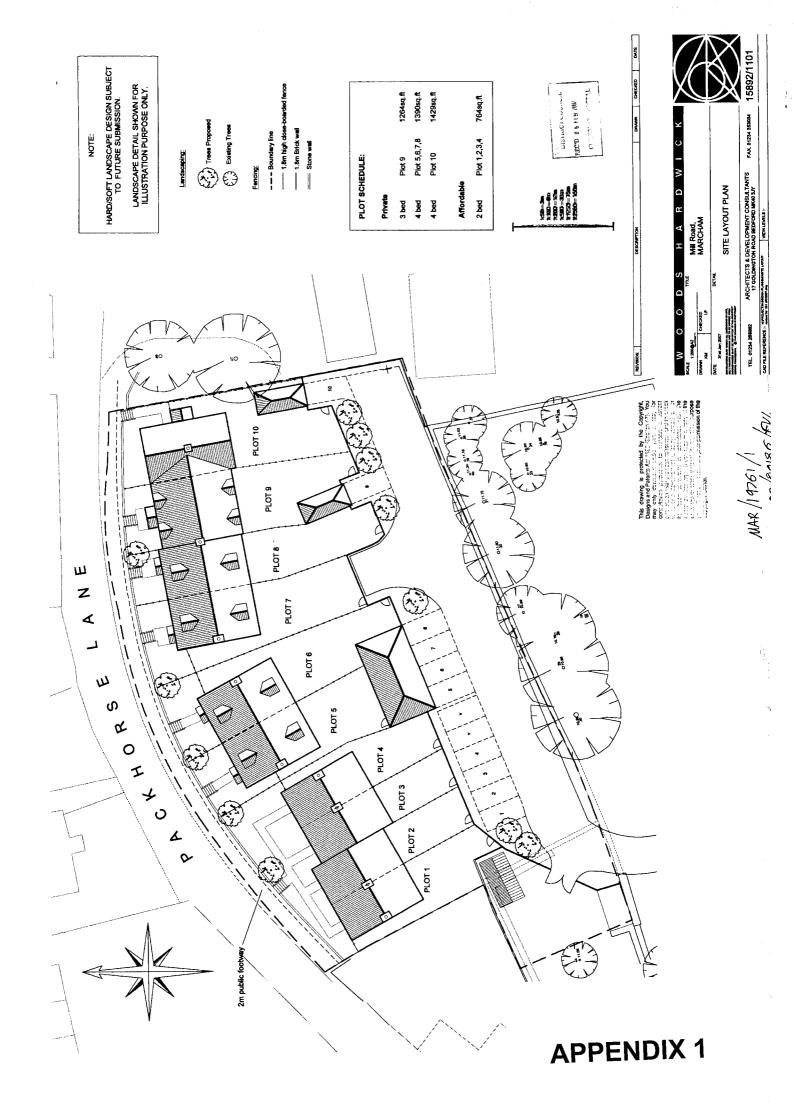
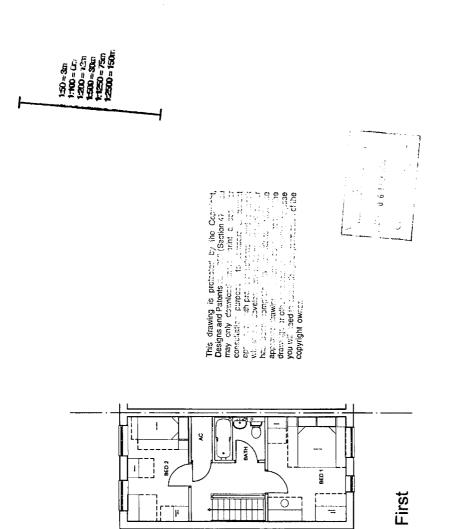
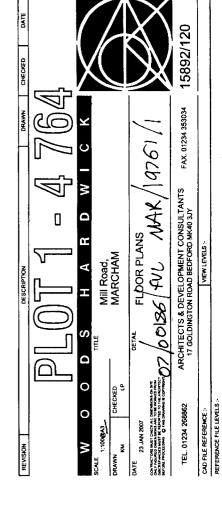
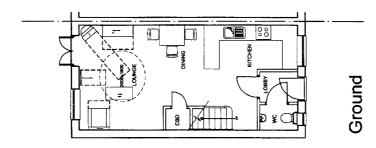


