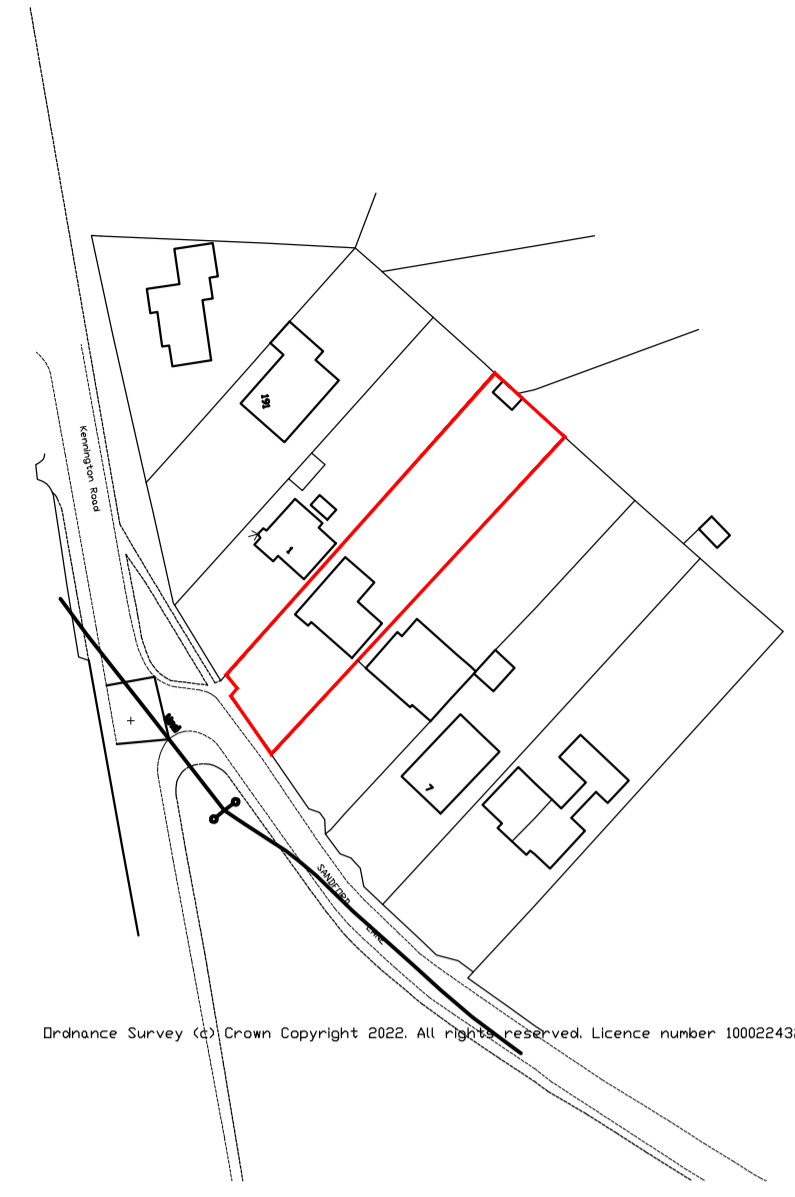
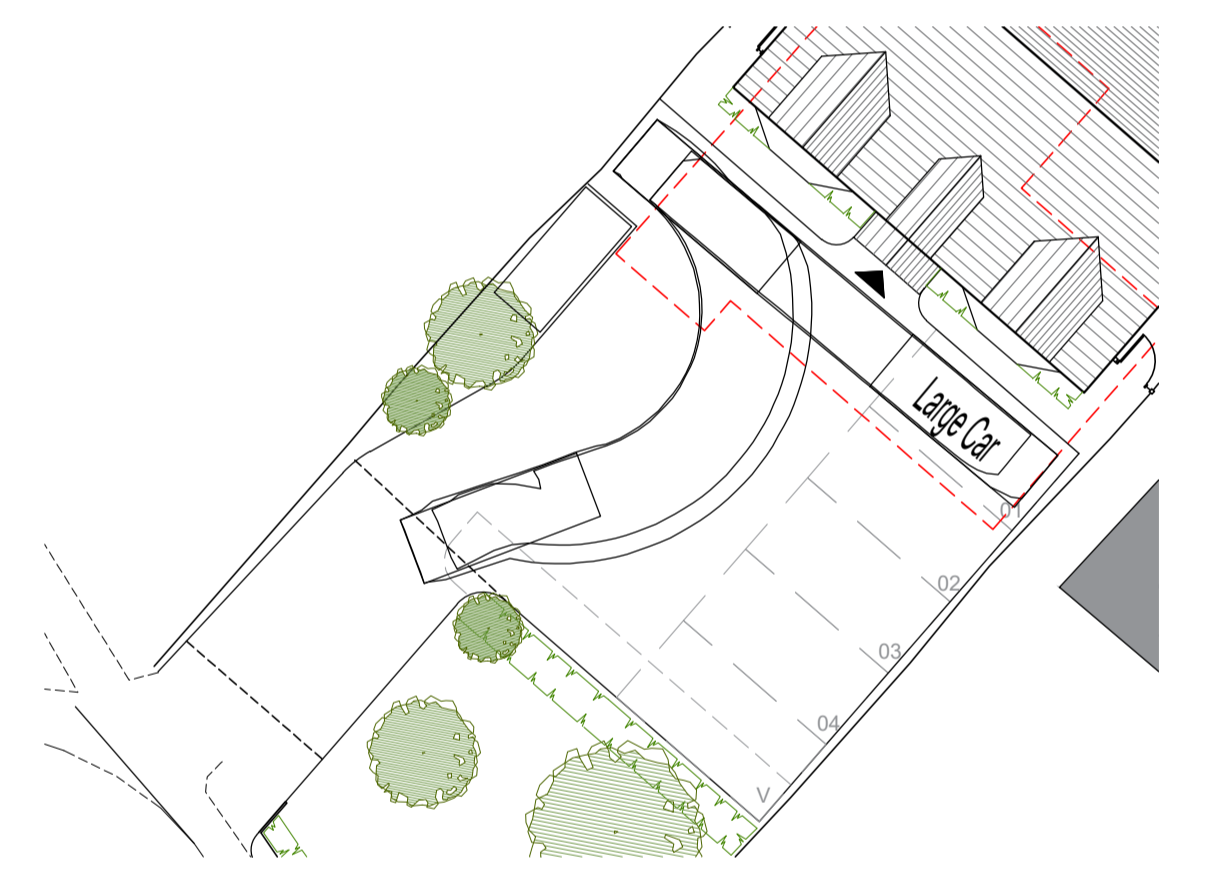


