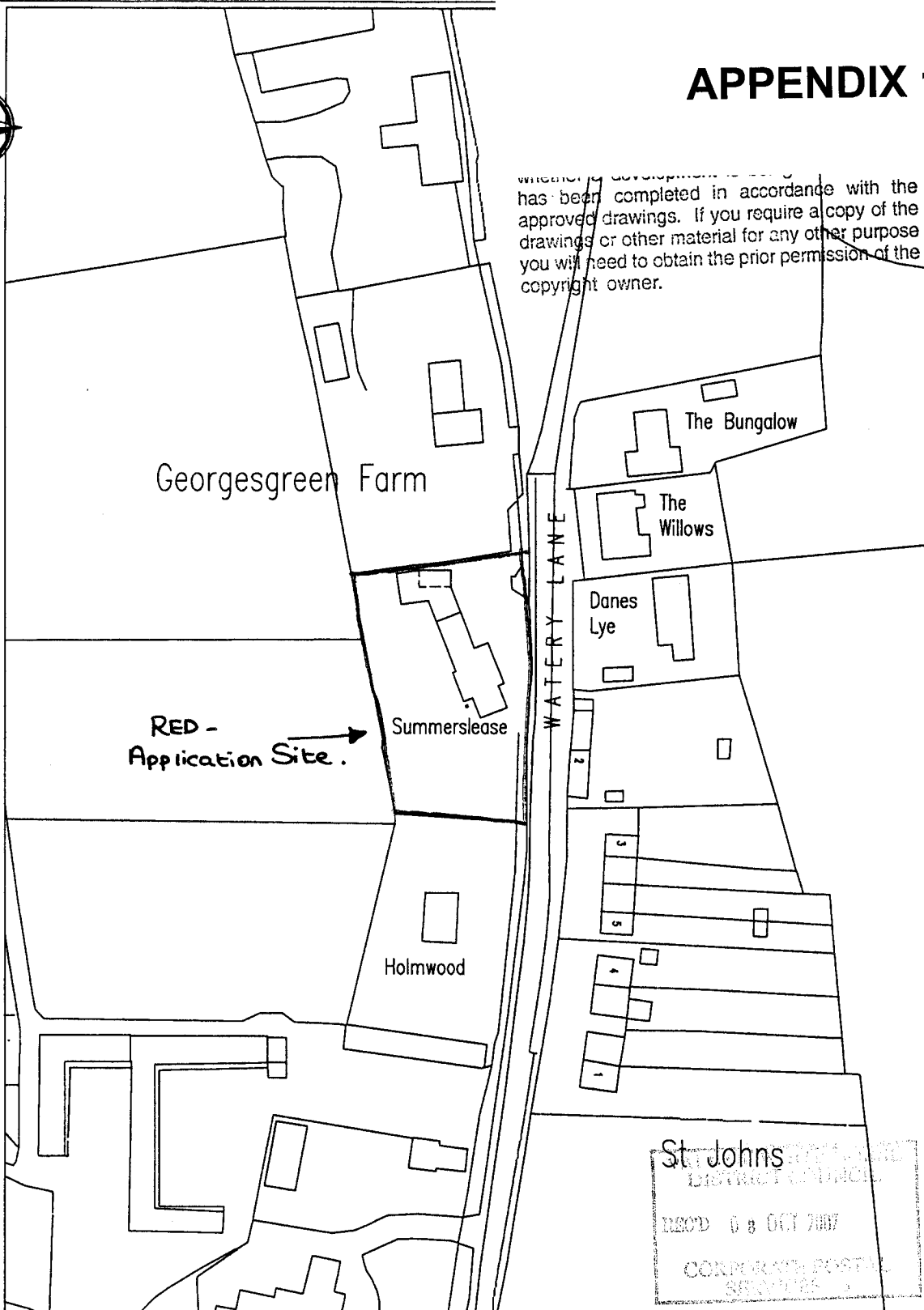


APPENDIX 1



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Rev. Date Description

01/01601/FUL
SPA/15560/2

Project Title

Mr. PETER SULLIVAN
SUMMERSLEASE,
WATERY LANE, SPARSHOLT

Date

FEB '07

Drawing No.