**APPENDIX 1** 

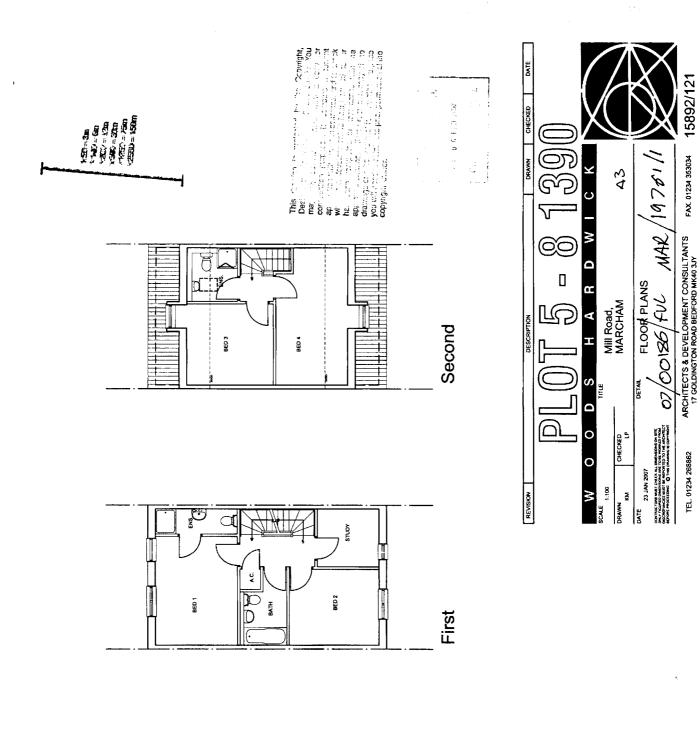








# **APPENDIX 1**



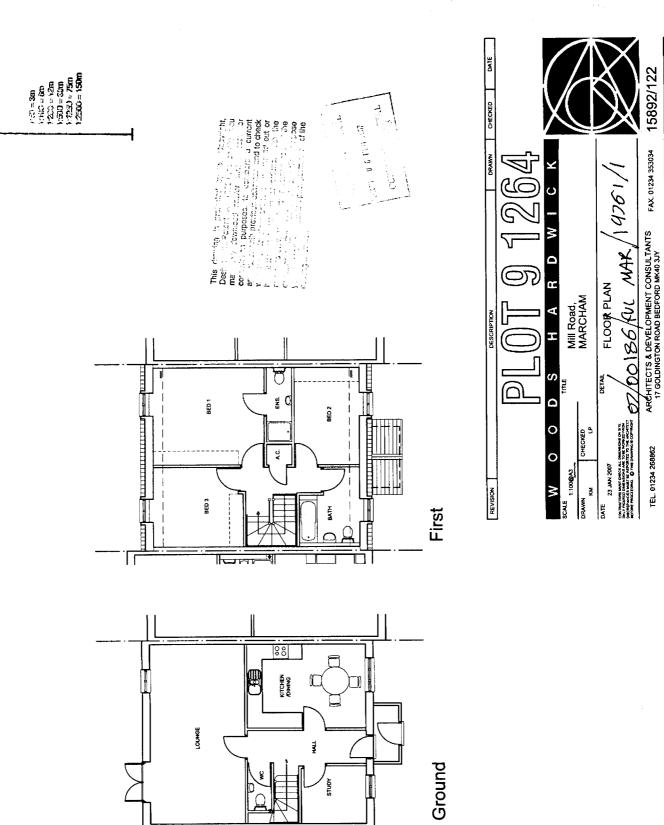
D

KITCHEN

LOUNGE



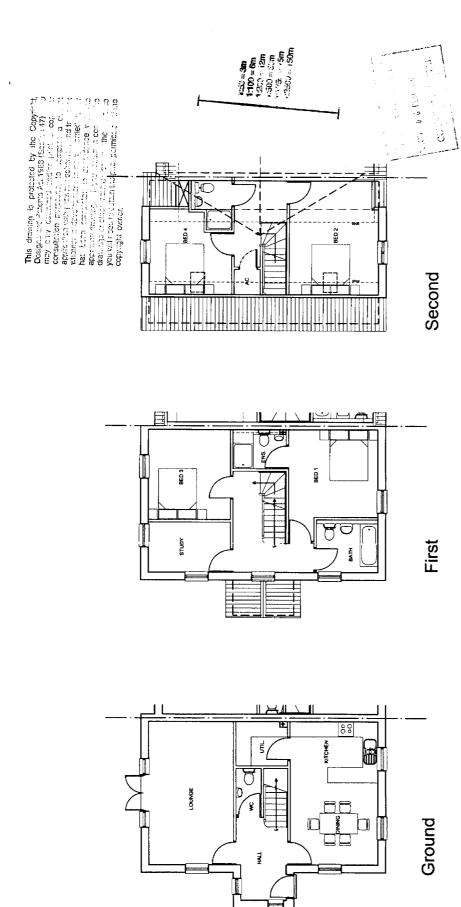
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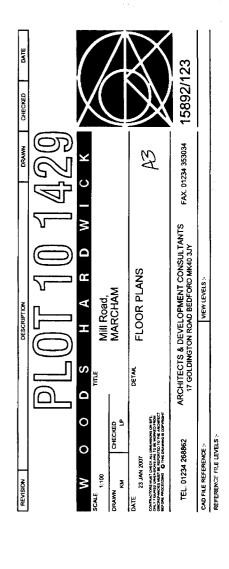