# Appendix 1



Site Location Plan  
Scale 1:1250

0m 12.5 25 37.5 50 75 100 125m



Bay 01 Swept path analysis  
1:200

- Key
- Existing dwelling
  - Proposed Trees

Site Plan 1:200

0m 5 10 15 20m

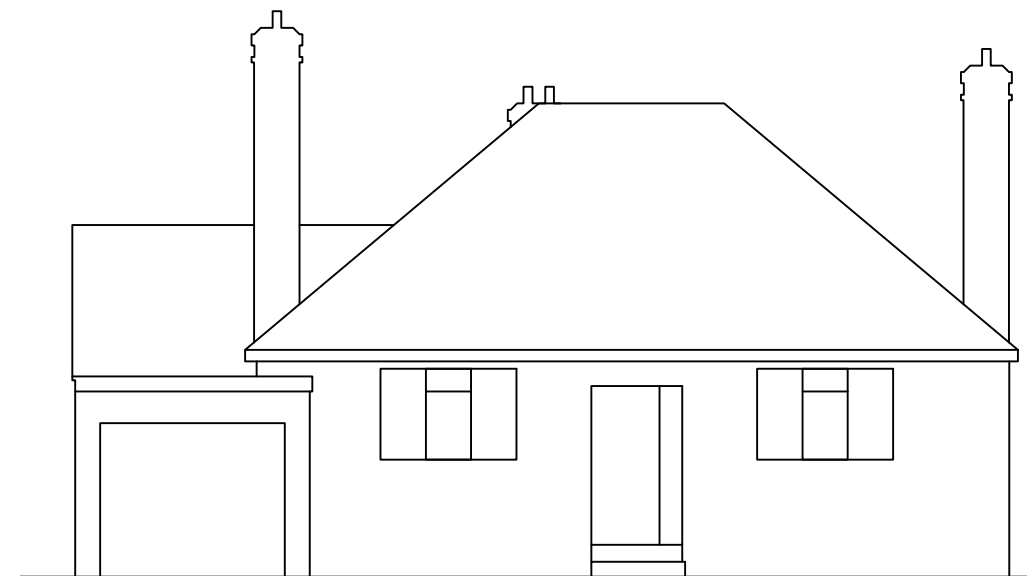
Revisions	Drawings Notes
A. 20-12-2022 - Swept path analysis, waste collection point dimensions and vision splays shown. No 5 and No 3 outlines amended.	1. this is not a survey drawing - all dimensions to be checked on site.
B. 19-01-2023 - Proposed hard landscape amended.	2. do not scale off this drawing.
C. 31-01-2023 - Proposed carpark space and swept path analysis amended.	3. the copyright of this drawing is the property of TPA Studio Ltd
D. 23-02-2023 - Amended Bin collection point	4. all discrepancies to be reported to the architect
E. 04-04-2023 - Visitor parking space added	5. please ensure that this drawing is read together and cross referenced with all other relevant architectural drawings, schedules and specifications.
F. 17-05-2023 - Visitor and V01 parking bay amended	6. please ensure that this drawing is read in conjunction with all other consultants/specialist contractors relevant drawings, schedules and specifications.
	7. TPARCHITECTS is a trading name of TPA STUDIO Ltd Registered address 33a St Lukes Road, Maidenhead, Berkshire SL67DN.

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Title	Site Location Plan Proposed Site Plan						
Dwg. No.	2858-PL-102	Rev	Drawn	Checked	Date	Scale	Status
		F	LC	ED	Feb 2023	As shown	PL