804-S-02

Drawn

L. COX

Project No.

804

Checked

ED CLARE

Revision

Drawing Title

LOCATION PLAN

File-reference

804SITE

Paper size/Scale

A4 1:1250

Challow Design

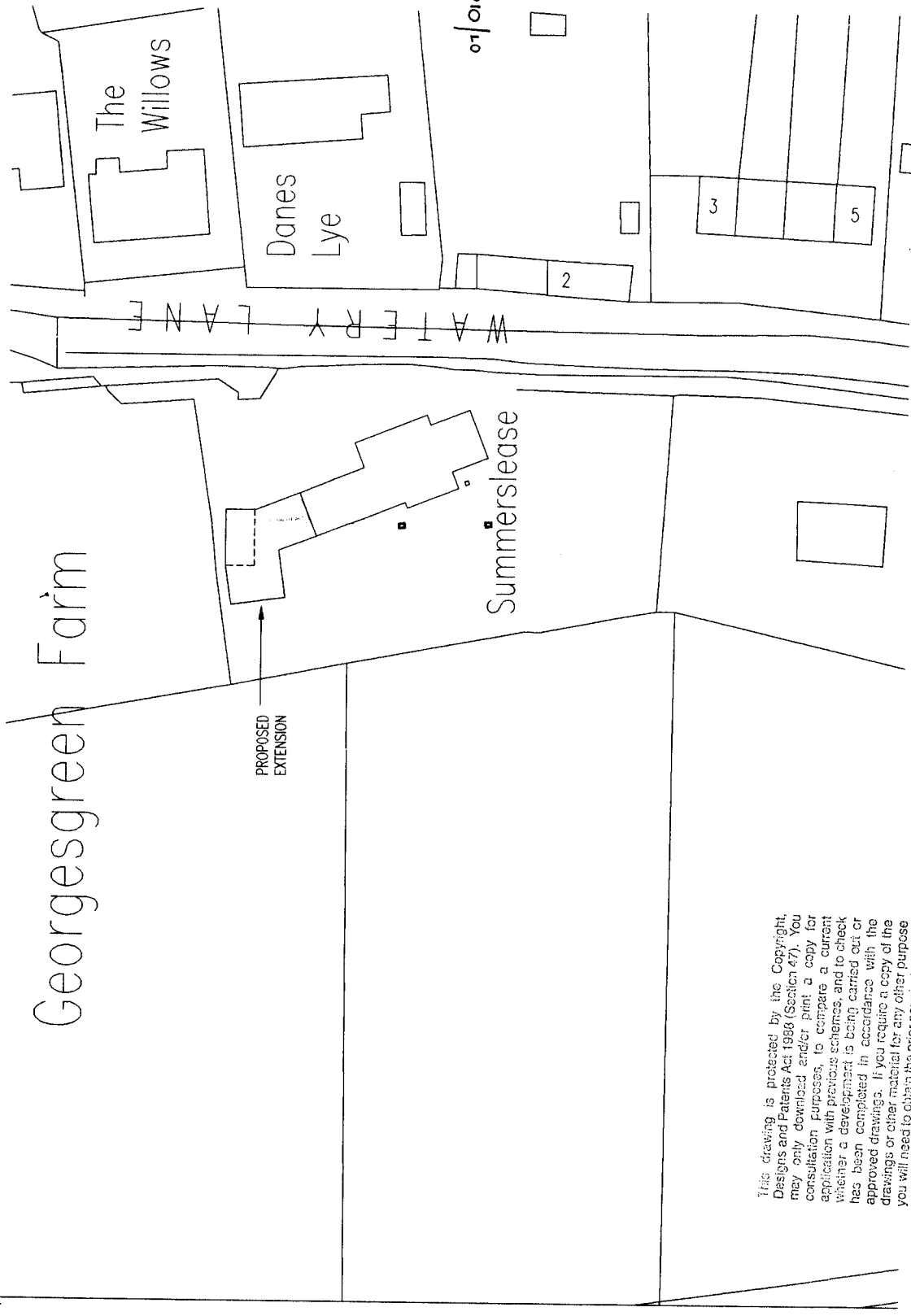
Unit 11A
Home Farm
Ardington
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OX12 8PN

