

APPENDIX 1



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Siteplan® 1:1250

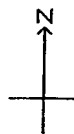
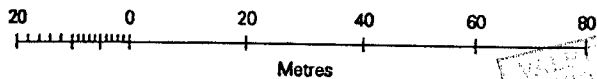


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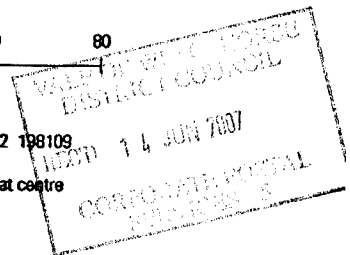
Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.



Centre Coordinates: 439682 198109

National Grid sheet reference at centre of this Siteplan: SU3988

Supplied by: Blackwells
Serial Number: 01189600



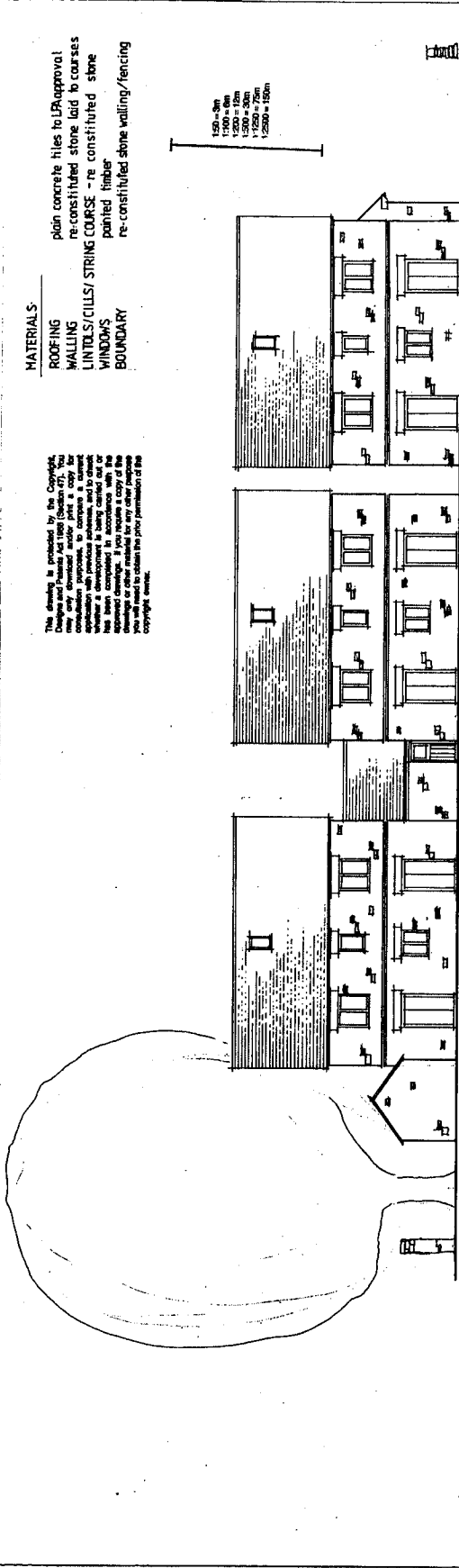
KBA/6770/11
07/00981/FUL

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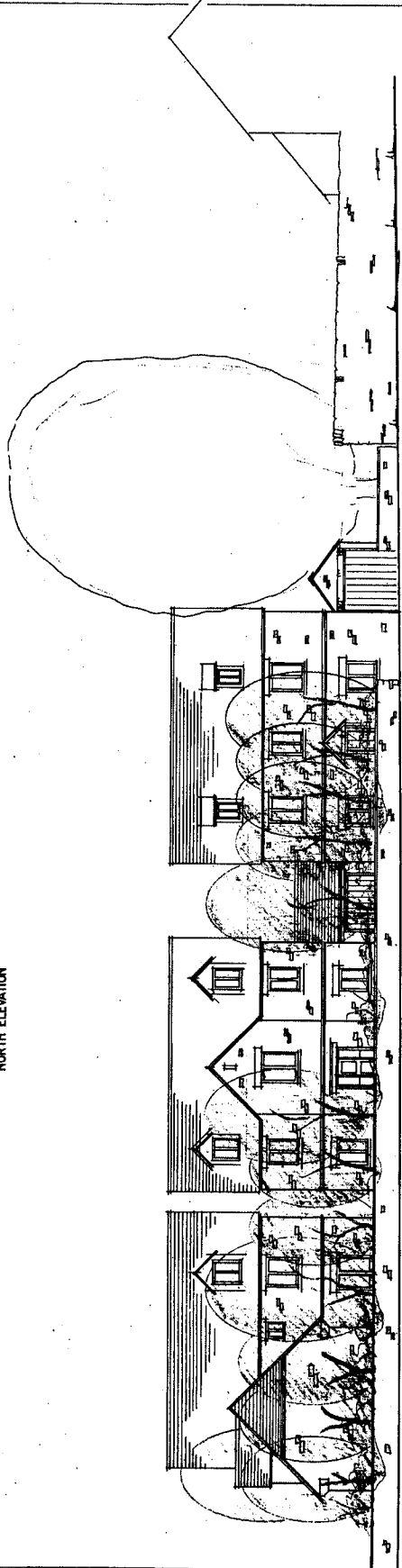
MATERIALS:

- ROOFING plain concrete tiles to LA approval
- WALLING re-constituted stone laid to courses
- LINTOLS/CILLS/STRING COURSE - re-constituted stone