Existing Ground Floor Plan  
1:100

Scale 1:100



Existing Front Elevation  
1:100



Existing Rear Elevation  
1:100

Revisions

No.	Description

- Drawings Notes
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  2. do not scale off this drawing.
  3. the copyright of this drawing is the property of tpa Studio Ltd
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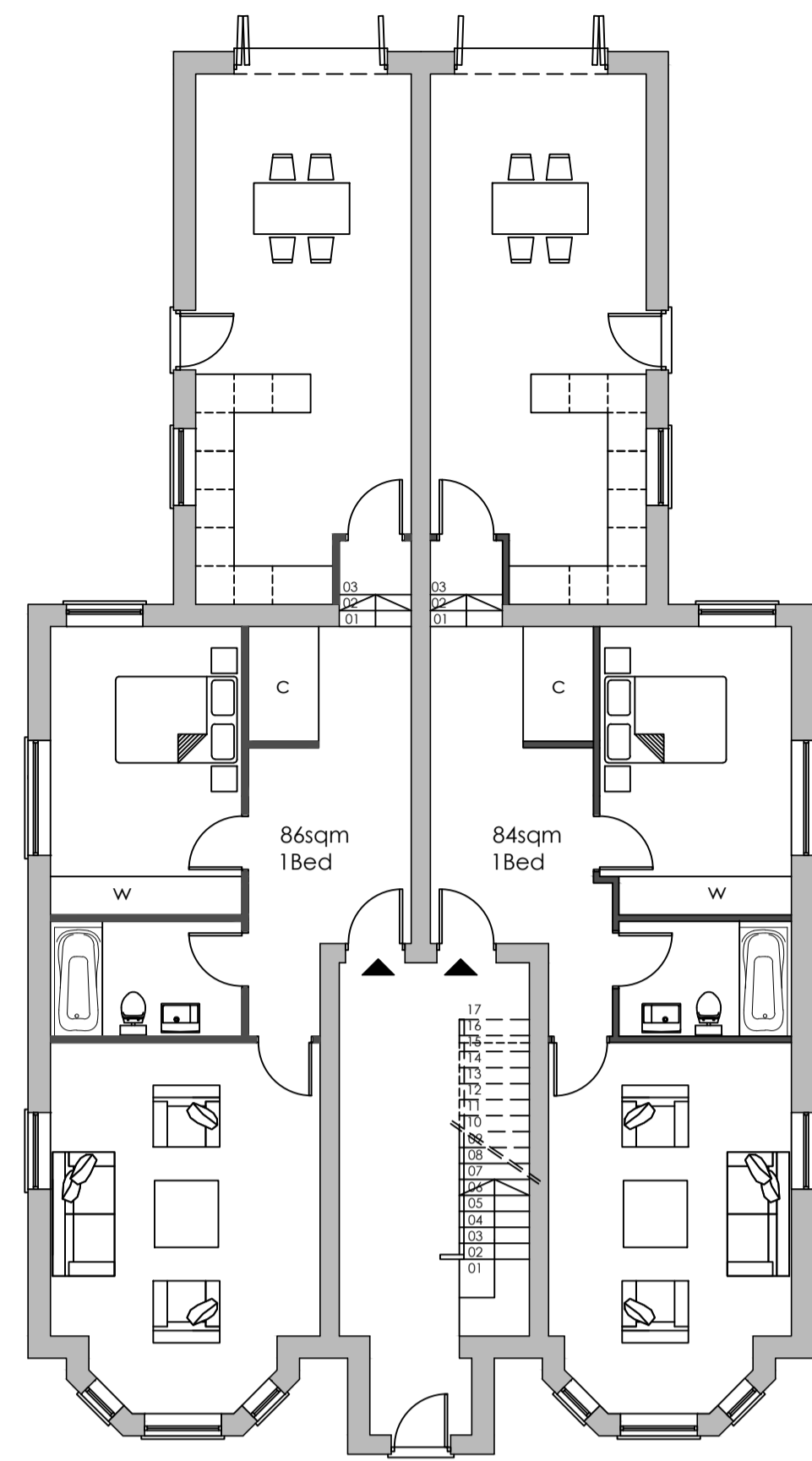
Project 3 Sandford Lane  
Kennington  
OX1 5RW

