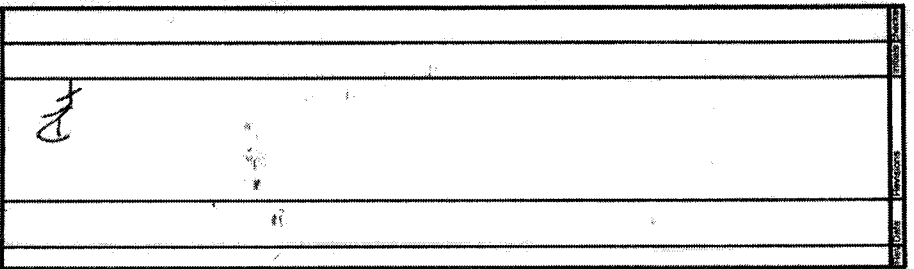


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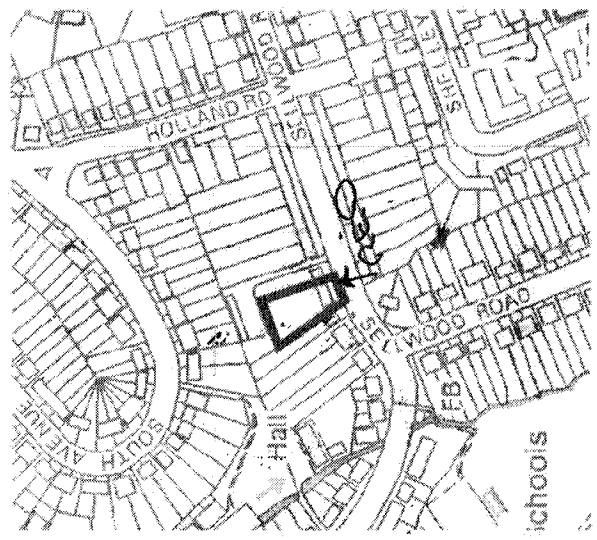
50 Sellwood Road, Abingdon

Site Location Plan

The Architects  
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 Abingdon, Oxfordshire, OX14 5EB  
 Tel: 01235 923139  
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ARCHITECTS AND TOWN PLANNERS  
**westwaddy ADP**

Date: 1.500@A4  
 Scale: LS  
 Sheet: WAX  
 Proj No: P01



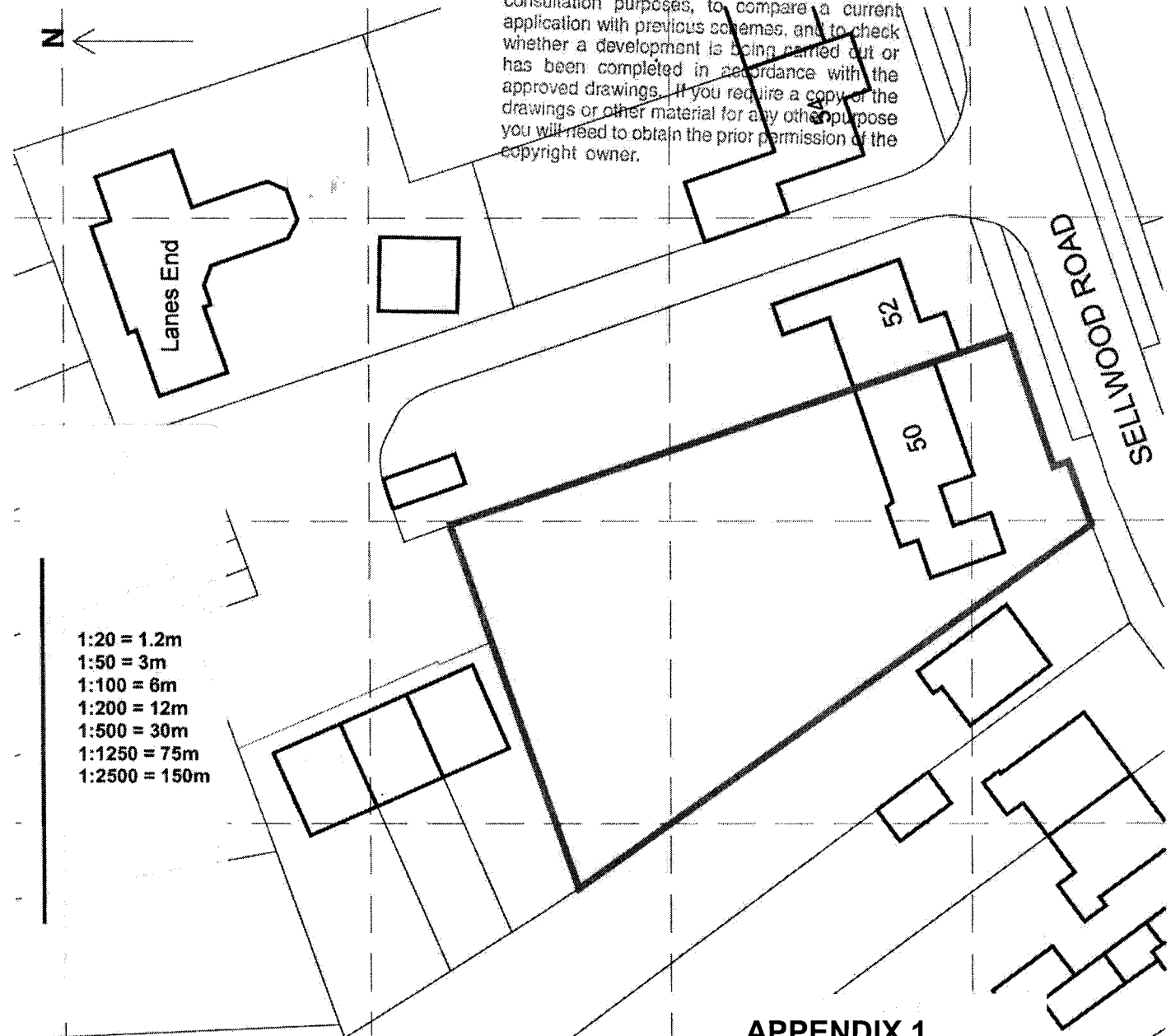
VALE OF WHITE HORSE  
 DISTRICT COUNCIL

RECD 31 JUL 2008

CORPORATE POSTAL  
 SERVICES - 2

AS3/2006-x  
 02/00/2006/001

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- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



**Proposal :** Erection of three dwellings (one bungalow and two two-storey houses) and formation of vehicular access (land to the rear of 50 Sellwood Road).

**Observations :** RECOMMEND REFUSAL

THE APPLICATION IS CONTRARY TO H14 OF THE VALE OF WHITE HORSE ADOPTED LOCAL PLAN 2011 "(i)The subdivision of properties to form additional dwellings will be permitted provided that the accommodation will be completely self-contained and have adequate living space, garden or private amenity space and car parking provision. (ii) It would not harm the character or appearance of the building or the surrounding area and (iii) there would be no demonstrable harm to the occupiers of neighbouring properties.

The entrance to the development is close to another entrance and near a blind corner in a road which is particularly busy in the morning and afternoon periods and is already congested with school children on their way to and from school. Which is contrary to Policy DC5 (i) "Safe and convenient access will be provided both within the site and to and from the adjoining highway network for all users including those with impaired mobility, and for all modes of transport."

There is also concern that the development will lead to more flooding in heavy rainfall. This area was affected in the floods of 2007.

It is also contrary to DC5