- WINDOWS painted timber
- BOUNDARY re-constituted stone walling/fencing

1:500 = 3m
 1:100 = 6m
 1:200 = 12m
 1:500 = 30m
 1:1000 = 75m
 1:2500 = 150m



NORTH ELEVATION



SOUTH ELEVATION

Victor C. Brown Chartered Architect	
scale : 1:100	date : JUNE 07
drawn : JCB	rev.
dwg no : 06-779-18	

KBA/6710/11
 07/009 81/ FUL

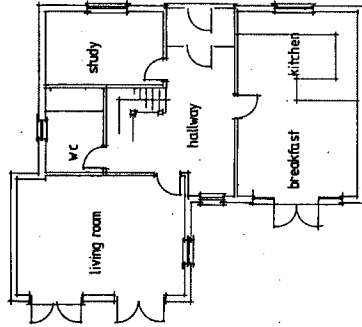
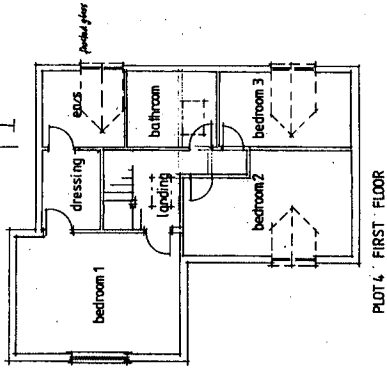
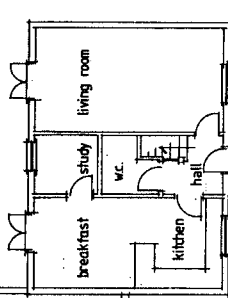
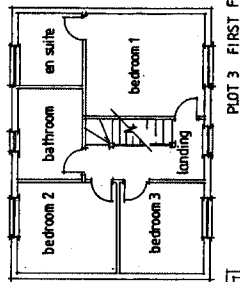
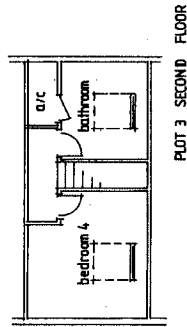
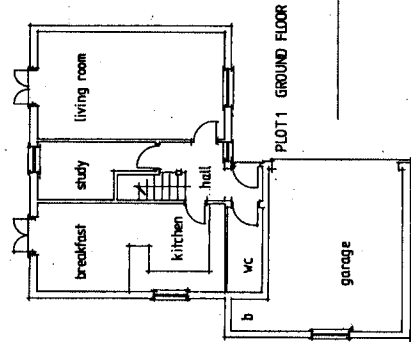
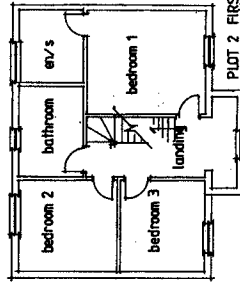
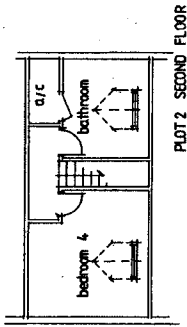
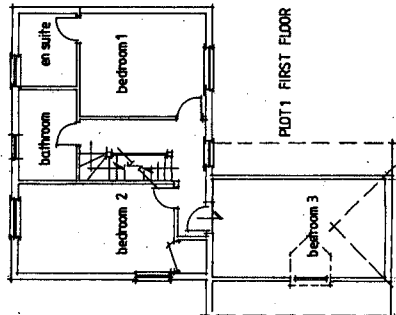
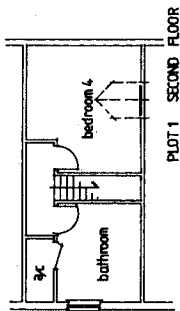
STANAB
 FARINGDON RD
 SOUTHWOOD
 ELEVATIONS

