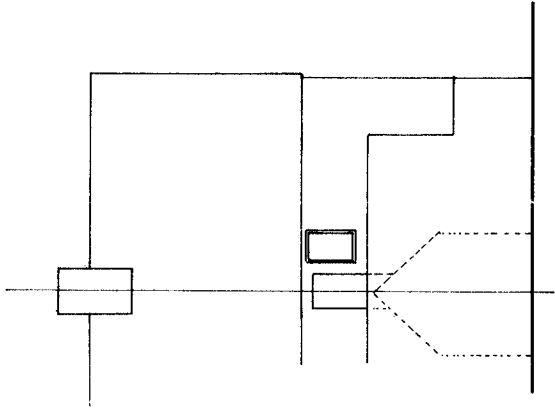
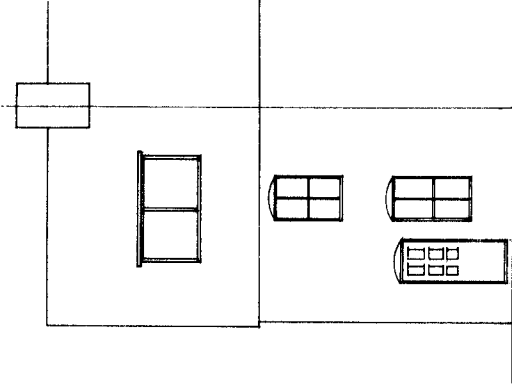


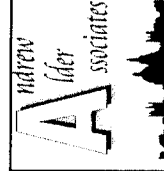
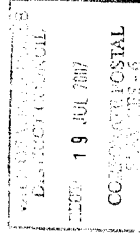
existing side elevation



existing rear elevation



existing front elevation



PLANNING SUPERVISORS

17a Grove Street, Hanington, Oxon, OX12 7AB
Tel/Fax: 01235 763742 email: andrew@aldersuperv.com