Tel: 01235 821176 Fax: 01235 834027

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Georgesgreen Farm



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REV	DATE	DESCRIPTION	INITIAL

Challow Design
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 Tel: 01235 851176 Fax: 01235 834027

CLIENT
 MR PETER SULLIVAN

SITE/PROJECT
 SUMMERSLEASE, WATERY LANE
 SPARSHOLT

SITE PLAN

FILE REFERENCE	SCALE	CHECKED BY	DRAWN BY
		ED CLARE	L COX

DATE
FEB '07

DATE
FEB '07

SCALE
A3 1:500

DRAWING NO.
804-S-01

REVISION

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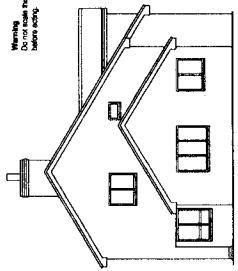
CLIENT
Dr. PETER SULLIVAN

SITE/PROJECT
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 SUMMERSLEASE, WATERY LANE,
 SPARSHOLT, OXON**

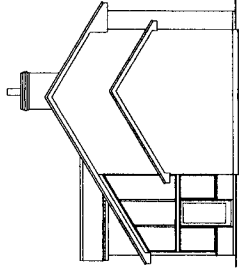
**PLANS & ELEVATIONS
 AS EXISTING**

FILE REFERENCE: 804-01

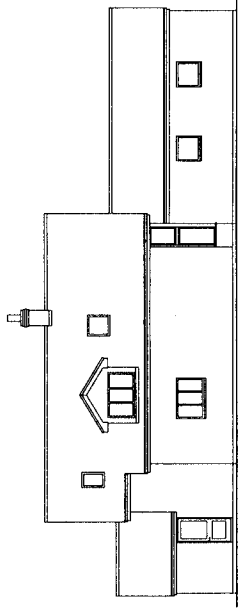
DATE: MAR '07
 DRAWN BY: L. COX
 DESIGNED BY: ED CLARE
 SCALE: 1:100 1:50
 DRAWING NO: **804-01**
 REVISION:



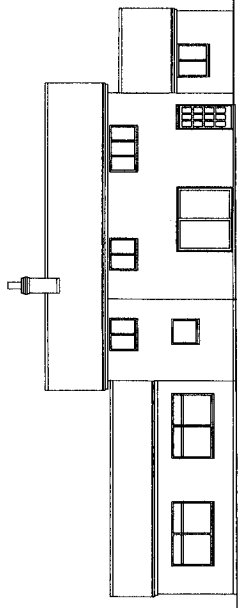
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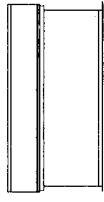
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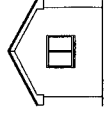
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WEST ELEVATION