PLANNING SUBMISSION

SITE ELEVATIONS

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1:50 = 5m
 1:100 = 10m
 1:250 = 25m
 1:500 = 50m
 1:1000 = 100m



Victor C. Brown
 Chartered Architect

scale: 1:100

date: JUN 07 drawn: M/C

diag no: 06/779-16 rev:

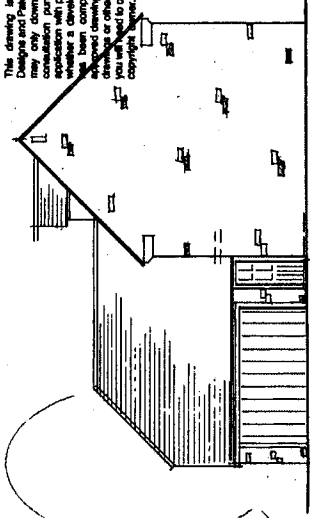
STANAB
 FARRINGTON RD
 SOUTHHOOR
 FLOOR PLANS

15 JUN 2007

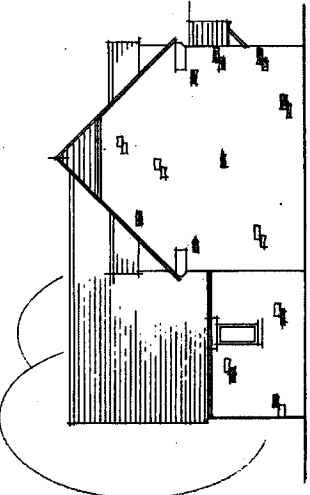
FLOOR PLANS

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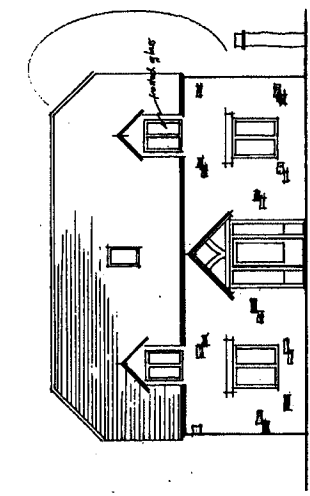
1:50 = 3m
 1:100 = 6m
 1:200 = 12m
 1:500 = 30m
 1:1000 = 75m
 1:2500 = 150m



