

Charvale
Coopers Lane
Wantage
OX12 8HQ

12 June 2020

Dear Sirs,

**Re: Application reference: P20/V0114/FUL Jigsaw Coopers Lane Wantage
OX12 8HQ**

We write in response to the amended plans above, and request that this and earlier representations be made available to the planning committee and published online.

*Proposal: Variation of Condition 2 of P18/V2756/FUL for amended plans.
Proposed new dwelling, garage and partial demolition of existing dwelling with
that retained to be used as an outbuilding used for storage. Retrospective
(Revised site location plan received 23 January 2020 and amended plans
received 27 February 2020).*

We object to the revised plans:

Two storey front porch

The two storey glass front porch deviates from the original plans, and now represents a significant source light pollution, not just to the front / rear bedrooms in adjoining properties, but in general to the wider population, as it will further reduce the quality of the night sky in a region of already substantial property development. The unusually large glass porch will also impact on privacy for ourselves and surrounding houses. Further, as glass is a poor sound insulator, it is likely that this feature will worsen the levels of noise already evident in the busy family lives and day to day business operations of the applicants.

Garage

The garage access door location now faces southwards, rather than inwards towards the main dwelling as originally approved in the planning meeting held on 17/04/2019.

In addition, and contrary to the provisions of the plans as originally agreed, the garage has been fitted out as a self-contained living space, with all the required amenities, and we have no doubt will be used as such, either by the applicants or one of the two construction businesses registered to the address

Second Floor Balcony

The balcony has not been constructed according to the original plan, and it is difficult to see how the privacy screening required in the original planning consent in order to safeguard the privacy of neighbours will be implemented.

Semi-detached Bungalow

The bungalow that joins our own property is to be at least in part retained, and it is not as described in the committee report prepared ahead of the planning meeting for 24th June, recommending permission is granted – i.e. this site has not and will never formerly contain[] a semi-detached bungalow. This is an extremely misleading statement.

It was a requirement of the original planning approval that the retained bungalow not be used for residential purposes, adding as it would add unacceptable noise and traffic to an already overcrowded site, and impact the rights of neighbouring houses to the quiet enjoyment of their own homes. By incorrectly describing this building as demolished or absent, we are concerned that this restriction will be sidestepped, along with the requirement to soundproof the bungalow, and that, as a result, we will be subject to significant noise and disturbance either from the applicants or to anyone they would choose to rent the bungalow to, contrary to the requirements of the original proposal.

Yours faithfully

Roland and Kate Gooday