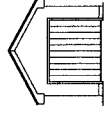
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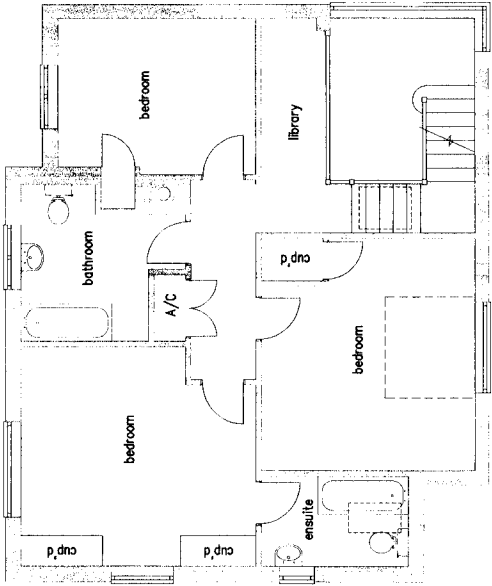
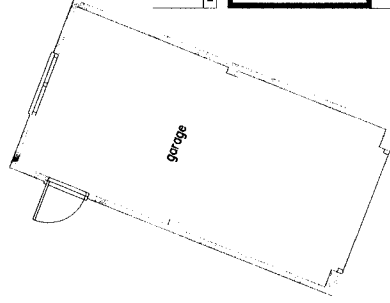
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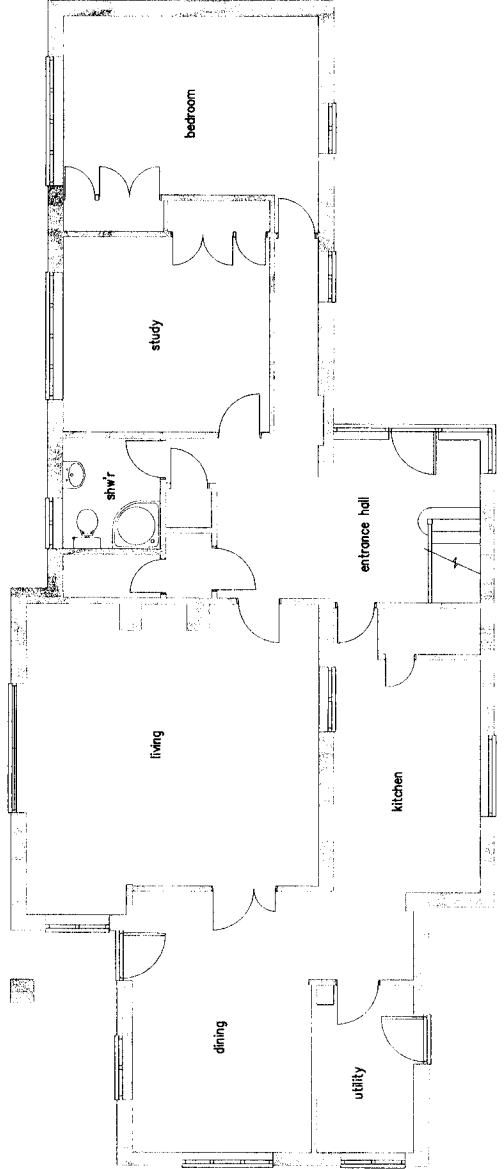
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EAST ELEVATION

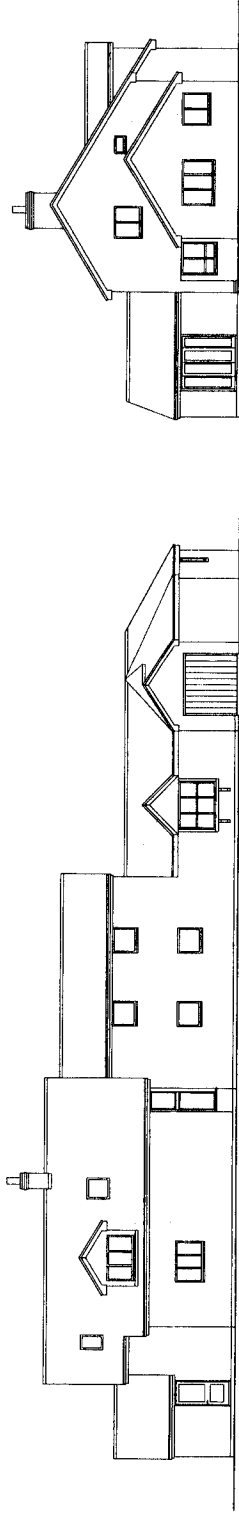


FIRST FLOOR PLAN



GROUND FLOOR PLAN

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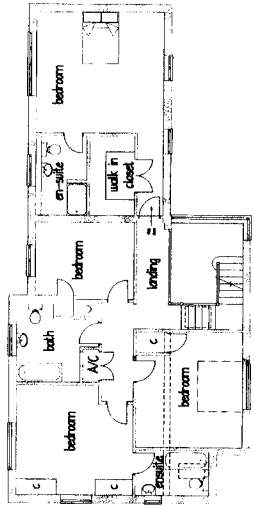