Title As existing plans and elevations

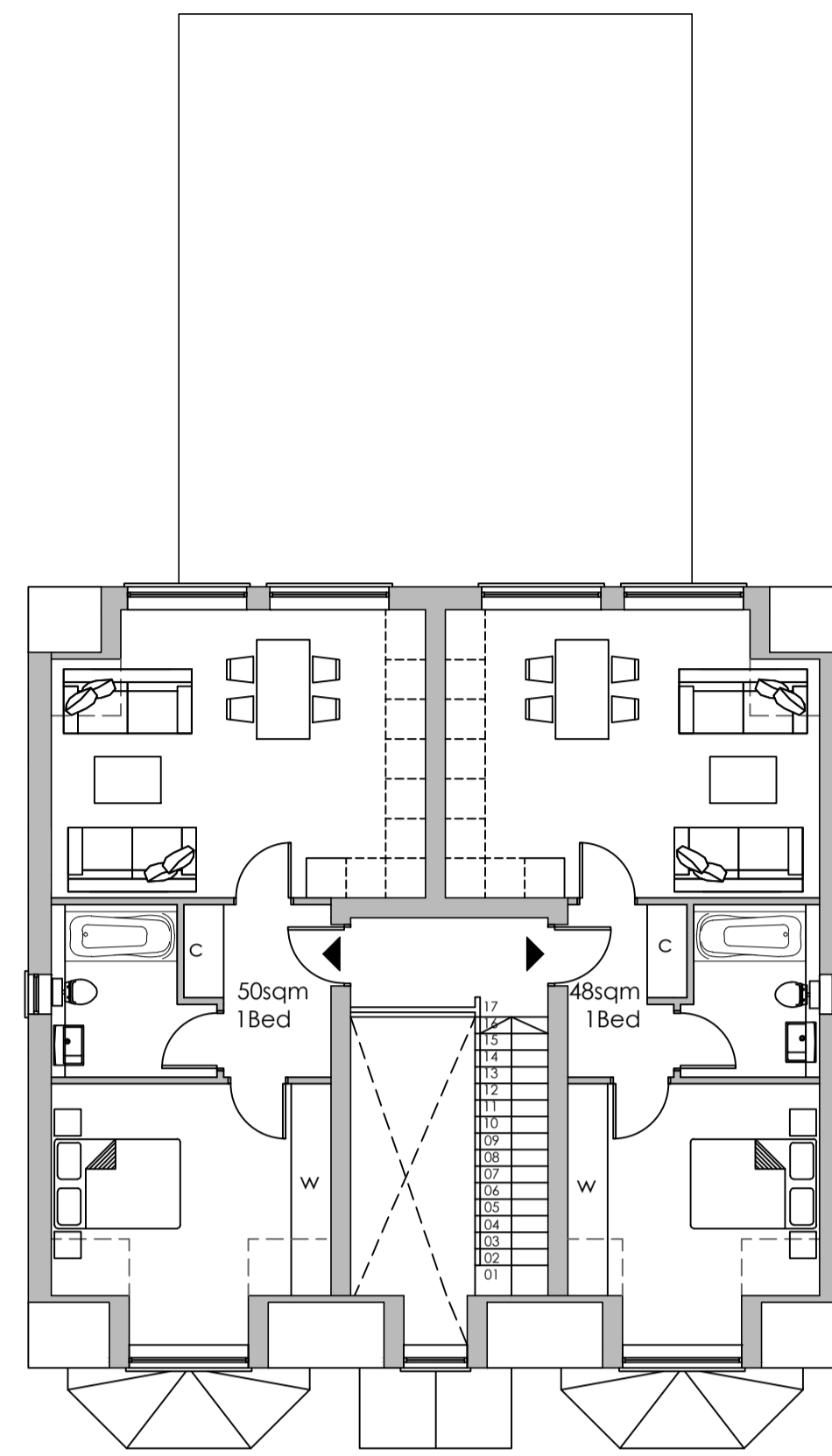


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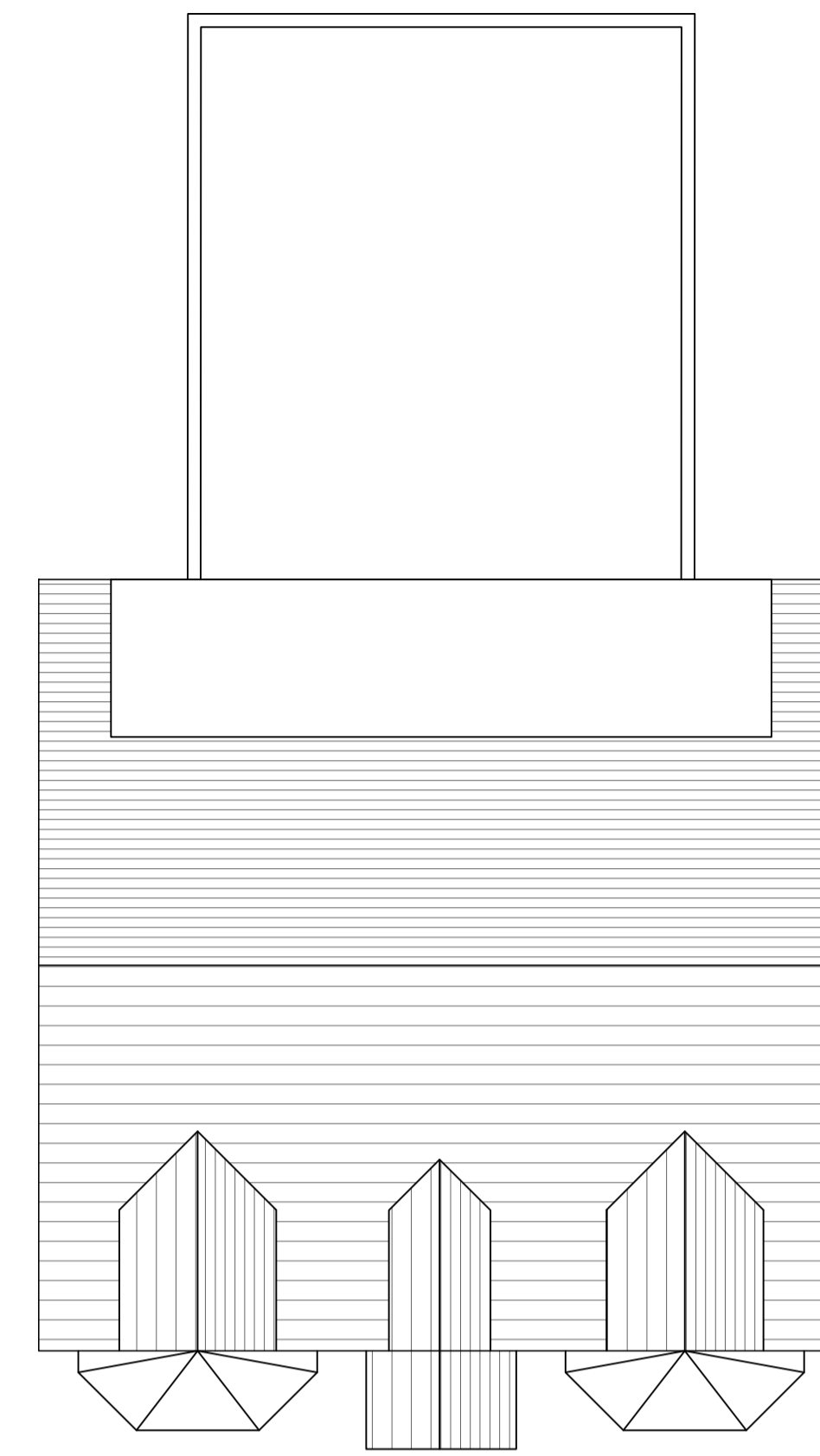
