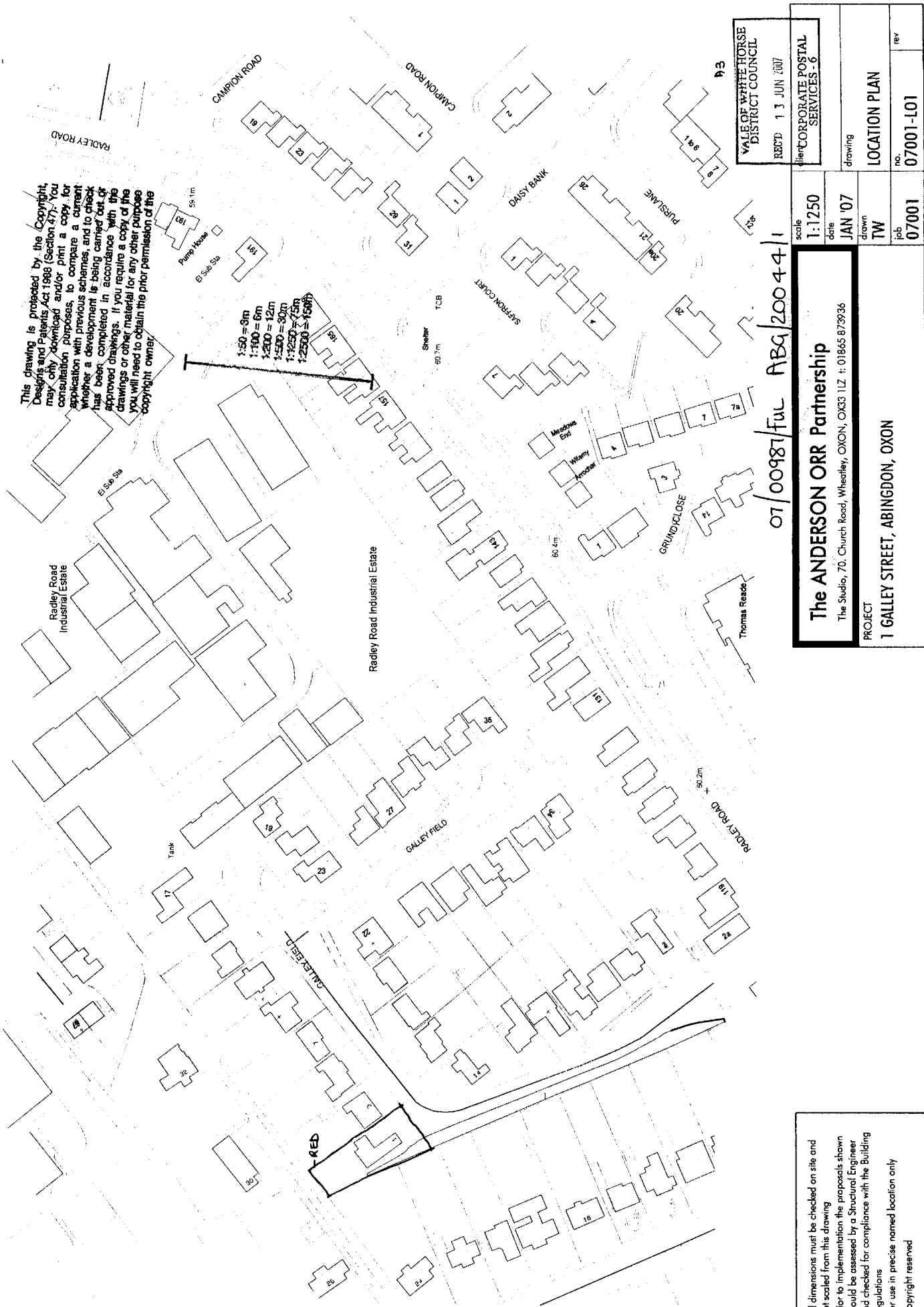


APPENDIX 1

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scale	1:1250
date	JAN '07
drawn	TW
job	07001
rev	07001-L01