Job Name

Mr & Mrs Sykes
15L Nicholas Place
East Challow
Wantage
Oxfordshire

Proposed Single-Storey Extensions

Subject

Existing Elevations

Drawing No.
07/0178/02

Rev

Scales

1:100

Date

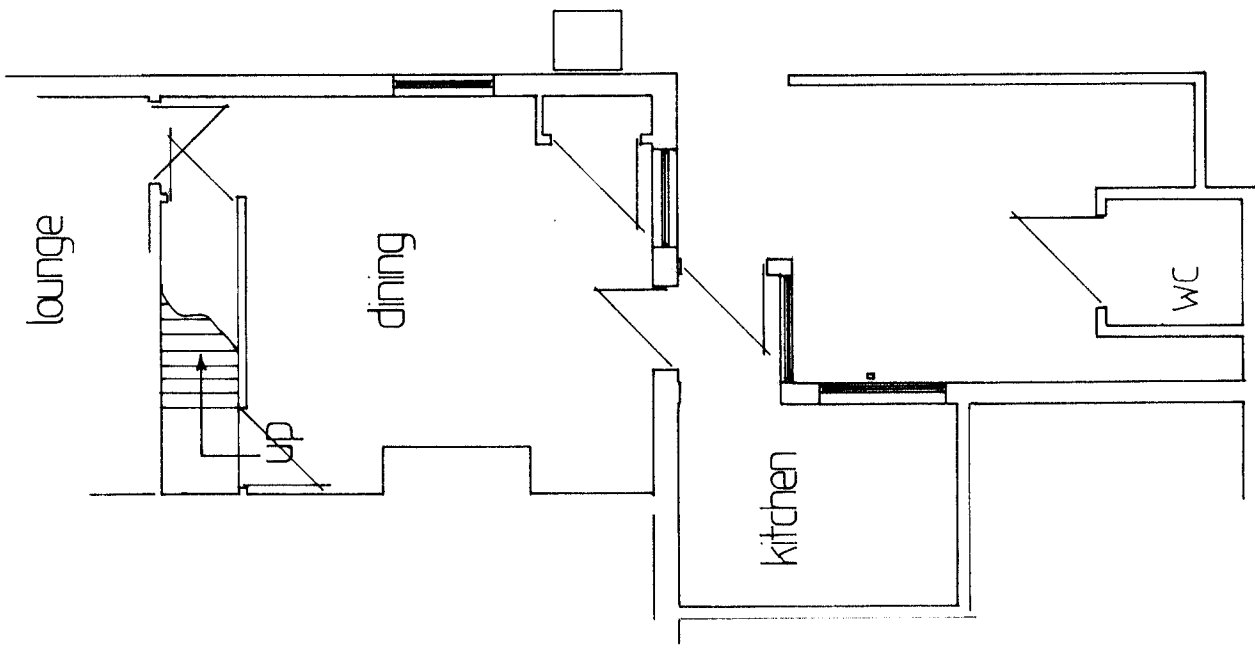
June 2007

Drawn By

Andrew Alder


07/0178/FUL
ECH/2007/4

A



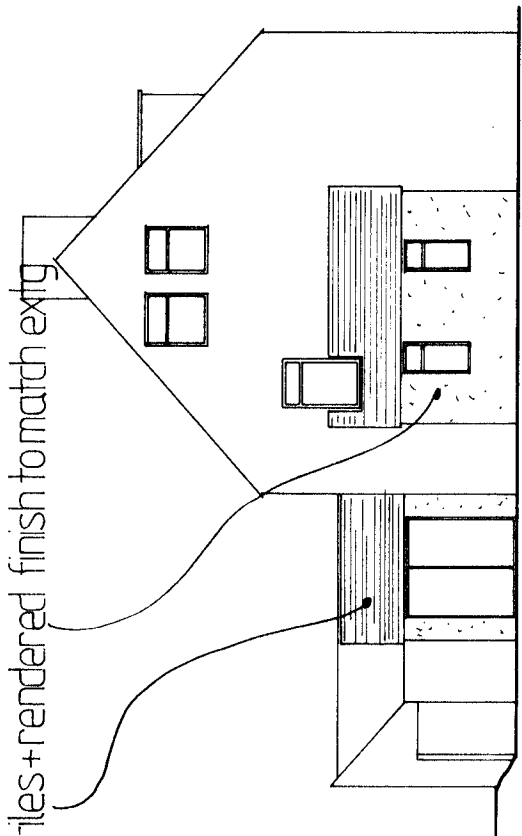
existing part ground floor plan

WILLIAMS BRONZE
 DISTRICT COUNCIL
 RECD 19 JUL 2007
 CORPORATE POSTAL
 OXFORD OX1 2JG

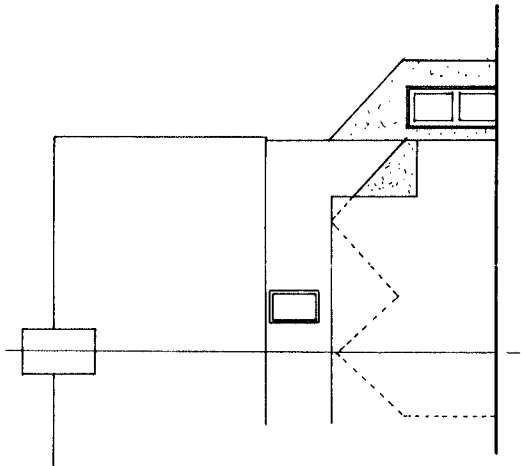
		PLANNING SUPERVISORS 17b Grove Street, Wantage, Oxon, OX12 7AB Tel/Fax: 01235 763742 e-mail: andrewailler@btconnect.com	
Job Name Mr & Mrs Sykes 1 St. Nicholas Place East Challow Wantage Oxfordshire		Proposed Single-Storey Extensions	
Subject Existing Part Ground Floor Plan			
Drawing No. 07/29/03	Rev	Scales 1:50	Date June 2007
Drawn By Andrew Ailler			

