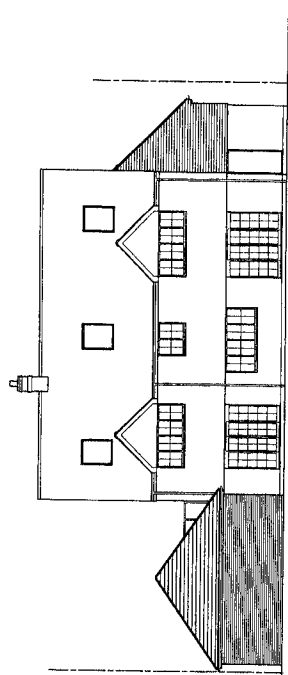
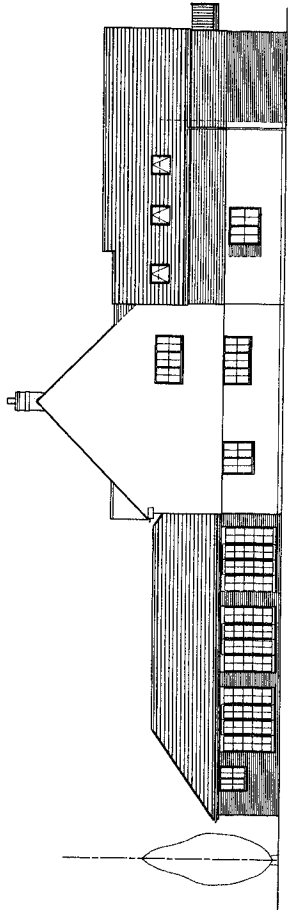