Drg. No.	2858-PL-101	Rev	A	Drawn	LC	Checked	ED	Date	Oct'22	Scale	1:100@A3	Status	PL
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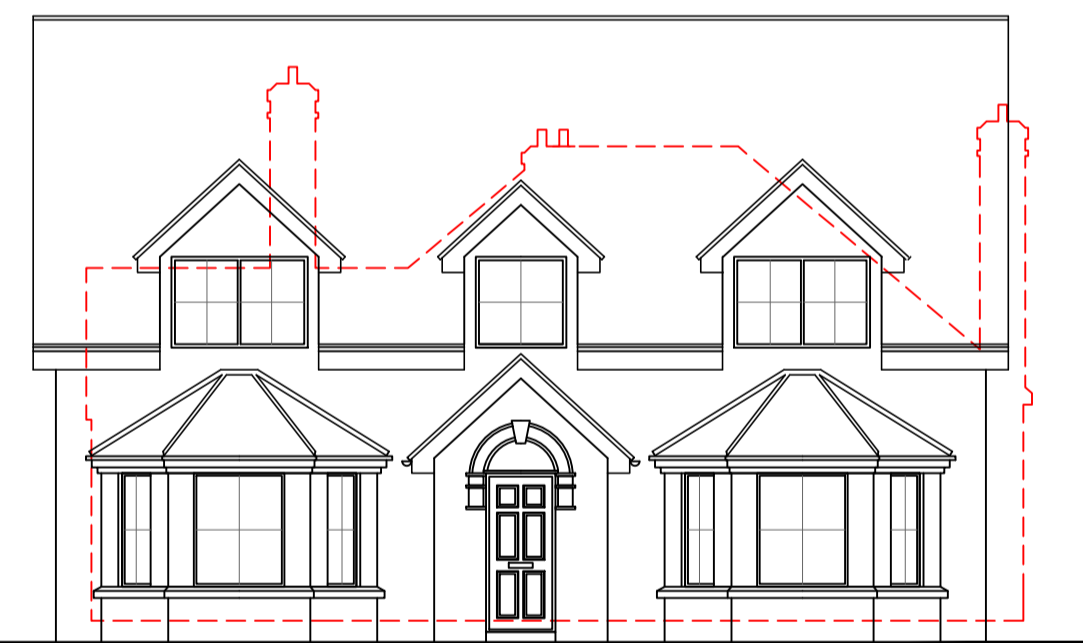
Proposed Ground Floor Plan