07/01178/FUL
 ECH/20214

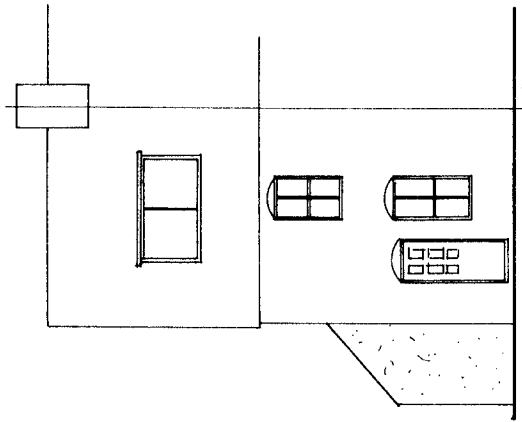
tiles + rendered finish to match extg



proposed side elevation

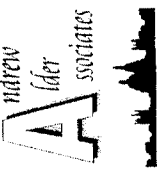


proposed rear elevation

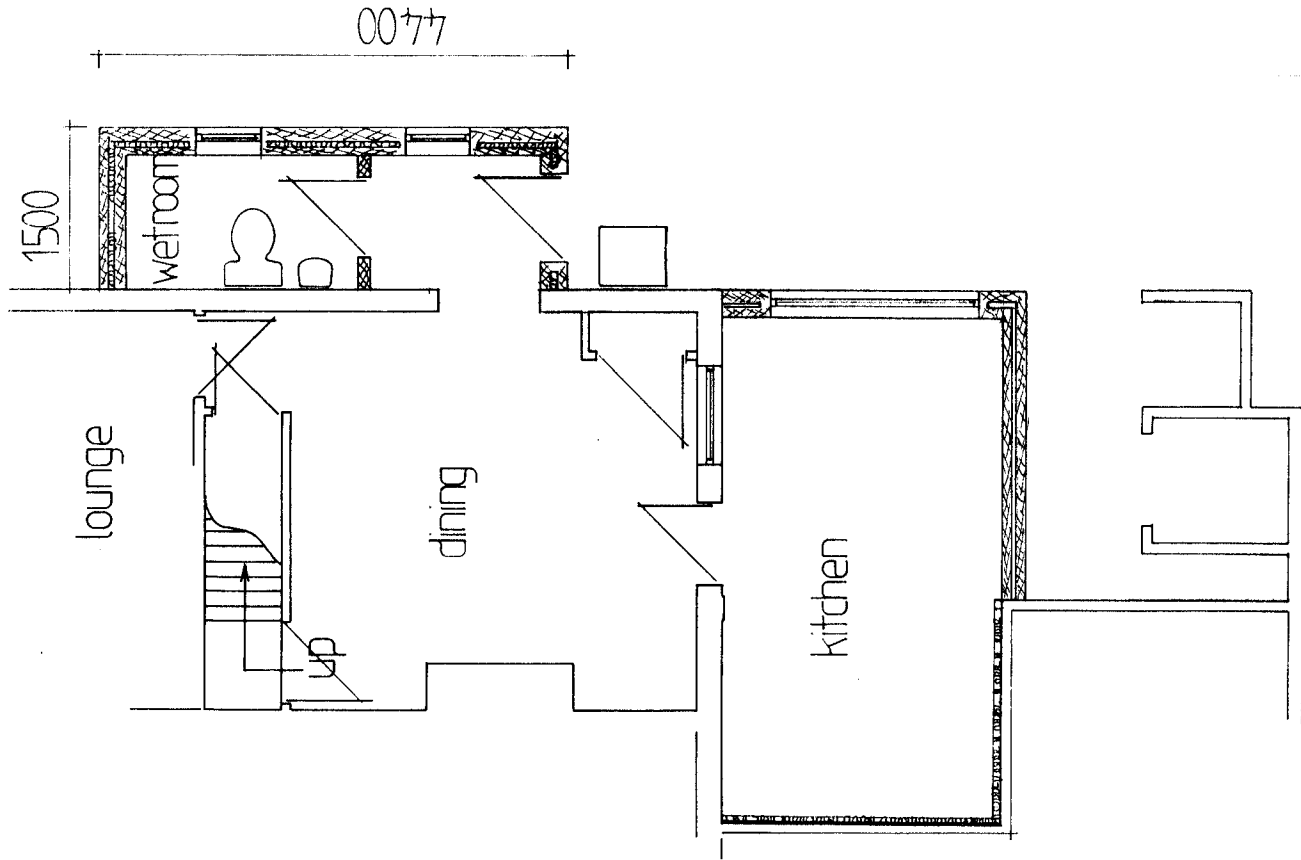


proposed front elevation

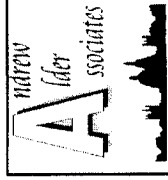
WINDING UP NOTICE
BLANDFORD TOWN COUNCIL
19 JUL 2007
COMMUNAL POSTAL
SERVICE 6

		PLANNING SUPERVISORS 17a Grove Street, Wantage, Oxon, OX12 7AB Tel./Fax: 01235 763742 e-mail: andrew@andrewalder.com	
Job Name Mr & Mrs Sykes 1 St. Nicholas Place East Chilton Wantage Oxfordshire		Proposed Single-Storey Extensions	
Subject Proposed Elevation			
Drawing No. 07/29/04	Rev	Scales 1:100	Date June 2007
Drawn By Andrew Alder			