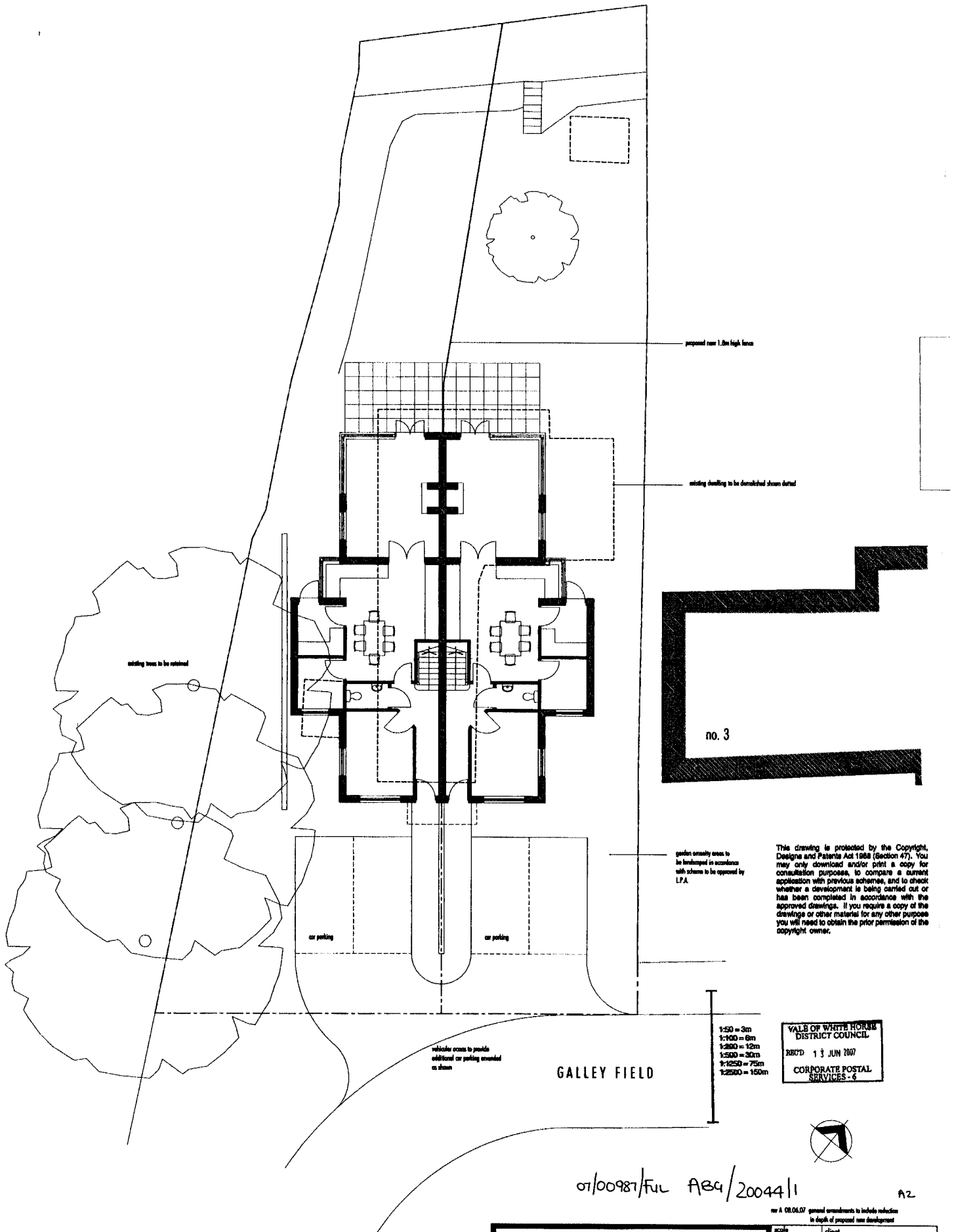
The ANDERSON ORR Partnership
 The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT
1 GALLEY STREET, ABINGDON, OXON

client: **CORPORATE POSTAL SERVICES - 6**
 RECD: 13 JUN 2007

drawing
LOCATION PLAN

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 Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
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1:50 = 3m
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 1:200 = 12m
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 1:1250 = 75m
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A2

see A 08.04.07 general comments to include reduction in depth of proposed new development