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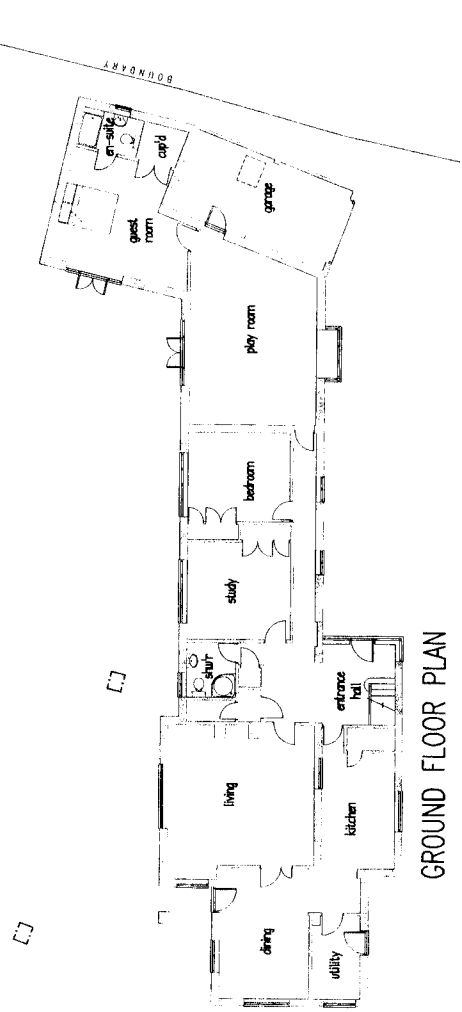
EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

VALIDATED BY CHALLOW DESIGN CONSULTANTS
 100% COMPLIANT WITH BUILDING REGULATIONS
 100% COMPLIANT WITH PLANNING REGULATIONS

AMENDED PLAN

01/15/2024 / 2 05/10/2024 / PDL

REV	DATE	DESCRIPTION	EC	INITIALS
A	SEPT 07	NEW DESIGN		

Challow Design
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 Home Farm
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 TEL: 01235 821176 Fax: 01235 854027

CLIENT
Dr. PETER SULLIVAN

SITE/PROJECT
**PROPOSED EXTENSION AT
 SUMMERSLEASE, WATERY LAN,
 SPARSHOLT, OXON**

**PLANS & ELEVATIONS
 AS PROPOSED**

FILE REFERENCE: 854-02

DATE: APR '07 DESIGNED BY: L. COX SCALE: 1:100
 DRAWN BY: ED CLARE REVISION: A

DRAWING NO. **804-02**

APPENDIX 2

SPA/15560/2

These are the representations of Sparsholt Parish Council members on planning application SPA/15560/2.

The members of the Parish Council are

Tim Comyn
Angela Brown
Vanessa Oliver
Lisa Winterbourne
Emma Price

The Parish Council objects to the development by a majority of 4 to 1 for the reasons set out in the accompanying 5 statements.

T.J. Comyn
Chairman

A handwritten signature in black ink, appearing to read 'T.J. Comyn', written over the printed name and title.

30 October 2007

From: T. J. Comyn
Chairman
Sparsholt Parish Council

SPA/15560/2
07/01601/FUL

The proposal

Comparing the existing plans with the proposed, the proposal is to raise the existing single storey extension to add a second floor and to provide a single storey link to and behind the existing garage.

Planning policy

Planning policy H24 permits extensions to existing buildings provided a number of criteria are met. They are scale and massing, amenity, adequate off-street parking turning space and garden space.