FRONT ELEVATION

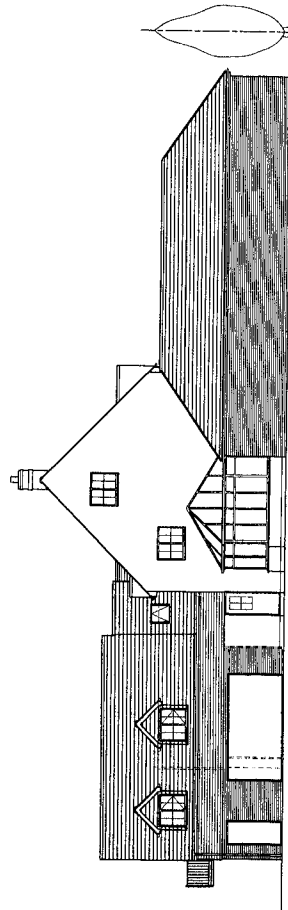
Scale 1:100



REAR ELEVATION

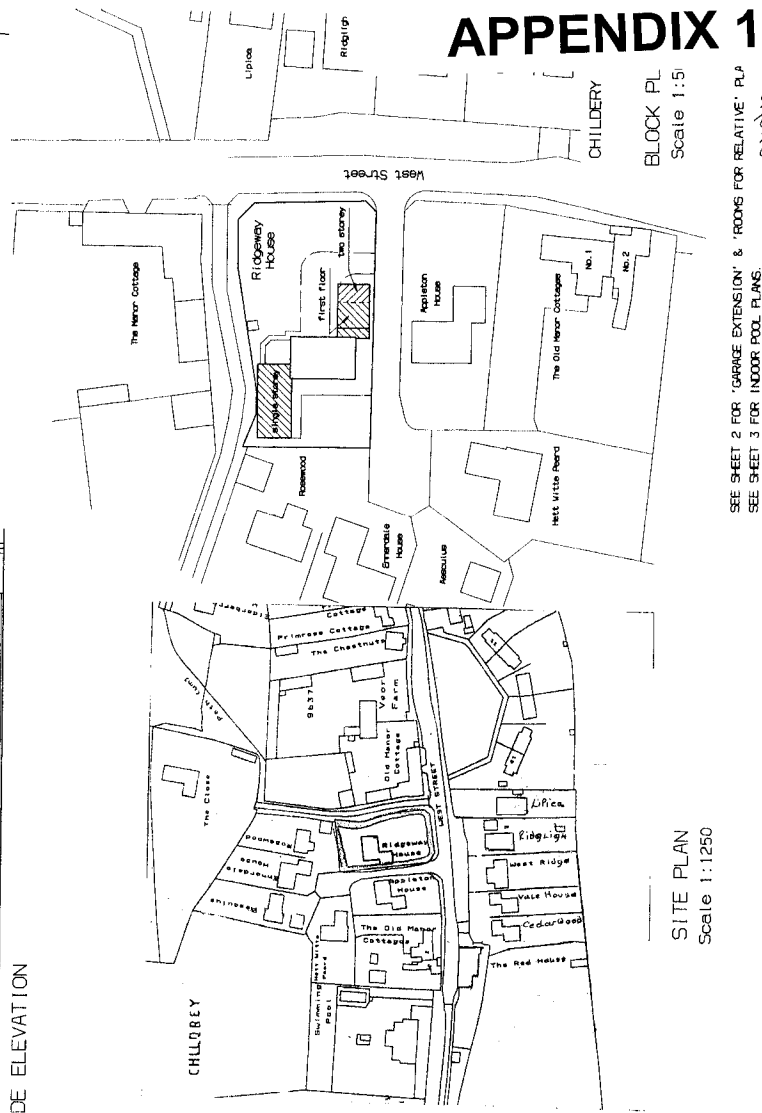
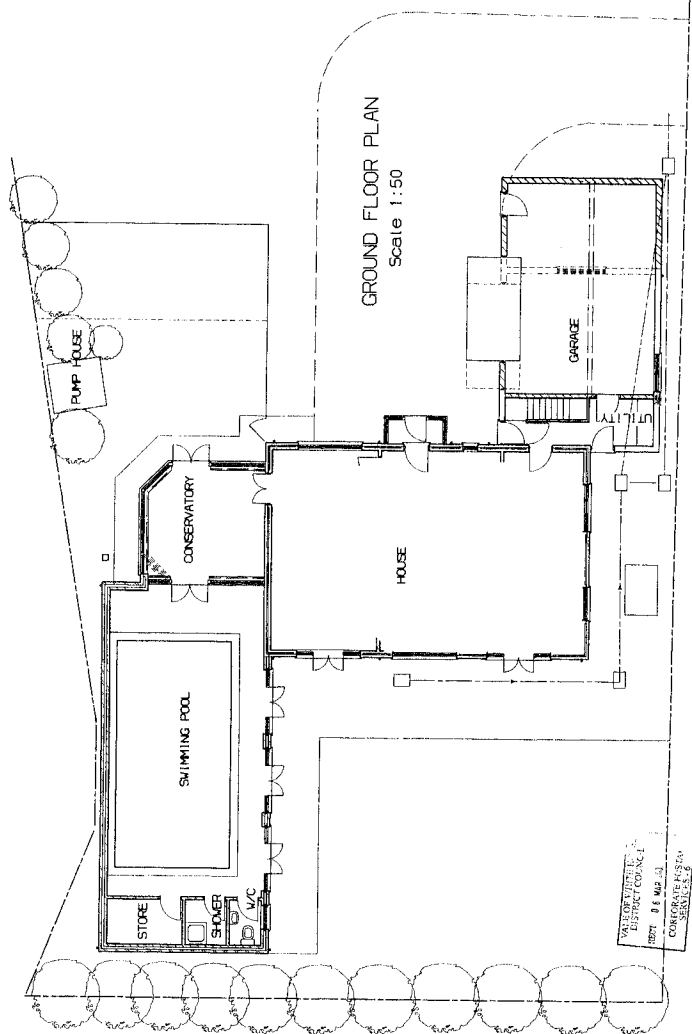


SIDE ELEVATION



SIDE ELEVATION

- MATERIALS** - ALL TO MATCH EXISTING.
WALLS :-HOUSE - GROUND FLOOR - BRICK.
 - FIRST FLOOR - BLOCK / TILED.
 - RE-USE EXISTING METAL UP & OVER
- DOORS** :-HOUSE - S.W PANEL.
 - RE-USE EXISTING METAL UP & OVER
 - S.W PANEL.
- WINDOWS** :-HOUSE - DOUBLE GLAZED S.W FRAMED.
 - DOUBLE GLAZED UPVC FRAMED.
- ROOFS** :-HOUSE - PITCHED WITH CONCRETE PLAIN TILE
 - PITCHED WITH CONCRETE PAN TILES.
- NOTE** :-ALL - COLOURS TO MATCH EXISTING.