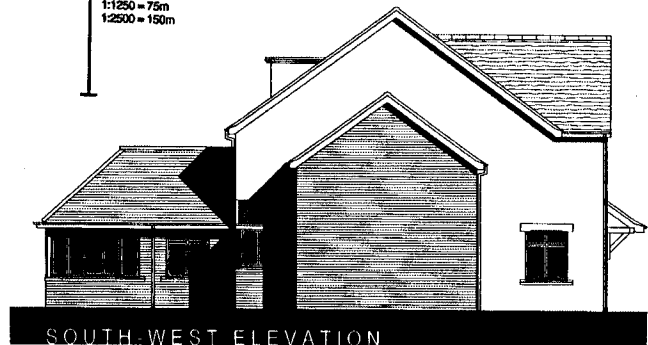
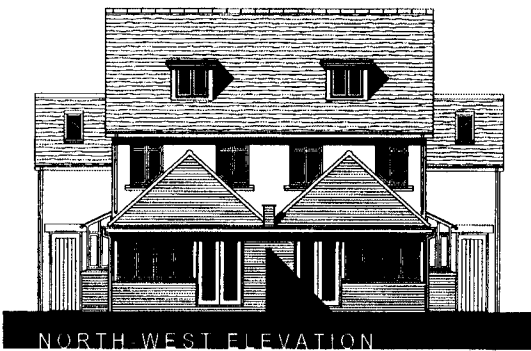
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PROJECT PROPOSED REDEVELOPMENT, 1 GALLEY STREET, ABINGDON, OXON		date MARCH '07	drawing SITE PLAN AS PROPOSED
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APPENDIX 1



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- 1:2500 = 150m



APPENDIX 1

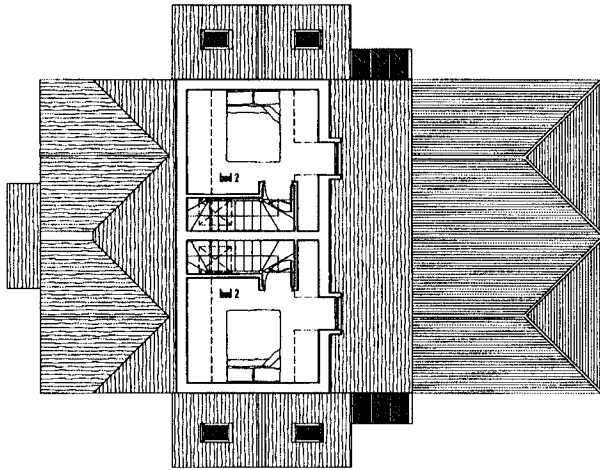
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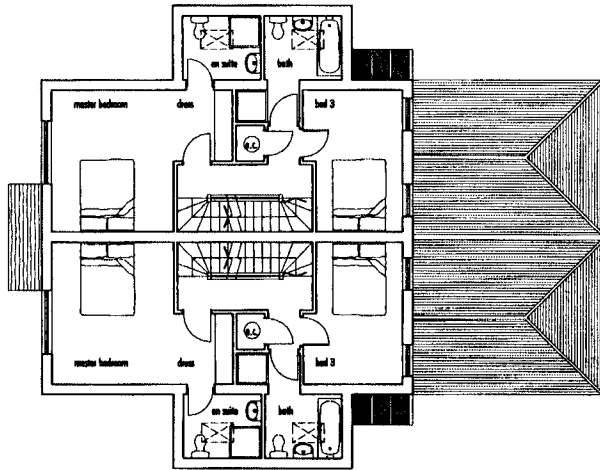
A2.