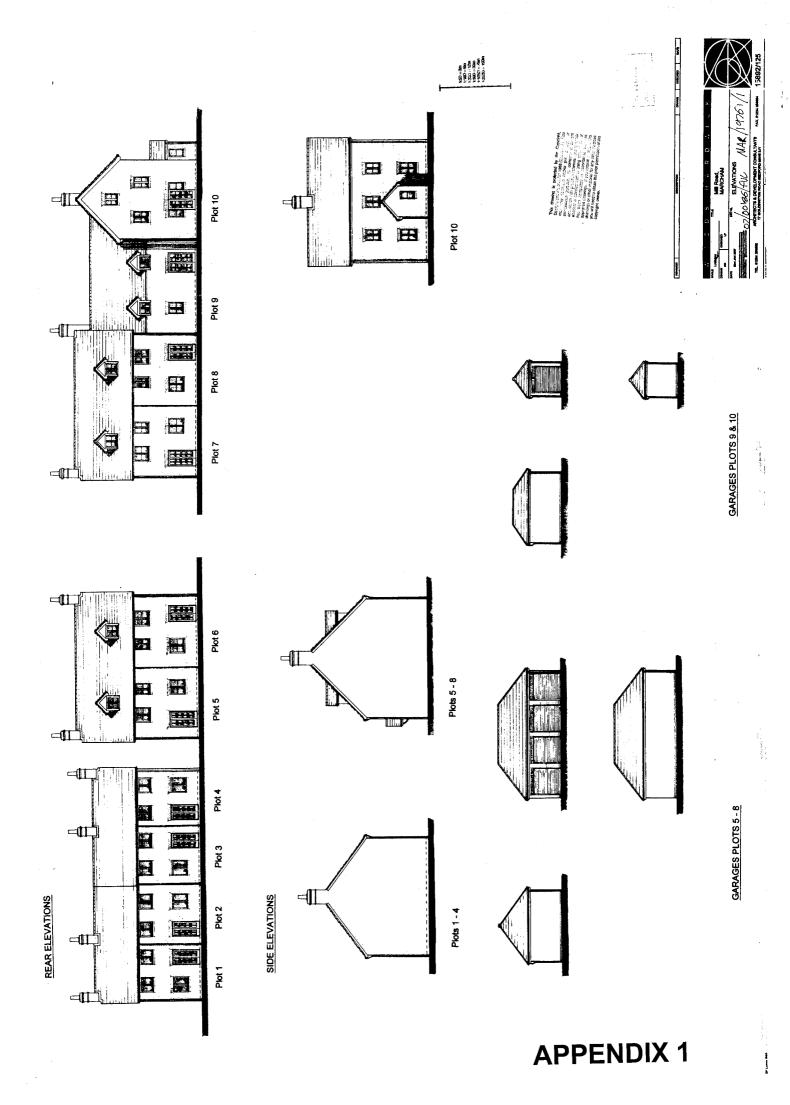
# **APPENDIX 1**

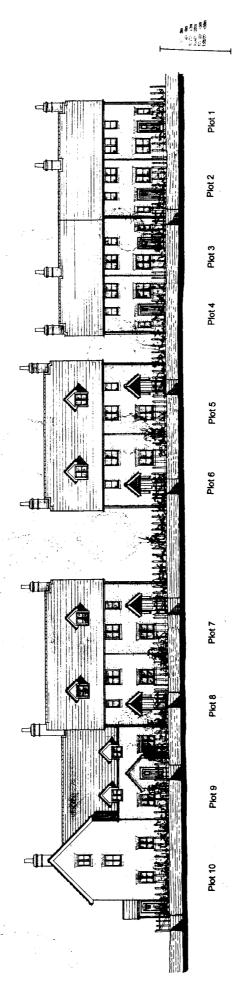
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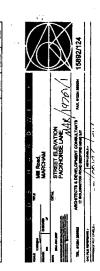
CAD FILE REFERENCE : REFERENCE FILE LEVELS :













#### TRY HOMES LIMITED

THAMES VALLEY REGION

THE OLD BREWERY, BREWERY COURTYARD, DRAYMANS LANE, MARLOW, BUCKINGHAMSHIRE SL7 2FF

Our Ref: TF/timber yard www.tryhomes.co.uk

Direct Line: 01628 495954
Direct Fax: 01895 855931
trevor.faulkner@tryhomes.co.uk

2 February 2007

Vale of White Horse District Council Planning Department Abbey House Abingdon Oxon OX14 3JE For attention of: Stuart Walker



Dear Mr Walker

Re: Planning Application - Residential Development of 10 dwellings and associated access on land at Timber Yard, Packhorse Lane, Marcham, Oxon

I have pleasure in enclosing a 'full' planning application for the above development. No application fee is required in this instance, as the scheme is a resubmission of our application for 4 units which was refused on 26 October 2006 (your ref. 06/01441/FUL).