APPENDIX 1

BLOCK PL
Scale 1:5

SEE SHEET 2 FOR 'GARAGE EXTENSION' & 'ROOMS FOR RELATIVE'. PL A
 SEE SHEET 3 FOR 'INDOOR POOL PLANS'.

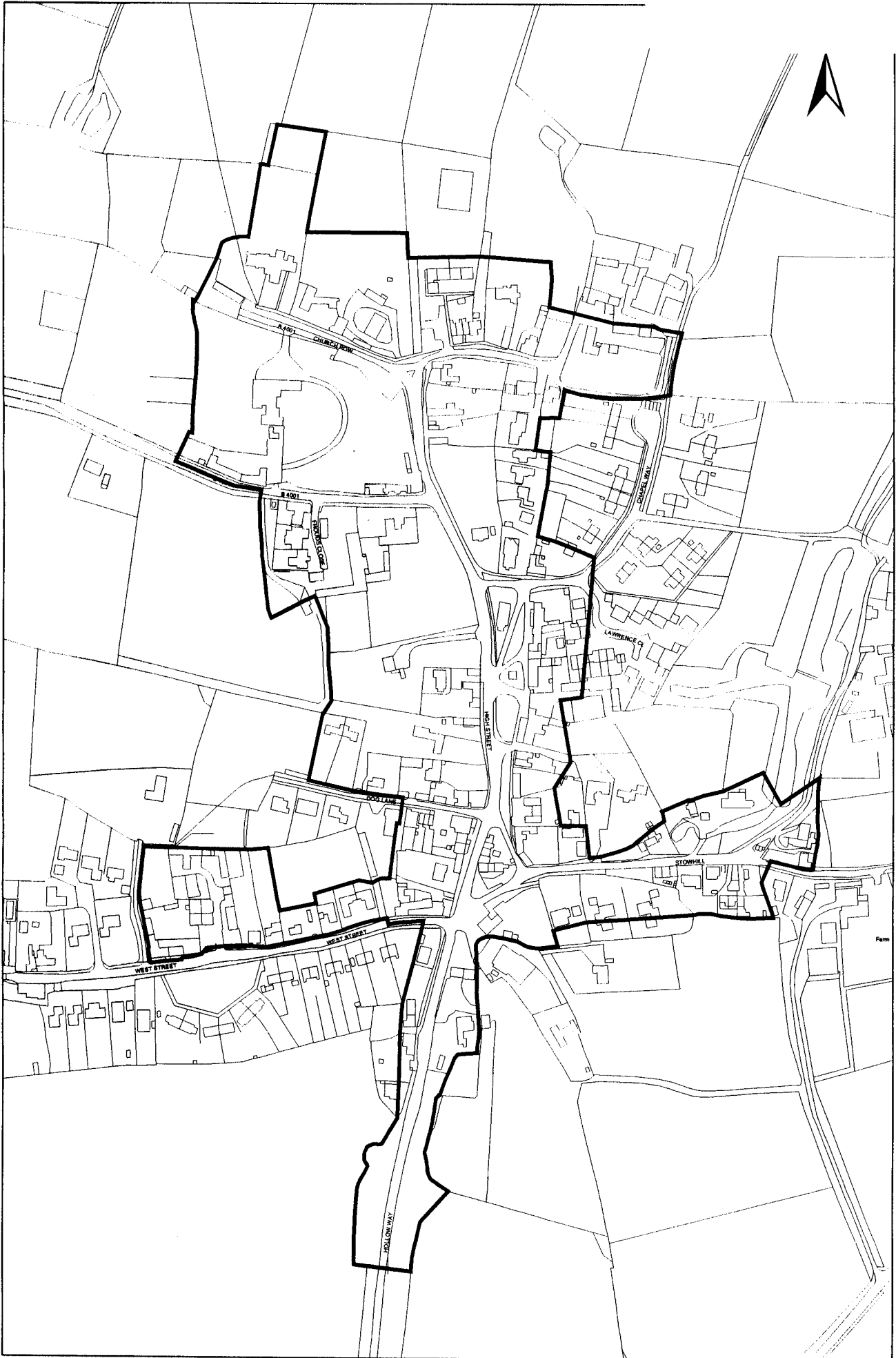
Ref	Date	Issue	Dimensions in Millimetres	AS STATED
	June 2006	A		