Scale and massing

The single storey is raised by one floor on the existing floor plan. The roof line is kept below that of the main house. In my view the effect would not be over dominant. The main house which is adjacent to the road would remain the principal built presence on the site.

While the proposed single storey link to the garage would increase the mass of building across the site the location plan shows that it would not be wholly out of keeping with the length of built massing elsewhere on either side of Watery Lane; for example St Johns and the stables. Nor would the single storey link involve the loss of any important view or vista through the site (the link would substantially take the place of an existing garden screen supported by stone pillars).

Amenity

Summers Lease is an appropriate sized plot to accommodate the building as proposed to be extended. The garage is on the northern boundary of the application site. Accordingly, the proposed link to it would not bring built development any nearer to Georges Green Farm. For these reasons there is no ground to believe that the domestic amenities of the farm or any other amenities would be materially affected by the development.

Adequate off-street parking and turning space

The frontage of Summer Lease appears to be able to accommodate at least two cars parked and the possibility of turning. However, were that not the case, the reversing of cars out of drives in Watery Lane (a quiet village dead end) is commonplace and seems to be achieved without any real difficulty or highway danger.

Garden space

As stated above, Summers Lease stands in ample garden grounds. The proposed extension would not materially reduce the open ground around the house or constitute over development of the plot.

The Conservation Area

Development in the Sparsholt Conservation Area (SCA) should preserve or enhance the character or appearance of the conservation area. While the proposed development would be unlikely to enhance the SCA it would preserve (not harm) its character and appearance. There is no common vernacular style or uniformity of building in this part of the SPA. There is a variety of built form – bungalows, semi-detached two storey dwellings, terraced houses, an historic farm cottage and other two storey cottages in their own grounds and larger residential buildings in substantial grounds. Summers Lease falls into the last category which is predominant on the west side of Watery Lane and which is to be added to by the development in progress on the former Home Farm site. In these circumstances, the proposed development would not appear out of keeping with the character and appearance of built development on the west side of Watery Lane.

Conclusion

Subject to satisfactory drainage arrangements being put in place the proposed development SPA/15560/2 should be granted planning permission.

T.J. Comyn
30 October 2007



Summerlease, Watery Lane proposed extension.

Objections to the extension for the following:

The designs of both the upper storey extension and the one storey extension to the side and to the rear of the garage are extremely unattractive and too large. In the design and access statement it is noted the house is "not particularly architecturally distinguished" Here is a chance to improve the appearance. In particular the proposed single storey element is not in keeping with the rest of the property as is and makes the property look extremely unbalanced.

If it is felt that building at the south end of the property is not possible perhaps other options could be looked at. No mention has been made as to why proposed extensions could not be placed at the rear of the main house where it would have minimal effect on the street scene.

The size of the proposed extension is too large. I note that the proposed development has already been reduced considerably in size after consultation with the planners. I think any further development still needs to be scaled down This property was a two bedroom bungalow some six years ago and fitted well within its "setting", surrounded by several bungalows and other 3/4 bedroom properties. If the proposed extensions were allowed it would become quite a dominant building, especially with most of the proposed development being in an area where there is no screening (and visible from the road) and no option to screen (ie the entrance and parking area)

Parking may be a problem here. The parking that is available may be adequate for a four bedroom property but I do not think there is sufficient space for a six bedroom property.

Other points that need to be taken into consideration include:

There is a footpath about twenty or so feet away. This is a well used footpath and walkers will be passing by Summerlease to access it and so I believe this is another reason to get the appearance right here and enhance this end of the Conservation Area.

The Part One information has not been completed- Part 5b- How is the surface water and foul sewage to be dealt with?

Lisa Winterbourne
Lisa Winterbourne.

Vanessa Oliver

Comments on Proposed Extensions at Summerslease, Watery Lane, Sparsholt

I object to the proposed extension on the grounds that:

- the two storey part of the plan will be visible from both houses immediately opposite (as a minimum) – it will be adjacent to the entrance to the plot.
- it will stand very high compared with the bungalows opposite and will be dominant
- the design of this two storey extension as it faces the road is ugly
- the total size of the extension may be equivalent to more than a third increase in overall size.