The application has been formulated, taking into account the grounds for refusal on the aforementioned application; with regard to our pre-application meeting and subsequent correspondence; correspondence with the County Highway Authority; and more particularly the sensitivities of the site in terms of its location adjacent to a Conservation Area and Grade II Listed Building (no.3 Mill Road), and consideration of the policies and standards set out in the Vale of White Horse Local Plan 2011.

#### **Planning History**

As you are aware, planning permission was granted on 4 July 2005 (planning ref. MAR/18842) for the erection of 5 dwellings on land immediately adjacent to the application site, known as no.5 Mill Road. We are currently in the process of implementing that permission, having purchased the site from Elford Homes (the then applicant's).

SUPPORTING STATEMENT
PLANNING APPLICATION: LAND AT THE TIMBER YARD, PACKHORSE LANE, MARCHAM, OXON

At the time of site acquisition, we were approached by the owners of the Timber Yard about the potential for residential redevelopment of their site. We were encouraged by a letter forwarded to us from the current owners, which was a letter from the Council dated 16 January 2002, which stated:

"...the site lies within the built up limits of the village, and therefore the principle of redevelopment for housing would be acceptable, and would be considered against the relevant policy at the time any application is made".

#### The letter goes onto state that:

"There are particular detail issues that will need to be addressed, including vehicular access and the proximity of the village Conservation Area."

When this site was originally 'flagged up' as a potential extension to our current site, it was envisaged that the whole of the Timber Yard site would be up for redevelopment. Subsequently, the land owner has decided that he only wishes to relinquish around half of the site at the current time; namely that section of the site subject of this application.

In September 2006, we submitted an application for the erection of 4 detached dwellings with associated garaging on the application site. This application (ref. 06/01441/FUL) was refused by the Council on 26 October 2006, for the following reasons:

- (1) The development, by virtue of its design, layout and form represents an incongruous and inappropriate form of development that fails to take account of or to positively exploit the local pattern of development in Marcham. As such it detracts from the character and appearance of this part of the village, harming the form, structure and appearance of this part of the village, harming the form, structure and character of the settlement. Furthermore, the regimented courtyard layout in terms of its form and design is unsympathetic to the character of the village, representing an alien feature which fails to protect or enhance the landscaping setting of the adjoining Marcham Conservation Area. As such the proposal is contrary to Policies H11, DC1 and HE1 of the adopted Vale of White Horse Local Plan 2011.
- (2) The proposed dwellings by reasoning of their positioning, orientation, size, bulk, height and overall poor design represent an inappropriate form of development that significantly erodes the character and visual amenity of this part of the village. The narrow projecting features on the front elevations of plots 1 and 4 in particular are uncharacteristic of the local vernacular style found in Marcham, and the lack of window reveals and verge detailing adversely detracts from their visual quality in the context of adjoining dwellings. As such, the proposal is contrary to Policies H11 and DC1 of the adopted Vale of White Horse Local Plan 2011.

For contractual reasons, we were obliged to appeal this decision and this is still awaiting determination by the Planning Inspectorate under the written representations appeal method.

#### Formulation of the Current Application

Based on the comments contained in your Council's letter of January 2002, and the fact that we are in the process of developing the adjoining site at 5 Mill Road, we further investigated the residential development potential of the site. As part of this assessment we employed a highway consultant to investigate the highway issues relating to the site. Their remit was to examine the residential redevelopment potential of the site with access from Packhorse Lane. Their conclusions on this were as follows:

"...Advice within PPG3 and PPG13 is very clear that the car borne traffic impact from the development must be secondary to the consideration of more sustainable modes of transport. In the case of this site those forms of transport will be on foot and by bicycle. As such, I would be very concerned about the potential increased risk of vulnerable road users from the residential development of the site due to the lack of pedestrian and cycle facilities along Packhorse Lane. The lack of these is exacerbated by the very poor alignment of the carriageway and lack of forward visibility across bends. Whilst there is potential for improving both the alignment, forward visibility and footway provision across the frontage of the site it does not appear possible to provide continuous footway/cycleway links into the centre of the village as these will effect the outside of the site boundary line...I consider therefore that there is limited potential for the residential development of the site in isolation with direct access onto Packhorse Lane. It may be possible to develop this site as part of a larger development where the main pedestrian and cycle desire lines would not be along Packhorse Lane."

In summary, our highway consultants consider that an access from Packhorse Lane to be unacceptable on highway safety grounds and as such for the site to be redeveloped for housing, access to the site should be taken from elsewhere. We believe that we can facilitate an access into this site through our development site at 5 Mill Road.