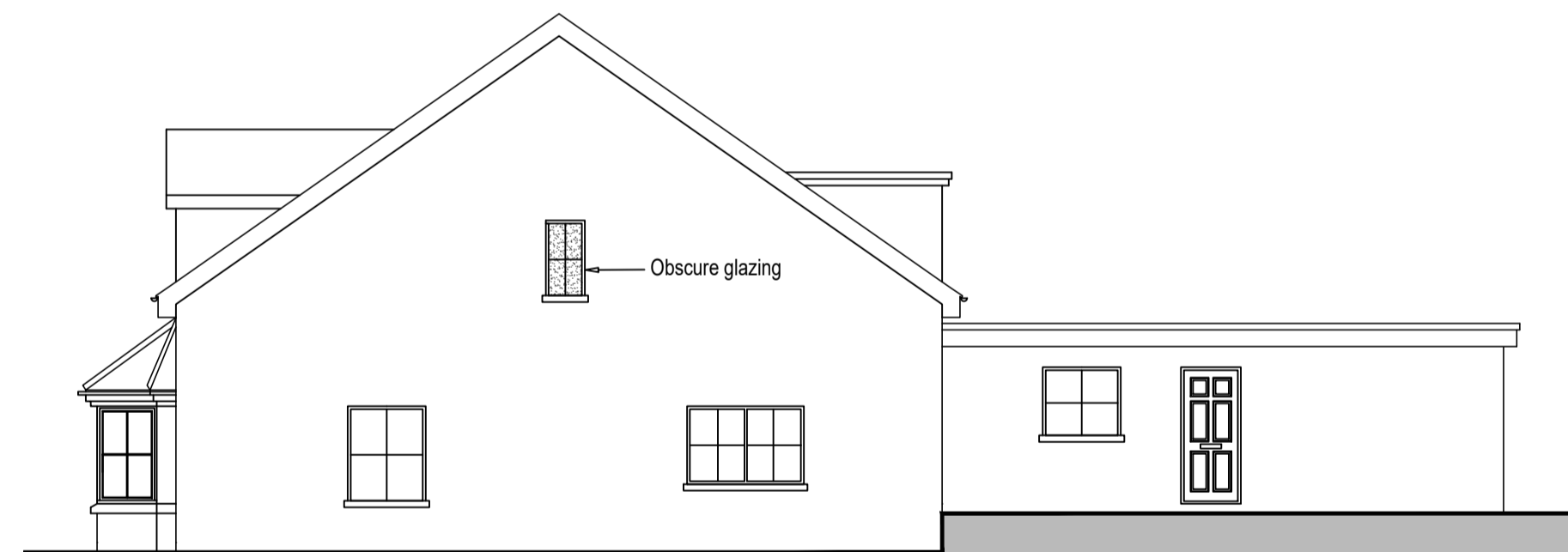
Proposed First Floor Plan



Proposed Roof Plan



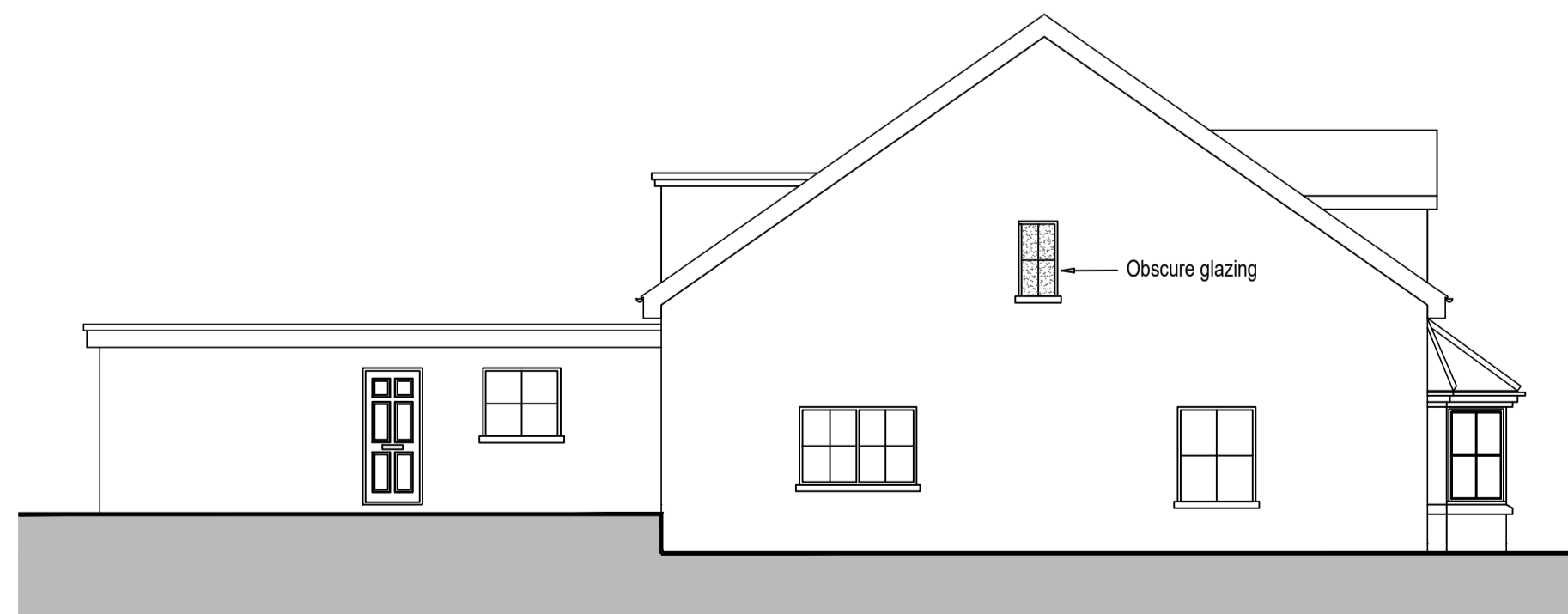
Proposed Front Elevation (South)



Proposed Side Elevation (East)



Proposed Rear Elevation (North)



Proposed Side Elevation (West)

Scale 1:100



Revisions	
A.	01-12-2022 Amended flank elevations
B.	06-12-2022 Amended areas and rear elevation
C.	31-01-2023 Amended floor plan and flank elevations

**Drawings Notes**

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Title Proposed Plans and Elevations

Drg. No. 2858-PL-104

Rev C

Drawn LC

Checked ED

Date Jan 2023

Scale 1:100@A1

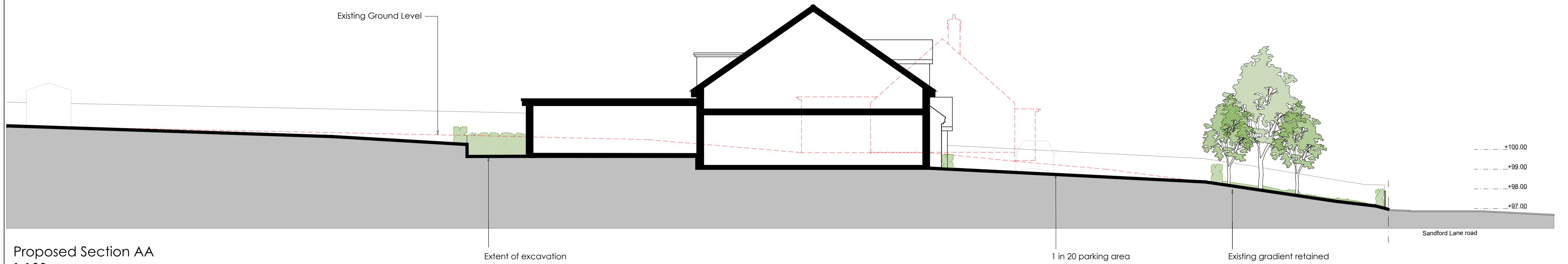
Status PL

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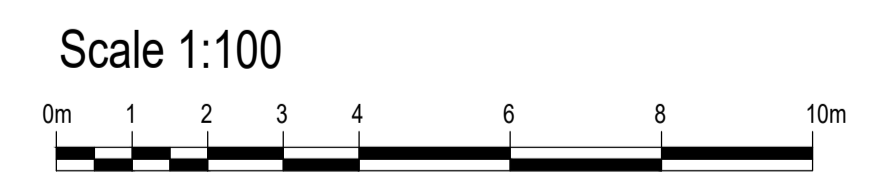


Proposed Street Scene  
1:100



Proposed Section AA  
1:100

Key  
 - - - - - Existing dwelling  
 - - - - - Previous application outline



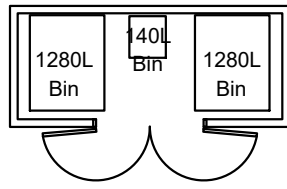
Revisions
A. 20-12-2022 - Front boundary fence amended to 0.9 m max height.
B. 31-01-2023 - Proposed street scene amended.
C. 01-03-2023 - Proposed street scene and section amended.
D. 13-04-2023 - Proposed street scene and section amended.
E. 17-05-2023 - Visitor and V01 parking bay amended.