Title Proposed Garage Extension with Rooms for Relative Above & Indoor Pool, to Ridgeway House, Childery, Oxon, for Mr & Mrs S. Lewis-Przyde OX12 9UL
 Drawing No. **RHC/01**
 Sheet 1 of 3 Sheet

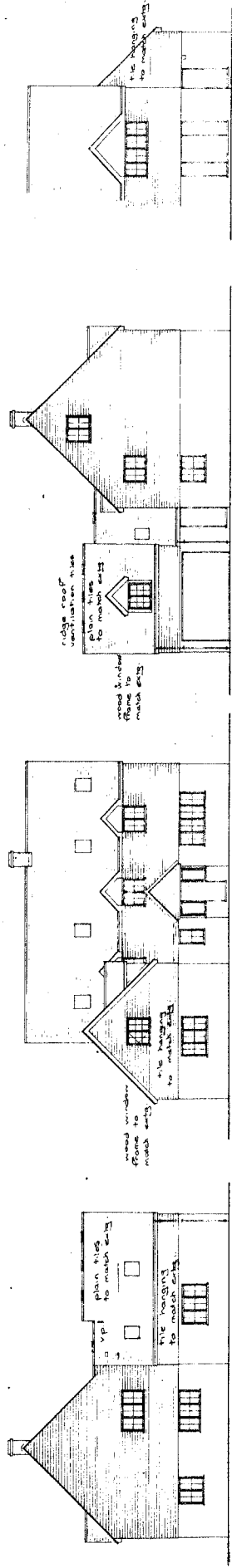
VALUITY LIMITED
 100, BRIDGE ROAD, OXON
 OX1 2 4PZ
 CONCRETE & STEEL
 01865 222222

Childrey Conservation Area

APPENDIX 2



C4



Side Elevation

Front Elevation

Side Elevation

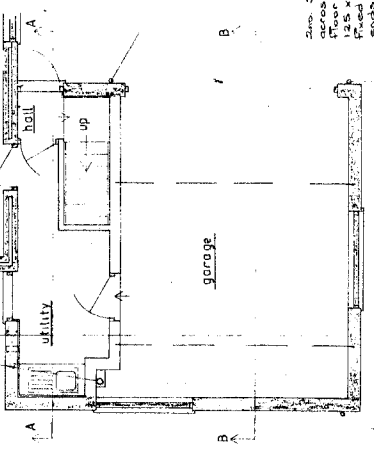
Rear Elevation

concrete section i.e. on eaves.
 drain run 100 dia. superstore drain 100
 in pen style of 100 to
 concrete lintels over drain
 where passing through walls
 create v.p. with wood
 framework to resist
 wall boards and gypsum
 plaster skim

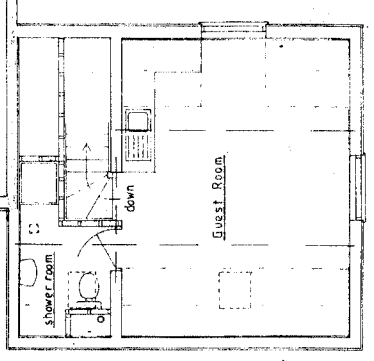
100mm wide pipe and
 sleep 100 trap to connect
 sink to v.p.
 electric extract fan to
 extract 80 litres air per
 second from utility room

Fit 200 thermal glazed valve
 roof lights double rafters
 both sides
 200 thermal glazed
 frame to match
 electric extract fan in ceiling
 with 100 dia. duct via roof space
 to connect to the ventilation
 fan to extract 13 litres air per
 second from shower room

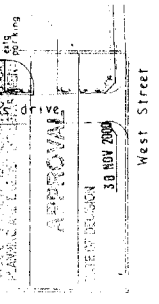
connect via v.p.
 100mm wide pipe and sleep 100
 trap to connect drain to v.p.
 electric extract fan to
 extract 80 litres air per
 second from utility room
 access eaves at changes of
 direction
 v.p. continued up roof between
 rafters to eaves for external
 air as indicated on elevations



Ground Floor Plan



First Floor Plan



Block Plan Scale

200 thermal glazed valve
 access garage to support
 floor joists
 125 x 50 pine sleep 100
 trap to connect sink to
 v.p. with wood
 framework to resist
 wall boards and gypsum
 plaster skim