As stated above, we held discussions with the land owner, who has agreed to the selling off of only part of the Timber Yard site at this time (as per this application) for residential development.

Following the refusal of our application for 4 detached dwellings in October 2006, we have fully reviewed the reasons for refusal and met with you and your Conservation Area colleague (Alison Blyth) in November 2006 to consider an appropriate way forward for this site's re-development. We subsequently sent you amended draft layout/street scene drawings, in response to your comments, which you gave tentative support to 'in principle'.

In summary, we are now proposing the following:

- 10 residential units, of which 4 would be 'affordable' (plots 1-4 inclusive);
- The 4 affordable units would be 2-bedroom terraced units @ 764sq.m. floor areas, to comply with affordable housing standards;
- Plots 5-8 inclusive and Plot 10 would be 4-bedroom units;

SUPPORTING STATEMENT
PLANNING APPLICATION: LAND AT THE TIMBER YARD, PACKHORSE LANE, MARCHAM, OXON

- Plot 9 would be a 3 bedroom unit;
- The scheme has been redesigned, in-line with our pre-application meetings and correspondence, so that it fronts directly onto Packhorse Lane, with gardens facing southwards at the rear. The layout would mimic the tightly configured historic arrangement in this part of the village, with some breaking up of the built form, with a pair of central semi-detached units;
- An attempt has been made to create a development with different roof heights, set-backs and detailing to help create a more 'organic' type of street scene;
- The development would very much follow the principles of the Oxfordshire 'vernacular';
- All car parking will be at the rear of the site and accessed from our existing development in Mill Road;
- The scheme incorporates provision of a 2m wide pedestrian footpath to the
  front of the site, which is a width requirement agreed by the County Highway
  Authority (Tim Foxall Principal Transport Planner). We understand that the
  provision of a footpath outside the site frontage is supported by the County
  Highways Authority, the Parish Council and a number of local residents as
  part of wider highway safety measures on Packhorse Lane; given that the
  long anticipated Marcham bypass proposals have currently been aborted;

Given our highway consultants comments, we are not proposing any vehicular access directly onto Packhorse Lane. Vehicular and pedestrian access would be taken from an extension to the existing shared surface access drive that leads into Mill Road; although pedestrian access will also be provided onto the road frontage.

A more detailed **Design & Access Statement**, prepared by our architects Woods Hardwick, is enclosed as part of our application submissions. This provides a detailed narrative of the design and access ethos for our application proposals.

#### **Density Justification**

The site equates to an area of approximately 0.3ha, and accordingly the proposed density would be 33.3dph. This falls within both Government Planning Guidance and your prescribed density requirement set out in Policy H14 of the Vale of White Horse Local Plan 2011, which seeks a net residential density of at least 30dph, to ensure best-use of previously-developed land.

The number of units proposed has very much evolved from our pre-application discussions and your preference for more, but smaller units which front onto Packhorse Lane; incorporating 40% affordable housing provision and a good proportion of smaller 2-bed units.

#### Car Parking

In terms of car parking provision, we are proposing the provision of 18 spaces for the 10 units, which equates to an average of 1.8 spaces per residential unit (we are in fact proposing 2 spaces for the 3 and 4 bed private houses and 1 space per affordable unit plus 2 visitor spaces).

In our opinion, this complies with National Planning Policy Guidance, which recommends on average that car parking provision should be provided at 1.5 spaces per unit.

#### **Developer Funding Contributions**

As part of our pre-application negotiations, we have 'tentatively' discussed financial contributions towards various off-site infrastructure/service requirements with Alan Pope, Developer Funding Manager, at Oxfordshire County Council.

We can confirm our agreement to making appropriate financial contributions in negotiation with the County Council. With this in mind, we would be willing to agree to the County's 'fast-track' financial contribution system, whereby we offer up the agreed contributions in advance of the determination of the application. This will obviate the need for the drawing up of a Section 106 Agreement.

Furthermore, we confirm agreement to offering up a Unilateral Undertaking to the District Council dealing with the affordable housing provision. I have instructed our solicitors to commence preparation of a draft Unilateral Undertaking for agreement by the District Council.

#### **Other Matters**

To access the Timber Yard site from our current site on Mill Road, we propose to create an access across land in the ownership of no.8 Packhorse Lane. As part of our option agreement with the land owner, we have agreed to provide a single garage on their land, with agreed access rights onto the proposed access road. This will be a major improvement for the land owner, who currently benefits solely from a direct access onto Packhorse Lane, in a location with very poor road visibility.

#### **Summary**

For all the above reasons, I believe that the proposed scheme is of a scale, form, design and siting, which is appropriate to this location and can be supported by the Local Planning Authority.