see 8.08.06.07 general amendments to include reduction in depth of proposed rear development

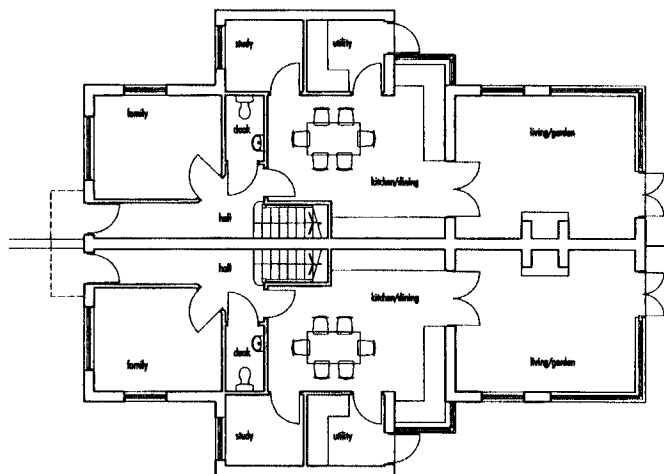
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PROJECT PROPOSED REDEVELOPMENT, 1 GALLEY STREET, ABINGDON, OXON		date JUNE '07	drawing ELEVATIONS AS PROPOSED
		drawn TW	job no. 07001-04
		job no. 07001	rev 8



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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 1:500 = 30m
 1:1250 = 75m
 1:2500 = 150m

VALE OF WHITE HORSE
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A2

AEQ/20044/1

07/00981/FUL

rev 8 08.06.07 general amendments to include reduction in depth of proposed rear development

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PROJECT PROPOSED REDEVELOPMENT, 1 GALLEY STREET, ABINGDON, OXON		date MARCH '07	drawing FLOOR PLANS AS PROPOSED
		drawn TW	no. 07001-P03
		job 07001	rev 8

APPENDIX 1

Introduction

This application seeks planning permission for the demolition of an existing unremarkable single storey dwelling and the replacement with a pair of semi-detached houses principally of 2 stories but with 'room in the roofs'.

The existing vehicular access will be altered and widened to accommodate the additional house and to accommodate adequate off street car parking.

Site

The site lies within a main built up area of Abingdon with all necessary amenities close by and within easy walking distance. No 1 Galley Field is an 'end plot' situated close to the entrance in to the cul de, which forms part of an estate development constructed approximately 25 years ago. The estate development, whilst of good quality, is not of any particular architectural merit, and is made up predominantly of large 2 storey houses which span the full width of their plot.

The Proposal

In essence the proposal seeks to demolish the existing single storey house and replace it with a pair of well designed 3/4 bedroom houses which will be constructed using materials and details that are in keeping with their urban location and immediate context. The site is sufficiently large so that 'town cramming' is avoided and the new development would sit quite comfortably within its setting and with a gap of approximately 3 metres between the flank of plot 2 and the neighbouring property. The proposed siting of the houses further forward on the site will, in my view, result in a development which will be less overbearing on the neighbouring properties private garden and, given that the flank wall to No.3 is largely blank, should result in a more satisfactory relationship.

The houses would retain good levels of amenity and each would have 2 car spaces which, given the sustainable location and close proximity to Abingdon town centre and all its amenities, should be satisfactory. Moreover the creation of 2 spaces per dwelling will enable the setting of the new houses to be softened through the implementation of soft landscaping to the street frontage.

Local Planning Policy Guidance

The relevant Local Plan policies in this instance are H4, D2 and D3.

Policy H4 is generally permissive of small scale developments in Abingdon.

Policy D2 requires new development to have regard to the amenities of adjoining properties and this proposal seeks to ensure that there is no loss of privacy, sunlight or daylight to the adjoining dwelling through its siting and scale and bulk. As stated previously the flank elevation of the house nearest to no.3 will provide a 'gap' of 3 metres as compared to the 2 metre gap that currently exists.