200 thermal glazed valve
 access garage to support
 floor joists
 125 x 50 pine sleep 100
 trap to connect sink to
 v.p. with wood
 framework to resist
 wall boards and gypsum
 plaster skim

200 thermal glazed valve
 access garage to support
 floor joists
 125 x 50 pine sleep 100
 trap to connect sink to
 v.p. with wood
 framework to resist
 wall boards and gypsum
 plaster skim

Proposed Alterations and

200 thermal glazed valve
 access garage to support
 floor joists
 125 x 50 pine sleep 100
 trap to connect sink to
 v.p. with wood
 framework to resist
 wall boards and gypsum
 plaster skim

200 thermal glazed valve
 access garage to support
 floor joists
 125 x 50 pine sleep 100
 trap to connect sink to
 v.p. with wood
 framework to resist
 wall boards and gypsum
 plaster skim

Proposed Alterations and

Oxon
OX12 9UA

Tel: 01235 751078

Miss K Rooke
Planning Department
Vale of White Horse District Council
Abbey House
Abingdon
Oxon
OX14 3JE

20th March 2007

Dear Miss Rooke

Re: CHD/16632/2 - Ridgeway House, West Street, Childrey OX12 9UL

Thank you for sending the plans for the proposed extension to the above property for the Childrey Parish Council to comment upon. The views given below are the collective opinions of the Parish Council and are not in any particular order.

The proposed extension is an extremely large one and would totally dominate the other properties on this development. There are currently 6 houses on the development known as Maltravers Paddock and when the original application went in to develop the site, the VWHDC opposed the building of 5 houses. Following appeal proceedings, permission was granted for 6 houses, so the locality is already over-developed.

The plans submitted with the application are incomplete and inaccurate. Firstly, there is no first floor plan for the garage flat and secondly, the elevations state a scale of 1:100 whilst the ground floor plan states a scale of 1:50. However, they are the same scale. The house in question originally had a floor area of approximately 231 sq.mtrs. It has already been subject to further development, namely a conservatory and a full size loft conversion, adding about 116 sq.mtrs. The new proposal seeks to add a further 163 sq.mtrs of floor space. This represents a total increase of floor space of 120%, a disproportionately large percentage. GS3 of the local plan, appropriate elsewhere, states the maximum allowable increase of 30% for a house of this size. The % increase over the existing floor space is 45%.

The property is immediately adjacent to the Conservation area boundary and to Maltravers Manor a Grade II listed building. The garage flat presents windows directly facing the Manor and the whole of the proposed extension would be detrimental to views from the Conservation Area and the neighbouring historic Manor House and is therefore contrary to Policy HE1i) b). Indeed Ridgeway House was built on land formerly within the curtilage of the historical Manor House and there were conditions imposed in the original planning consent to - quote - 'safeguard the setting of Maltravers Manor House and the amenities of the locality'. The planned pump house for the swimming pool is located in an area protected from building by these conditions. Maltravers Manor itself,

we believe, has a covenant protecting the aspect to the west of the Manor. The proposed front extension extends 3 metres south of the existing building, which is a considerable distance and we believe it conflicts with the curtilage of the adjacent listed building, Maltravers Manor.

The Parish Council also feels that the massive swimming pool block does conflict with the curtilage of the listed building. Although the east wall of the block would be partially concealed by the existing fence, the roof would be extremely prominent and the ground level in the site is already considerably higher than the lane, so the result would be completely dominant and overwhelming. The Parish Council would venture to suggest that if a pool is required to go in at this property that it should be built on the other side of the house with dormer windows to break up the roof line.

A large swimming pool, even though it is covered, maybe the source of considerable noise which would adversely affect neighbours. It has been brought to the attention of the Parish Council that there have been noise complaints concerning this property in the last 12 months.

Further accommodation added to this already large property will generate extra traffic on a narrow street which leads to the Ridgeway School.

The 6 houses comprising Maltravers Paddock are reasonably balanced in size and design. Over development of one of this group would introduce a serious imbalance which should be avoided.

In view of the above comments, the Childrey Parish Council strongly objects to this planning application.

Yours sincerely



E A Cook (Mrs)
Clerk to the Parish Council