I trust the enclosed is satisfactory and look forward to receiving written confirmation to the registration of our application. Once registered, I would welcome the

SUPPORTING STATEMENT PLANNING APPLICATION: LAND AT THE TIMBER YARD, PACKHORSE LANE, MARCHAM, OXON

opportunity to discuss our proposals with you, so that I can clarify any outstanding issues.

If you require any further information or clarification on the above, then please do not hesitate to call me on direct line 01628 495954.

Yours faithfully

Trevor Faulkner BSc(Hons) DipTP MRTPI

TOWN PLANNING MANAGER

Encl.

# 3. Design Principles Response.

- 3.1 As this is a scheme which lends itself to developing a proposal which sympathises with the local area, and harmonises with the character of the historic richness of the village, this is 3.4 a perfect opportunity to design a group of dwellings that offers a special addition to the rural setting, but also hints at a modern approach to cottage design.
- 3.2 The enhancement of the character and appearance to Marcham and its Conservation Area should be a key aim in the design of the proposal. Furthermore, the proposal should also positively contribute to the setting of south Marcham and integrate with the current new development on the adjacent plot. This means that the development should enhance the character and appearance of the adjoining Conservation Area and its setting in terms of siting, scale, design, and materials used.
- 3.3 The previous section (Context and Site Analysis), establishes the character and appearance of the Marcham and its Conservation Area. Therefore, the design and development of the Mill Road site should reflect the following aspects of the settlement in the immediate area:
  - Cottages in tightly configured arrangements with some break in the built form;
  - 1½ to 2½ storey roof heights to mimic adjacent cottages nearby;

- The architectural styles, materials, colours and details used in Marcham to reflect its rustic and quintessential English village character; and
- Parking accommodated to the rear of the cottages, away from the busy Packhorse Lane.
- As the access to the application site is an extension to the current point of entry to the adjacent new development, a reasonable buffer should be put in place so that any property along the boundary of the road is not infringed by this application. (See Design Principles diagram on page 10)



## 4. The Design Solution

4.1 The following Design Solution has been structured to show a reasoned progression from the Site Context and Analysis to a proposal for the site 4.7 layout.

Use

4.2 The proposed development for this site is residential use, which is appropriate given the predominant residential character of the area.

**Amount** 

- 4.3 The development in total, comprises3 no. 4 bed terraces, 1 no. 3 bed terrace, 2no. 4 bed semis, and 4 no.2 bed Affordable Housing cottages.
- 4.4 This application proposes a scheme which responds to the quality of 4.8 existing character and context, hence providing 10 tightly configured dwellings which front onto Packhorse Lane, only to be broken by a pair of central terraced units, with off-street parking in the rear.
- 4.5 The site, will therefore be accessed by vehicles from a lane off the adjacent development known as No.5 Mill Road.
- 4.6 The continuity of the frontage along Packhorse Lane is a strong feature of the scheme and therefore, ensure that a respectful identity is maintained and relayed through its built form. Drawing number

15892/1010H shows the proposed layout.

Layout

- As mentioned previously, the cottages are to face Packhorse Lane following the gentle curve of the site, positioned so that an almost continuous façade is prevalent along this face to embrace the road.
- 4.8 The scheme, also has provision for a 2m wide pedestrian footway along this frontage which is supported by the County Highways Authority.
- 4.7 Plot 10 will assume a welcoming position with 2 visible sides on the most north-eastern edge of the scheme. The rest of the units will be staggered back and forward creating a varied and interesting face.
- 4.8 Pedestrian access from the fronts of the properties will be via a small number of steps, as the entire sight is elevated by approximately 1 metre from Packhorse Lane.
- 4.9 All the car parking will be located to the rear of the site, accessed via a connecting lane to the recent development at no.5 Mill Road. Four garages which will serve plots no. 5 to 8 will sit behind four parking bays. Adjacent to it will be six more bays serving the Affordable Housing, two of which are allocated to visitors.
- its 4.10 There will be two more single garages with parking in front, at the rear of plots no.9 and 10.

#### Scale

4.10 The heights of the cottages are to be 1½ to 2½ storeys. The use of dropped elements and recesses and contrasting materials for projecting porches help to form a more vernacular feel to the proposal.

#### Appearance

- 4.11 All cottages are to be built in stone with entrance porch projections to plots no.9 and 10 as a contrasting element.
- 4.12 Dormer windows on the cottages at plot no. 5 to 9 are proposed, creating an interesting roofscape therefore, maximising roof spaces and assuming a similar language with dwellings in the vicinity, and lesson the impact of the new proposal.
- 4.13 The use of chimneys provide interest 4.18 The and variety to the proposals construction of the characteristics of Marcham.
- 4.14 To further emphasise the main entrance to plots no. 5 to 8, the front doors have been denoted by canopies.
- 4.15 Also, the terraced units have been broken down by positioning of rain water down pipes at their designated plot boundaries.