Drawings Notes

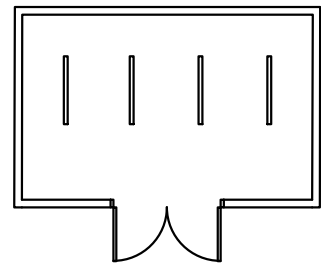
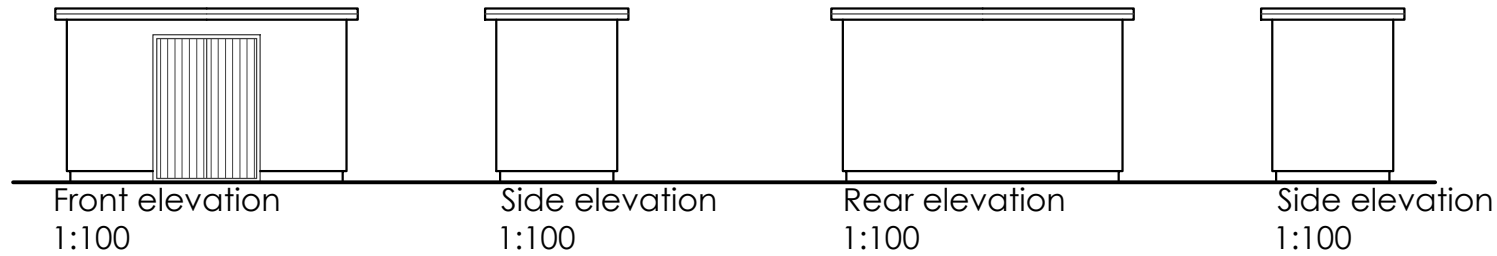
1. this is not a survey drawing - all dimensions to be checked on site.
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Title Proposed Site Plan Street Scene						
Dwg. No. 2858-PL-103	Rev F	Drawn LC	Checked ED	Date March 2023	Scale 1:100@A1	Status PL

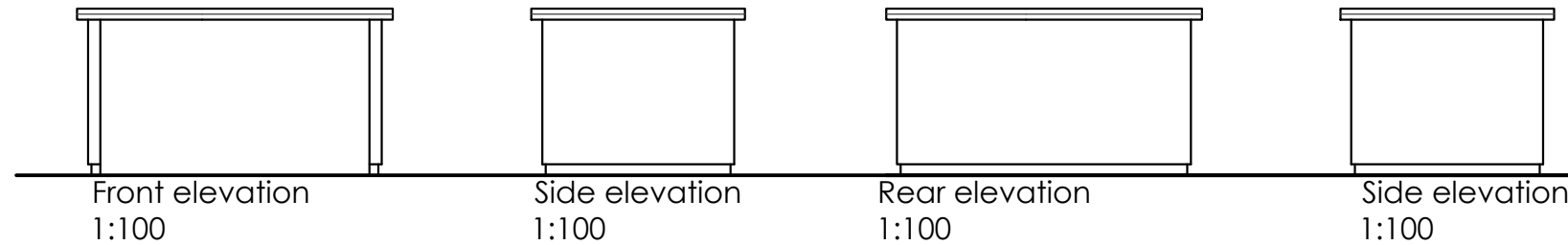
Scale 1:100



Bin Storage Plan  
1:100



Cycle Storage Plan  
1:100



Revisions	
A.	20-12-2022 - Cycle parking amended to show 8 secure spaces. Bin store doors open up fully (180 degrees)

Drawings Notes  
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Project 3 Sandford Lane  
 Kennington  
 OX1 5RW

Title Bin and Cycle storage

Drg. No. 2858-PL-105

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Rev A	Drawn LC	Checked ED	Date Dec'22	Scale 1:100@A3	Status PL
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**Notes**

- Datum : Arbitrary based on finished floor level of No.3, value 100.00m.
- Survey Grid : Local Arbitrary
- Survey contents correct as of date of survey and survey undertaken to agreed standards.
- All critical dimensions to be checked prior to site works
- All kerb levels shown are channel levels
- Drainage and Service covers :  
Covers buried or obscured at the time of the survey are not shown. Manholes have been entered for safety reasons and all pipe diameters are estimated from the surface pipe diameters are in millimetres, eg. D100 means a 100mm diameter pipe. The above is based on visual evidence seen from the surface at the time of the survey. All details should be confirmed by the contractor on site prior to site works.
- Trees :  
For concentric spread trees the spread plotted is an average value drawn to show the minimum individual diameter surveyed is 0.15m at 1m up the trunk from the trunk diameters are not plotted to size. General species are only stated where known. A qualified arboriculturalist should be consulted for species type and condition. Heights (when requested) are approximate to the nearest metre.

**Legend of Abbreviations**

AV	Air Valve	SOF	Soffit Level
BEDS	Flower Beds	ST/W	Stone Wall
BK/W	Brick Wall	SV	Soil Vent Pipe
BLK/W	Block Wall	SVP	Soil Vent Pipe
BS	Brick Setts	TEL	Call Box (Telephone)
BT	British Telecom	TH	Threshold Level
BW	Barbed Wire Fence	TL	Traffic Light
CB	Close Board Fence	TP	Telegraph Pole
CCTV	Closed Circuit Television Camera	TV	Cable Television
CELL	Cellar Cover	UTL	Unable to Lift (Cover)
CG	Corrugated Iron Fence	V	Valve (Unknown Type)
CI	Cover Level	VP	Vent Pipe
C/L	Chain Link Fence	W-HT	Top of Wall Level
CONC	Concrete Surface	WL	Water Level
CONC/P	Concrete Panel Fence	WM	Water Meter
CP	Chestnut Paling Fence	WM	Wire Mesh Fence
CRB	Crash Barrier	WV	Washout Valve
D	Diameter (trees in metres / drainage pipes in millimetres)	WV	Water Valve
DK	Drop Kerb		
E	Electricity Cover		
EP	Electricity Pole		
ER	Earth Rod		
FTL	Finished Floor Level		
FH	Fire Hydrant		
FLAG	Flag Pole		
FLP	Floodlight Post		
FP	Footpath		
G	Gully		
GV	Gas Valve		
HW	Head Wall		
IC	Inspection Cover		
IL	Invert Level		
IR	Iron Railing		
KO	Kerb Outlet		
LL	Larch-lap Fence		
LP	Lamp Post		
MB	Multiple Tree		
MH	Manhole		
MP	Marker Post		
MP-E	Marker Post - Electric		
MP-G	Marker Post - Gas		
MP-T	Marker Post - Telephone		
MP-W	Marker Post - Water		
NAME	Road Nameplate		
PAL	Palisade Fence		
POK	Top of Kerb Level		
PR	Post and Rail Fence		
RE	Rodding Eye		
RET	Retaining		
RS	Road Sign		
RWP	Rainwater Pipe		
SCK	Stop Cock		