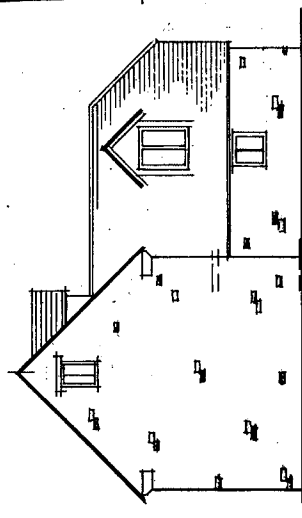
PLOT 1 EAST ELEVATION



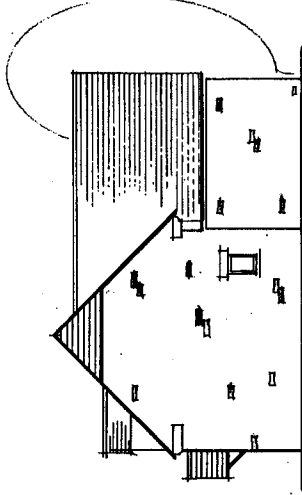
PLOT 4 SOUTH ELEVATION



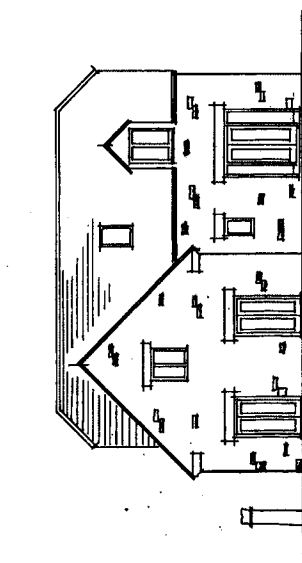
PLOT 4 EAST ELEVATION



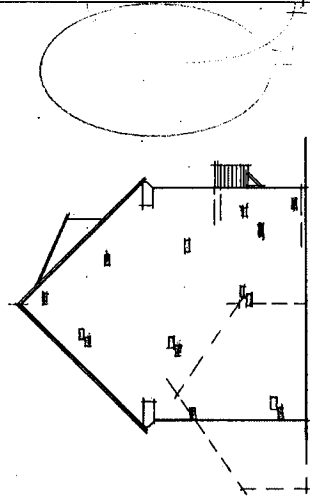
PLOT 1 WEST ELEVATION



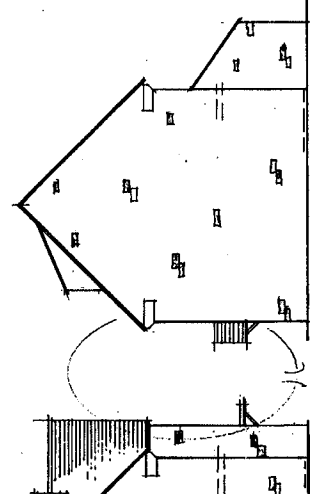
PLOT 4 NORTH ELEVATION



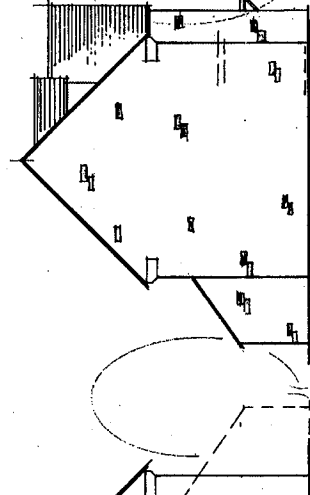
PLOT 4 WEST ELEVATION



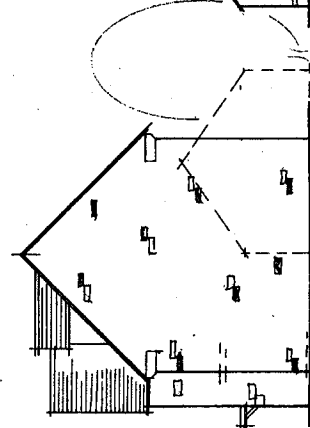
PLOT 3 WEST ELEVATION



PLOT 3 EAST ELEVATION



PLOT 2 WEST ELEVATION



PLOT 2 EAST ELEVATION

Victor C. Brown
 Chartered Architect

scale : 1:100

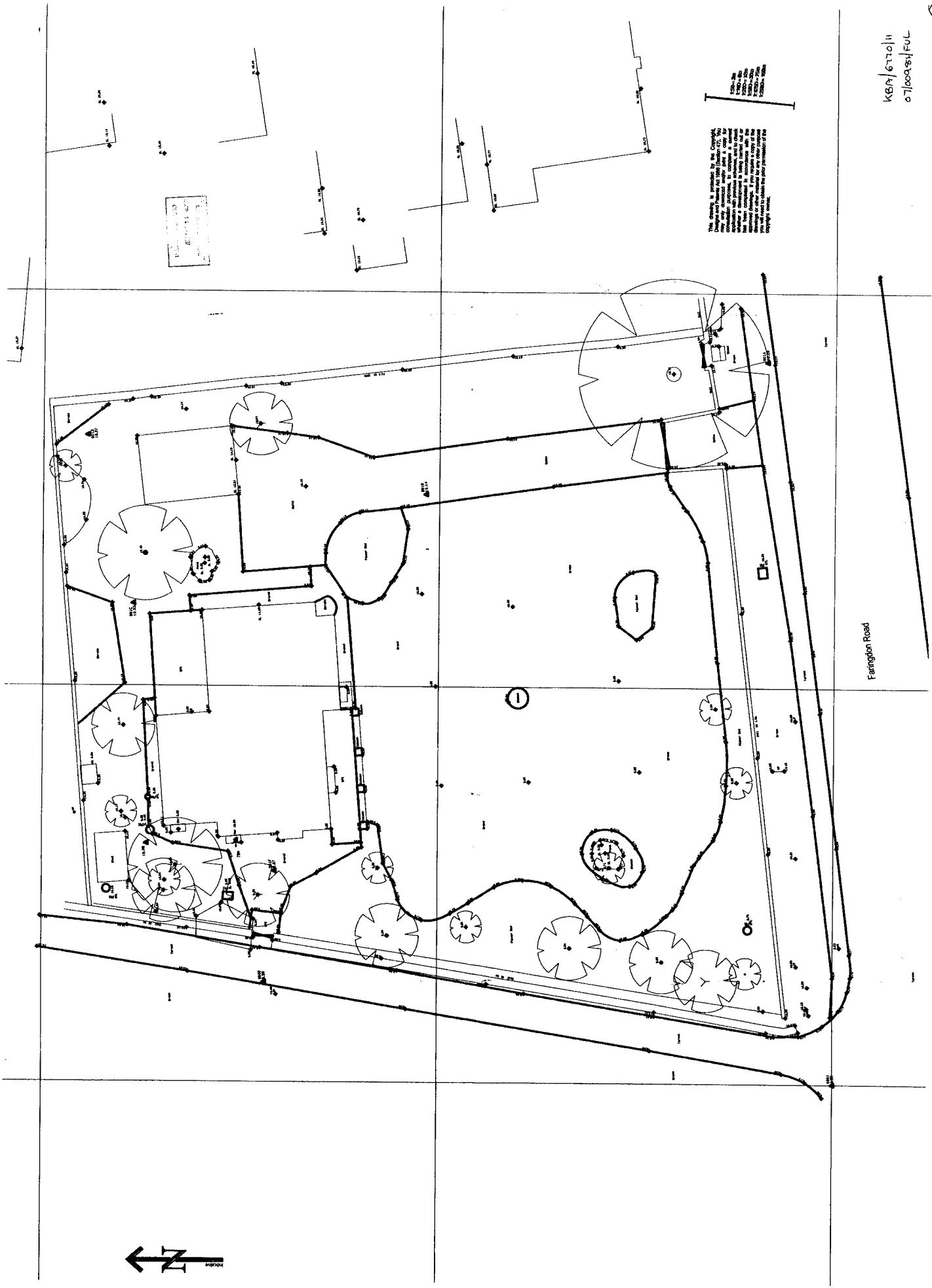
date : JUNE 07 drawn RML

dwg no: 06:779:17 rev

KB9/6770/11
 07/00881/FUL (A2)

STANAB
 FARINGDON RD
 SOUTHMOOR
 ELEVATIONS

ELEVATIONS



PROJECT NO. 113
 DATE: 11/11/11
 SHEET NO. 1

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Farrington Road

KERN/6770/11
 07/00095/FUL

(A)

1. INTRODUCTION

- 1.1 The proposal is to demolish the existing bungalow on the site and construct four detached houses with garages, parking and private access road.
- 1.2 A similar application (Application No. KBA/6770/10) was refused Planning Permission in April 2007 and this application has been redesigned to address the previous reasons for refusal.

2. DESIGN

- 2.1 The houses have been set back into the site with the access road and landscaping to the front so as to create an open frontage and to minimise its impact on the street scene. The garage to Unit 1 projects forwards but is only 1½ storeys high, with a half hip facing the road and is obviously subservient to the main house so that it will not be intrusive or unduly dominant in the street scene. It is, in any case, set back behind the building line of the development in Blenheim Way.