## Cottage Design

4.16 The detailed design of the cottages

has been carefully considered to ensure their elevational positively contributes to the setting of Marcham and Mill Road, and the character and appearance of the nearby Conservation Area. The architectural styles, materials and details used on all the dwellings reflect the traditional village character of Marcham. The cottages have been designed to reflect the range of traditional building characteristics which exist in Marcham:

- Use of roof overhangs;
- · Decorative roof ridge tiles;
- Tall chimney stacks decorated with stepped brickwork;
- Half bar glazed casement windows;
- Stone cill and flat faced brick head detail;
- Roof covered with brown/grey slate;
- Pitched roof dormer windows to provide visual interest; and
- 4.18 The proposed units are to be constructed of local stone with parts of the house, like entrance porches, made of brick. This will emulate subservient additions to the property and respond to a varying style around the village
- 4.19 Each cottage plot will be separated by a low timber boarded fence except on the boundary of Packhorse Lane where trees and hedges, complemented by supplementary planting, and a 1.2metre high picket fence, will provide some screening to the road and help retain the rustic feel to Packhorse Lane.

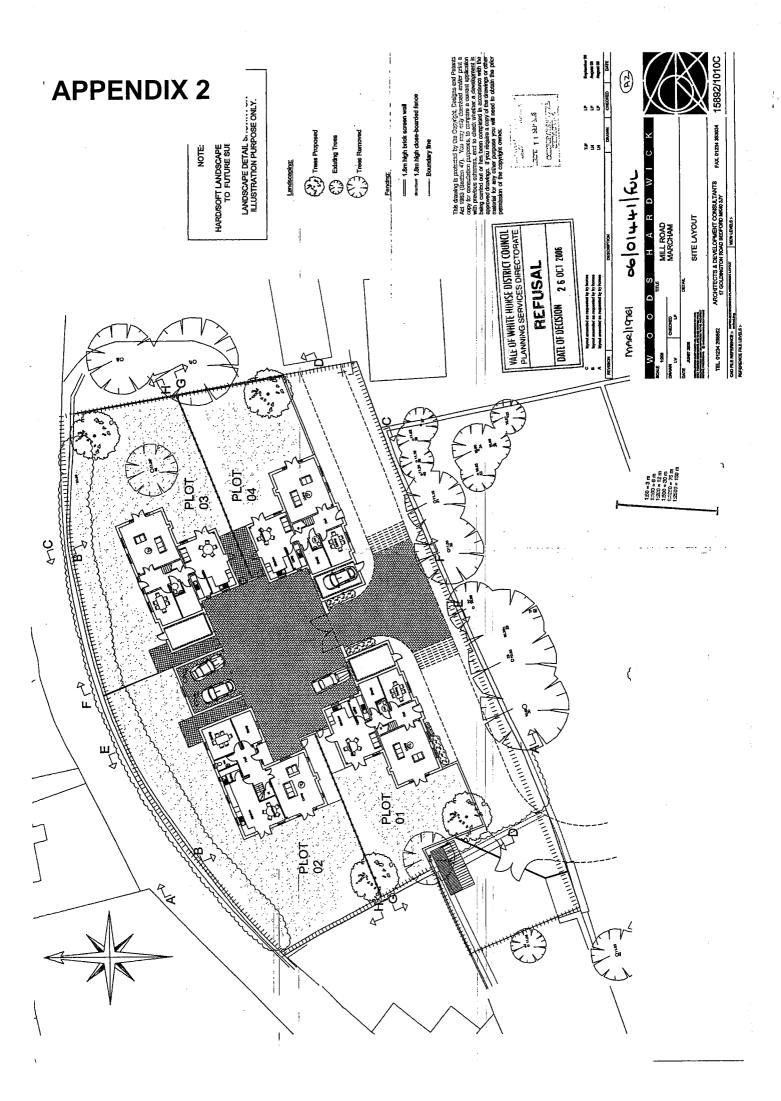
### 5. Access

#### Site Access

- 5.1 The units are to be accessed off a lane which is an extension of the road leading to the adjacent new development, at the rear of the site.
- 5.2 Pedestrian access to the cottages are from Packhorse Lane and from the shared access drive to Mill Road.
- 5.3 As mentioned previously, there is potential to maintain access with the adjacent property.

#### Inclusive Access

5.4 The dwellings will be designed in compliance with Part M of the Building Regulations. Therefore, it can be considered that the design and layout for the dwellings ensures that they are accessible and usable.





# COPY

# **APPENDIX 2**

### **TOWN AND COUNTRY PLANNING ACT 1990**

#### NOTICE OF REFUSAL

To

Try Homes Limited Brewery Courtyard Draymans Lane Marlow Buckinghamshire SL7 2FF

Application No:

MAR/19761

Proposal;

Residential development of 4 dwellings and associated access.