07/01/78/FW
ECH/2008/14



POSTAGE PAID
 19 JUL 2007
 COVENTRY POSTAL
 CV3 9EF



PLANNING SUPERVISORS

17a Greve Street, Wantage, Oxon, OX12 7AB
 Tel/Fax: 01235 763742 email: andrew@aldersup.com

Job Name

Mr & Mrs Sykes
 1 St. Nicholas Place
 East Chilton
 Wantage
 Oxfordshire

Proposed Single-Storey Extensions

Subject

Proposed Part Ground Floor Plan

Drawing No
 07/29/05

Rev

Scales
 1:50

Date

June 2007

Drawn By

Andrew Alder

07/01/18/FUL
 ECH/2005/4

KR

EAST CHALLOW PARISH COUNCIL

Parish Council Clerk
12 Shepherds Close
Grove, Wantage
OXON OX12 ONX
Tel (Home) 01235 765327
(Work) 01865 273193

APPENDIX 2

Environmental Services Directorate
VWHDC
Abbey House
Abingdon
OXON OX14 3JE
23rd October 2007

Dear Sir

ECH/ 20214, 1 ST NICHOLAS PLACE EXTENSIONS

East Challow Parish Council strongly objects to Application ECH/20214.

The side extension will be built on a footpath which runs along the south side of 1 St Nicholas Place. Utility services to nos 3/4 and 5 St Nicholas Place run under or alongside this footpath, however the application makes no mention of them.

The side extension will block light to the front of the properties behind it, especially no 3/4 St Nicholas Place.

The footpath is a shared access with nos 3/4 and 5 St Nicholas Place and is their only access, there is no vehicle access to either property.

The design statement states there will be no alteration to the pedestrian access for 1 St Nicholas Place, this is incorrect.

The Land Registry and property title deeds record that the owners of 3/4 and 5 St Nicholas Place have a right of access over the path and are also responsible for its upkeep. Despite this the Parish Council understands that the applicant has not discussed his plans with his neighbours and has not obtained their permission to alter the footpath.

The route of re-aligned path is unclear, both the original and re-submitted drawings are less than 1" square and impossible to interpret with any accuracy. The re-located path appears to run immediately along side the back wall of the adjacent property Coach Row stopping at the western boundary of 3 St Nicholas Place and not connecting with the existing path in front of nos 3 and 5 St Nicholas Place some distance away. This leaves the two properties with no access to their gates other than by walking over a rough and uneven patch of ground.

The ownership of the land between 1 St Nicholas Place and Coach Row is unclear as it was split between several properties which do not adjoin it, the owners of St Nicholas Place may not have a right of way across all of the land where they propose to re-locate the path.

Coach Row was built around or before 1700, the depth of its foundations are unknown but are thought to be shallow. Excavation to form a footpath close to its footings could cause structural damage to the property in the short or long term. Professional advice needs to be sought before any work begins to ensure that digging out the foundations for a path does not pose a structural risk to Coach Row.

EAST CHALLOW PARISH COUNCIL

The Parish Council considers that more information is required from the applicant on the following matters before the application can be considered-

Utilities -

What utility services for neighbouring properties run under the site of the proposed side extension? They must to be professionally surveyed and may need to be re-located which would cause great inconvenience and no benefit to neighbouring properties. The applicant must undertake to bear any costs involved.

Path -

The submitted drawing is too small and is totally unacceptable.

The following drawings and details are required –

A professional scale drawing showing the location of the new path.

Drawings showing the width, surface finish and gradient of the new path.

A vertical drawing showing the depth of the foundations and surface of the path.

Details of the construction materials.

Confirmation that the new path conforms to disability regulations.

The construction must not compromise the foundations of the adjacent property Coach Row.

Timescale – the path must be in position before any work takes place so that other residents are not left without an access.

Legal documentation –

The title deeds and other legal documents of all affected properties will need to be amended – the cost of this must be borne by the applicant, not the owners of the affected properties.

The Parish Council considers that this application should be rejected as it will cause great inconvenience and possible damage to neighbouring properties. The application is lacking vital details despite being a re-submission.

Yours sincerely

Anne Greig (Miss)

Clerk to East Challow Parish Council