The houses will have second floor accommodation within the roof space, have a ridge height of 8.3 metres (no greater than the ridge height on the houses in Blenheim Way) so that in terms of bulk and massing they will not appear over dominant in the locality. Externally, they are designed to be sympathetic in terms of appearance and materials and the area. The elevations of each of the units will be different to provide variation in the appearance of the dwellings, with a central feature introduced into Unit 2, while the footprints of Units 1 – 3 have been staggered to add further interest to the street scene.

- 2.2 The driveway to Unit 4 is set to the side of the site, between the houses and the wall forming the east boundary so that the gable of Unit 3 is now 16 metres away from the nearest house in the Blenheim Way development. Similarly, Unit 4 is 15 metres away from the eastern boundary so that none of the proposed houses will have any impact on the privacy, light or amenity of neighbouring dwellings.

3. LANDSCAPING

- 3.1 The site has very defined boundaries and the high walls to the east and north will be retained. The mature trees and shrubs on the west boundary, adjacent to the access track will be retained, as far as possible, to provide privacy to the garden area of Units 1 & 4. The large tree in the south-east corner will be retained, together with as many mature trees as possible.
- 3.2 The existing access will be widened but the low front boundary wall will be retained.
- 3.3 The private garden areas will be turfed, with paved footways and driveways provided to the houses. The access road will also be paved with a rumble strip formed in granite sets at the entrance to the site.
- 3.4 Additional landscaping in the form of shrubs and trees will be provided along the street frontage, between the existing wall and the new access road.

4. ACCESS

- 4.1 The existing access will be widened and the original gates removed to ensure that vehicles will be able to pass on entering and leaving the site, with good visibility in both directions, in accordance with the County Highways' requirements.
- 4.2 The access and service roads are designed to allow emergency and service vehicles to enter the site and gain access to each dwelling. Parking is provided on the basis of 2 vehicles per unit, with a visitor parking space provided to the front of Unit 1. Unit 4 has visitor parking within its own curtilage.
- 4.3 The site is flat and level access will be provided to all houses, particularly between parking spaces and the dwellings. Level access to the principal entrance in each dwelling will be provided in accordance with the Building Regulations.

COPY

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To

W Associates
c/o Victor C Brown R.I.B.A
The Studio
7 Mill Lane
Horton Cum Studley
Oxford
OX33 1DH

Application No: **KBA/6770/10**

Proposal;

Demolition of existing bungalow. Erection of four detached dwellings, garages, parking and access road

Address:

Stanab Faringdon Road Kingston Bagpuize Abingdon Oxon OX13 5BG

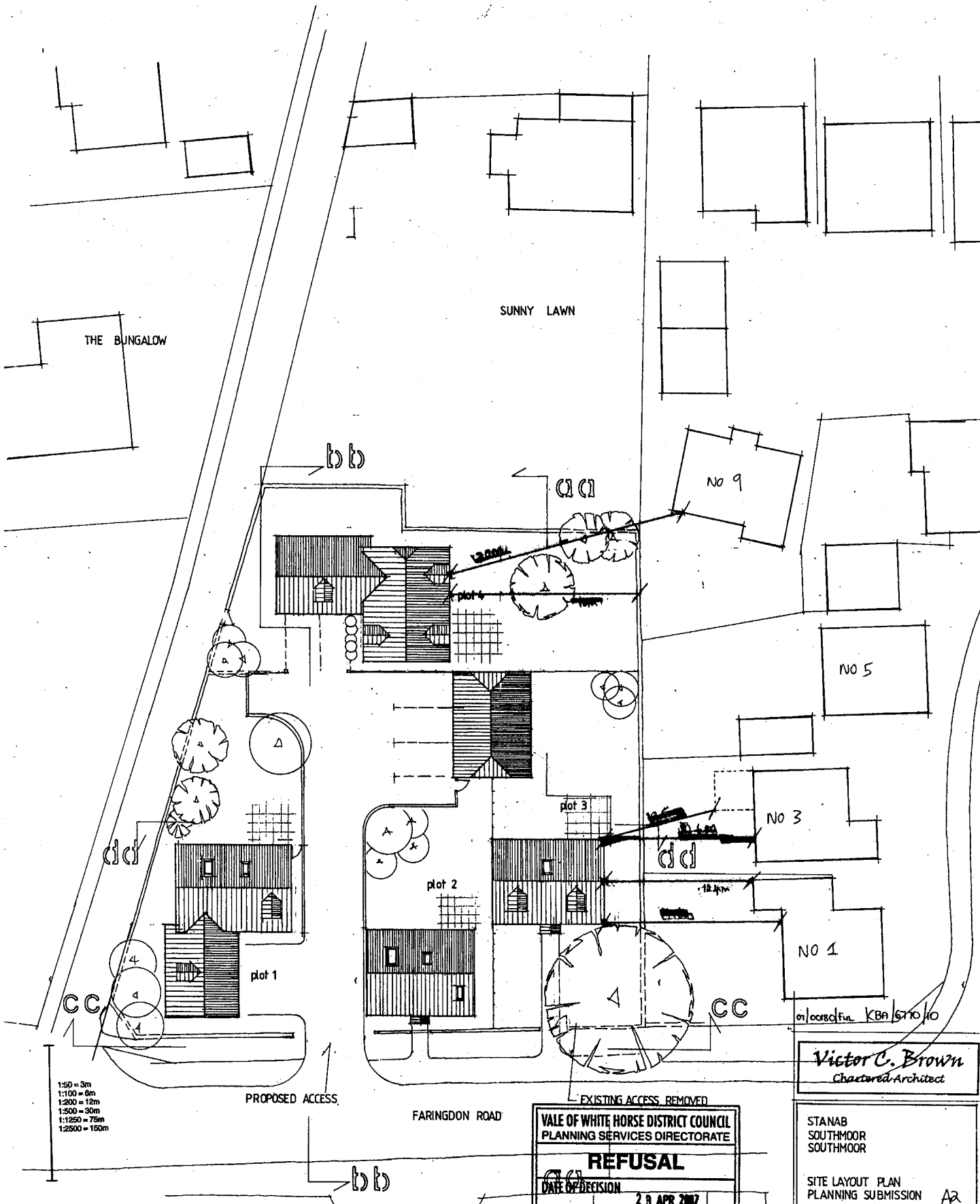
DATE OF DECISION: 23rd April 2007

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 Having regard to the open character of the site, the proposed dwellings on the road frontage, being set forward on the site, would be a discordant feature in the street scene and an intrusive and inappropriate form of development, detrimental to the character of this part of Kingston Bagpuize with Southmoor. As such the proposal is contrary to Policies H11 and DC1 of the adopted Vale of White Horse Local Plan 2011 and to advice contained in PPS1 "Delivering Sustainable Development" and PPS3 "Housing".

2 The proposed development, by reason of its juxtaposition with neighbouring dwellings, represents an unneighbourly form of development that would be harmful to the amenities of those properties, in particular nos.1 and 3 Blenheim Way, in terms of overshadowing, over dominance and overlooking. As such the proposal is contrary to Policies DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011.





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VALE OF WHITE HORSE DISTRICT COUNCIL
 PLANNING SERVICES DIRECTORATE
REFUSAL
 DATE OF DECISION 23 APR 2007

VALE OF WHITE HORSE DISTRICT COUNCIL
 RECYCLED PAPER 2007
 CORPORATE POSTAL SERVICES

Victor C. Brown
 Chartered Architect

STANAB
 SOUTHMOOR
 SOUTHMOOR

SITE LAYOUT PLAN
 PLANNING SUBMISSION *AP*

scale 1:200

date: NOV 06 drawn *RMG.*

dwg no. 06:779:01 rev. *A*

CAS
16.7.07



**Vale
of White Horse**

PARISH/TOWN COUNCIL RESPONSE FORM

The observations of
Council

Kingston Bagpuize with Southmoor

Parish

Application Number **KBA/6770/11**..... Amended plans yes/

Address of Proposal **Stanab, Faringdon Road**.....
.....

Please select the response that most accurately reflects yours views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully Support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons:

x

The proposal is for a gross over-development of an open site in a rural village. The proposal is contrary to policy H11 which permits development in the larger villages provided 'the scale, layout, mass and design of the new dwellings would not materially harm the form, structure or character of the settlement'. The inclusion of a second floor in the proposed 'narrow' houses is contrary to Policy DC1 in terms of their height and relationship to neighbouring properties. The proposed dwellings are too close to existing properties, and so contrary to policies DC1 and DC9.

Signed by: John Melling.....

Dated: 15 July 2007.....