Policy D3 discusses the benefits of siting new development in sustainable locations and close to public transport links, which Galley Field unquestionably does.

Government Planning Guidance

The site is previously developed land in PPG3: Housing terms and this requires that maximum use be made of such land in order 'to promote regeneration and minimise the amount of Greenfield land being taken for development' (para 22)

Para 41 of PPG3 also sets out that Local Authorities should adopt positive policies in respect of sites such as this and take a more flexible approach with regard to densities, car parking and amenity space.

The construction of 2 new 2/3 storey houses to replace the existing single storey dwelling makes best use of brown land in accordance with Government advice, and in particular PPG 3.

Appearance

The new building is of an overtly traditional design, incorporating a mix of vernacular features appropriate to its urban setting and with reference to much of the better quality housing in the local area and along Radley Road. Very careful attention has been paid in the overall design of the scheme to the context of the site relative to its surroundings particularly in the use of traditional materials and design details throughout, and in the proposal's overall form, siting, scale and appearance.

The Access Component

General access to the houses will be via the amended access. The site is predominantly level and is easily accessible for people with disabilities.

The new houses will comply with the requirements of the Disability Discrimination Act and Part M of the Building Regulations. It is designed to be accessible to people with disabilities, both internally and externally, around the site as necessary.

Access for emergency vehicles will be via the shared amended vehicular access.