**Tree Abbreviations**

ALD	Alder	BCH	Beech
CED	Cedar	CHE	Cherry
CYP	Cypress	EUC	Eucalyptus
FAC	False Acacia	FRT	Fruit
HAW	Hawthorn	HOL	Holly
HOL	Hornbeam	HORN	Hornbeam
HCH	Horse Chestnut	LAR	Larch
LAU	Laurel	MAP	Maple
PLN	London Plane	POP	Poplar
RHO	Rhododendron	ROW	Rowan
SAL	Sallow	SIL	Silver Birch
SPR	Spruce	SCH	Sweet Chestnut
HSM	Whitebeam	WIL	Willow

**Survey Stations**

Station	Easting	Northing	Level
S001	1000.000	2000.000	97.119
S002	1022.079	2011.616	99.848
S003	1029.090	2019.226	99.833
S004	1044.252	2027.447	100.799
S005	1036.306	2007.723	99.676
S006	1028.851	1999.746	99.141
S01A	987.399	2013.428	97.400
S01B	993.567	1978.798	96.848

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 Website: www.adhorner.co.uk  
 E-mail: enquiries@adhorner.co.uk

Title No.3 Sandford Lane, Kennington, Oxford OX1 5RW	
Client T Winter	
Date November 2017	Drawing No5250-28NOV17-01
Plot scale 1 : 200 on A1 Sheet Digital scale 1 CAD unit : 1 metre	Revision
Surveyed AJS	Checked JKW
Approximate Ordnance Survey Grid North	
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## Appeal Decision

Site visit made on 24 April 2019

by Martin Chandler BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 May 2019

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Appeal Ref: APP/V3120/W/18/3216617

3 Sandford Lane, Kennington, Oxford OX1 5RW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Terry Winter against the decision of Vale of White Horse District Council.
  - The application Ref P18/V1483/FUL, dated 12 June 2018, was refused by notice dated 21 September 2018.
  - The development proposed is demolition of existing bungalow, erection of 2 x 1 bed and 3 x 2 bed apartments, associated off street parking, private amenity space, refuse and cycle storage.
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

### Reasons

3. The appeal site is occupied by a detached bungalow which is set back from the road and due to rising land levels, occupies an elevated position. To the front, there is a generous garden as well as a long, narrow driveway, both of which slope up to the building following the natural gradient of the land. The immediate neighbours either side of the appeal site have a similar relationship with the road, and although No 7 is located further forward than these neighbours, it is also substantially set back from the road.
4. The siting of the houses at this part of Sandford Lane provide large areas of hardstanding which gradually slope up to the parent houses and which are supplemented by front gardens which include mature trees and shrubs. They are enclosed by low level boundaries and as a consequence, the front gardens combine to create an openness that positively contributes to the verdant character and appearance of the area.
5. The proposed building would maintain the set back from the highway. However, the proposal would regrade the land to the front of the site to provide a level parking area for 7 cars. To enable this, the section drawings demonstrate that two low level retaining walls would be provided. One wall would be located to the front of the proposed building and one would be located towards the front of the site and behind the proposed hornbeam trees.

6. The presence of the retaining walls as well as the level parking area would introduce an engineered appearance to the front of the building which would contrast with the more organic form of the existing areas of hardstanding and landscaping. Although the hardstanding would be partially enclosed by several hornbeam trees, such tall screening would also be at odds with the more open front gardens of the neighbouring properties at this part of Sandford Lane. As a consequence, the landscaping and hardstanding proposed to the front of the site would have a demonstrably harmful effect on the character and appearance of the area.
7. The proposed building would have a chalet-style bungalow appearance that would be comparable in form to No 7. Although the proposed ridge height would be greater than its immediate neighbours, its eaves height would be similar. Moreover, the form, scale and appearance of the proposal would complement the variety of buildings found within the surrounding area. In this respect, the design of the proposal would not appear dominant or overbearing within the street scene and would not harm the character and appearance of the area. I also note that the proposal was designed to overcome the findings of a previous Inspector (ref: APP/V3120/W/18/3203379). However, due to my findings in relation to the proposed treatment at the front of the site, these matters do not alter or outweigh my overall findings.
8. For the reasons identified above, I therefore conclude that the proposal would harm the character and appearance of the surrounding area. Consequently, it would fail to accord with Policy CP37 of the Vale of White Horse Local Plan 2031 (Part 1) (Adopted 2016), Saved Policy DC6 of the Vale of White Horse Local Plan 2011 (2006) and advice contained within the Vale of White Horse District Council Design Guide (March 2015). Taken together, these require development to be of high quality design which responds positively to the site and its surroundings and protects and enhances its visual amenities. In this respect, they are consistent with policies contained within the National Planning Policy Framework.

#### Conclusion

9. For the reasons identified above, the appeal is dismissed.

*Martin Chandler*

INSPECTOR