If the whole extension was going to be single storey only then I would find it more acceptable.

Emma Price

Comments on Proposed Extensions at Summerslease, Sparsholt

I object to the proposed extension on the grounds that:

- the two-storey part of the plan will be very visible from the properties opposite, if not the road, and will be very dominant amongst the other properties on Watery Lane.
 - the design of the two-storey element is very unattractive.
- ~ If the two-storey element were to remain single storey, as at present, I would find the plan more acceptable.
- the issue of surface water & foul sewage disposal must be answered (Additional Information 5b i & ii).

EP 26.10.07

Objections to the extension of Summerlease, Watery Lane – October 2007

I need to state, my parents live at Georges Green Farm a neighbouring property.

Questions 5b) i) How will surface water be disposed of? and ii) How will foul sewage be dealt with? Have not been answered. This does cause me considerable concern. Summerlease was originally a two bedroomed bungalow before undergoing a major overhaul and extensive extension to turn it into a four bedroomed family house in the late 1990's. I do not recall a new septic tank being installed at the time, of course I may be wrong but this is something that should be checked. Can the existing septic tank installed in the mid 1960's for a two bedroom bungalow possibly cope with the volume produced by a six bedroomed property? Especially when I am aware the current owners have experienced problems with their septic tank, the exact nature of which unfortunately I do not know, other than it has been emptied many times. It has even been emptied since the work carried out to improve things, in the last couple of years. If septic tanks are of suitable size and used correctly they should never need emptying, it is a cesspit which requires emptying.

I feel the proposed extension is too large, the building will have an adverse effect on Watery Lane despite the comments in the Design and Access Statement. The position and extent of the extension does impact Watery Lane as it will be imposing. The proposed building is extremely long there is no other single dwelling at the edge of Watery Lane which is so long or that has so many different height levels and therefore it would not "preserve or enhance the character and appearance of this part of the conservation area" Policy HE1. If it was intended to minimise visual impact or preserve or enhance etc what about extending out the back of the existing building. Visual screening is mentioned yet the extension will in effect link the existing house to the garage, when looking from Watery Lane this is the part of the property where the road access is and therefore no screening. If it is considered the existing design and orientation are not particularly architecturally distinguished, the planners should not allow something which will make the property more noticeable. It should also be remembered the two bedroomed bungalow did fit very well into that part of the conservation area, but the Vale saw fit to grant permission to alter the building to the present configuration in the late 1990's which obviously saw a considerable increase in size to do it again gives the impression the conservation status is worthless. There is not only the listed building opposite (Shepherd's Rest) the property next to Summerlease, Georges Green Farm House has historic interest in that it was built in 1674 and has the date stone to prove it. When Georgess Green Farm House was renovated in the early 1980's it was kept as original as possible, but the owners were allowed to replace the fallen in thatched section of the roof with roof tiles to match the tiles on the southern end of the property.

The Design & Access Statement quotes Policy DC5. Parking provided at the property seems sufficient at present with the current four bedrooms. Vehicle numbers are likely to increase for a six bedroomed house from those at present. I can't see how more vehicles can park and turn round to enable forward access to Watery Lane. I vaguely recall an incident a few years ago when a car reversed from Summerlease and bumped into the telegraph pole on the opposite side of Watery Lane. This property is not at the end of the Lane there are three residential properties, a working farm yard and other agricultural land also accessed from the Lane in addition to the many walkers, some of whom are children walking dogs, that use the Lane to access the popular public footpath which heads down towards the canal. On the grounds of safety, Highways should be asked to visit and look at this. We must not allow a development which potentially increases the chances of accidents. Reversing down a slope with a hedge to obscure the drivers view is far from ideal. Watery Lane is narrow and therefore not suitable for roadside parking either.

Angie Brown