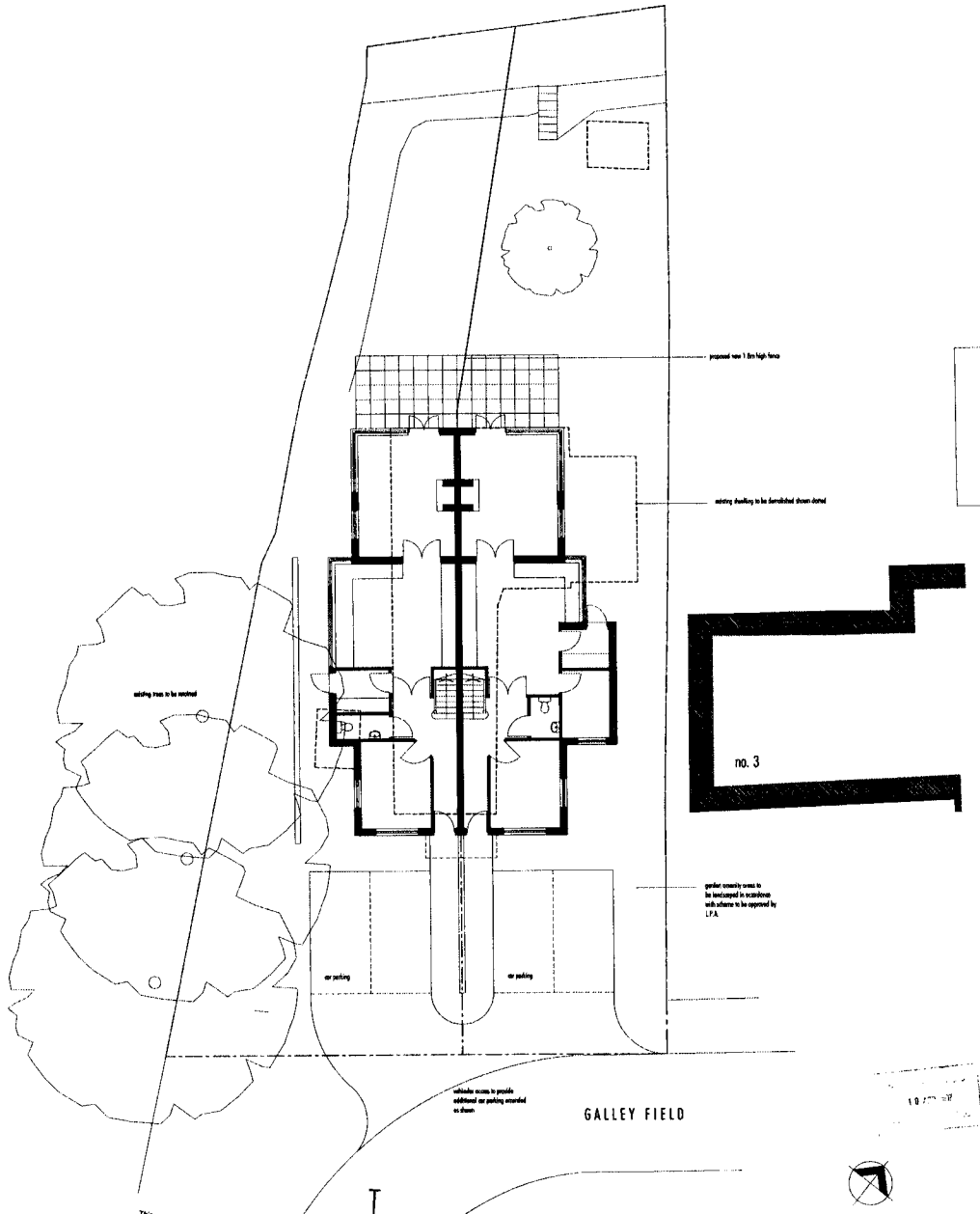
Conclusion

In principle, certainly, the proposal to replace the existing house with two dwellings falls squarely in line with both Local Plan Policies and Government advice in PPG3 which talks of making the best and most efficient use of brownfield land in identified locations such as this.

The proposed development in design terms is, we feel, most characterful in terms of its street appearance and, given the unremarkable context in design terms, will enhance the appearance of the area.

The new houses have been carefully designed to be neighbourly in all respects.

In view of the above it is very much hoped that this application can be straightforwardly supported.

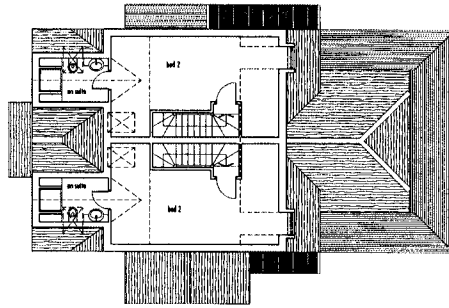


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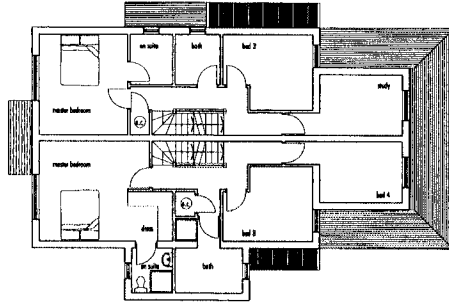
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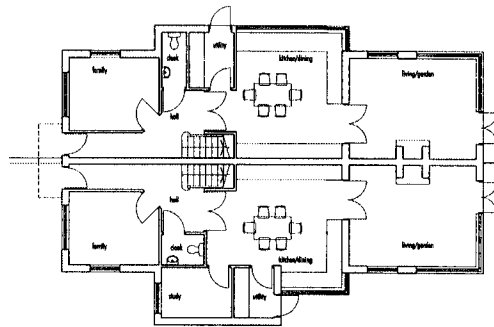
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PROJECT	PROPOSED REDEVELOPMENT, 1 GALLEY STREET, ABINGDON, OXON	date	MARCH '07
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		drawn	TW
		checked	AS PROPOSED
		job	07001
		ref	07001-P02



SECOND FLOOR PLAN



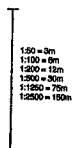
FIRST FLOOR PLAN



GROUND FLOOR PLAN

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PROJECT PROPOSED REDEVELOPMENT, 1 GALLEY STREET, ABINGDON, OXON		date MARCH 07	drawing FLOOR PLANS
		author TW	as proposed AS PROPOSED
		job 07001	no. 07001-P03