Address:

Timber Yard Packhorse Lane Marcham Abingdon Oxon OX13 6NT

#### DATE OF DECISION:

26th October 2006

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

1 The development, by virtue of its design, layout and form represents an incongruous and inappropriate form of development that fails to take account of or to positively exploit the local pattern of development in Marcham. As such it detracts from the character and appearance of this part of the village, harming the form, structure and character of the settlement. Furthermore the regimented courtyard layout in terms of its form and design is unsympathetic to the character of the village, representing an alien feature which fails to protect or enhance the landscape setting of the adjoining Marcham Conservation Area. As such the proposal is contrary to Policies H11, DC1 and HE1 of the adopted Vale of White Horse Local Plan 2011.

2 The proposed dwellings by reasoning of their positioning, orientation, size, bulk, height and overall poor design represent an inappropriate form of development that significantly erodes the character and visual amenity of this part of the village. The narrow projecting features on the front elevations of plots 1 and 4 in particular are uncharacteristic of the local vernacular style found in Marcham, and the lack of window reveals and verge detailing adversely detracts from their visual quality in the

Vale of White Horse District Council, Abbey House, Abingdon, OX14 3JE
Telephone (01235) 520202 Fax (01235) 540396





context of adjoining dwellings. As such, the proposal is contrary to Policies H11 and DC1 of the adopted Vale of White Horse Local Plan 2011.

Rodger Hood Deputy Director (Planning and Community Strategy)

## MARCHAM PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A., Tel: Frilford Heath (01865) 391833 90 Howard Cornish Road, Marcham, Abingdon, Oxon. OX13 6PU

Mr. S. Walker,
Planning Services,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE



15th March, 2007

Dear Mr. Walker,

MAR/19761/1 / 07/00186/FUL Proposed residential development of 10 dwellings with associated access Timber Yard, Packhorse Lane For: Try Homes Ltd

Thank you for agreeing to extend the time for comments from this Council. The application was discussed at yesterday's Parish Council meeting and the Council would comment as follows:

The Parish Council feels that it is imperative that a piece of land be allocated from the northern boundary of the site alongside the A415 to be given to the County Council. As previously mentioned the village is awaiting a By Pass and as an interim measure the County Council has offered to consider measures to mitigate the impact of the A415 through the centre of Marcham. A piece of land in the County Council's ownership would enable that authority to undertake measures at some time in the future.

The Council has concerns regarding the design of the houses believing that 3 storey urban town houses are not appropriate for a rural area and are therefore out of keeping with the character of the area. The density too appears excessive at 10 houses. The Parish Council would prefer to see fewer properties creating less impact on this site which is next to a conservation area.

Whilst the Parish Council had previously suggested a path, the one shown does, in fact, not lead anywhere. The Council therefore has concerns for the safety of those using the front steps at the proposed properties. It would suggest, that unless the development is redesigned, the houses should be turned round. Perhaps a low stone wall, similar to the one that is there in places already could be erected to enhance the appearance.

Finally, the Parish Council has had problems during the construction phase of the existing Try Homes site off Mill Road, with vehicles parking on its village green and causing obstruction to the highway. The Council would ask, should consent be granted, for conditions to keep all construction traffic on site.

Yours sincerely,

L.A. Martin

Clerk to the Council

# McCoy Associates Chartered Town Planners

54 New Street — Henley on Thames — Oxon RG9 2BT — Tel: 01491 579113 Fax: 01491 410852 www.mccoyassociates.co.uk email denis@mccoyassoc.co.uk

19th February 2007 Your ref MAR/19761/1

For the attention of Alison Blyth

Deputy Director (Planning and Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House
ABINGDON OX14 3JN

email and post

Dear Sir

re: Residential development of 10 dwellings with associated access Timber Yard, Packhorse Lane, Marcham

Thank you for your letter of the 15<sup>th</sup> of February requesting comments on the application shown in the various enclosures with that letter.

This proposal in my judgement offers buildings whose general massing and distribution on the site would relate satisfactorily to the urban grain of Marcham.

It is regrettable that the street elevation does not include the nearest building to the west, but from recollection I believe the relationships would be satisfactory – as they would be with the buildings on the opposite side of the road.

Local stone with some brick details are appropriate materials, and the verge, eaves and chimneystack details as sketched are promising.

If permission is being granted you may think fuller details of window reveals and of the dormers should be reserved for future approval.

To my mind if all these details are executed appropriately this is a scheme which would fit satisfactorily into the local scene. Consequently I consider its design acceptable.

Your papers are returned with the postal copy of this letter.

Yours faithfully

McCOY ASSOCIATES enc

This letter refers to drawings 15892/1100-1102, 15892/120-125, and Design & Access Statement.

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI FRI/ Christopher R Baker Company Secretary McCoy Associates Limited, company registered in England no 445

VAT No. 363 3525 59

**APPENDIX 4**