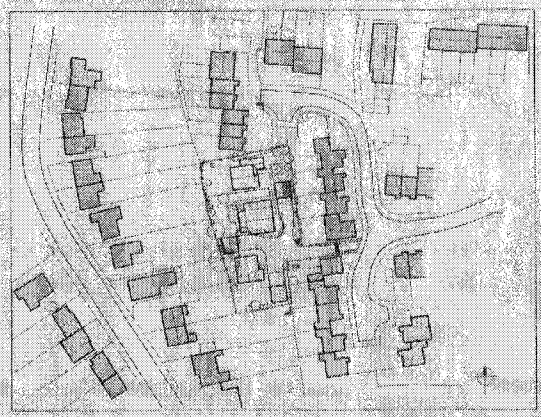




- 30 degree slope for surface of 1:1
- single level retained in eastern boundary with open aspect to western plot
- existing fence retained in eastern boundary
- existing fence retained in eastern boundary
- proposed parking
- proposed access
- road road to be constructed to meet factory direct site access standards
- existing fence retained in eastern boundary

site plan (1:500)



location plan 1:1250

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

This drawing is prepared by the City of Oxford Planning Department. It is intended to provide information only and does not constitute a contract. It is the responsibility of the applicant to ensure that all information is correct and that the drawing is used in accordance with its intended purpose. The City of Oxford Planning Department is not responsible for any errors or omissions in this drawing.



site section A-A

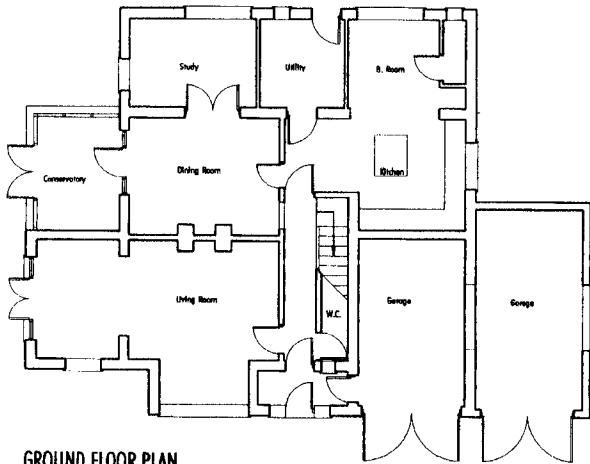
APPENDIX 1

The ANDERSON ORR Partnership The Studio, 70 Church End, Wheatley, OX33 1EJ t: 01865 473934		client: MR D. ROLLINSON
project: PROPOSED RESIDENTIAL DEVELOPMENT, 7A CHANDLERS CLOSE, ABINGDON, OXON.	date: MARCH 08	drawn: PROPOSED SITE PLAN & SITE SECTION
job: 07127	rev: 07127-P06	



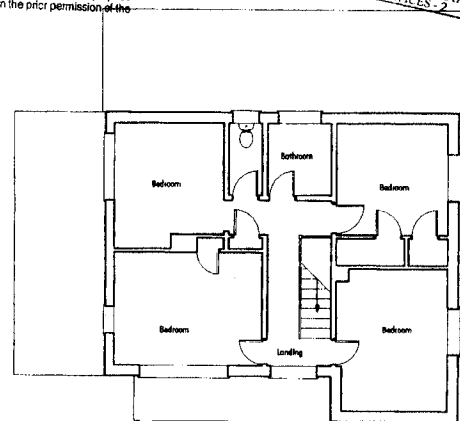
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WARRICK WITH FULBROOK DISTRICT COUNCIL
 REC'D : 8 AUG 2008
 CORPORATE POSTAL SERVICES - 2



GROUND FLOOR PLAN

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

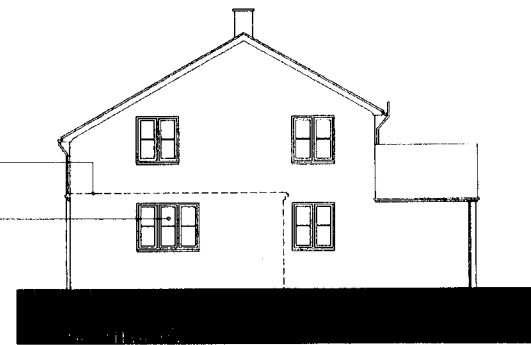


FIRST FLOOR PLAN

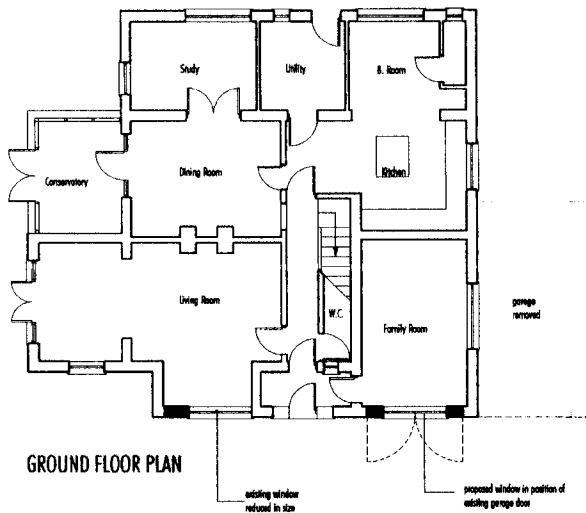
APPENDIX 1

08/01049/OUT ABG/10185/2-X

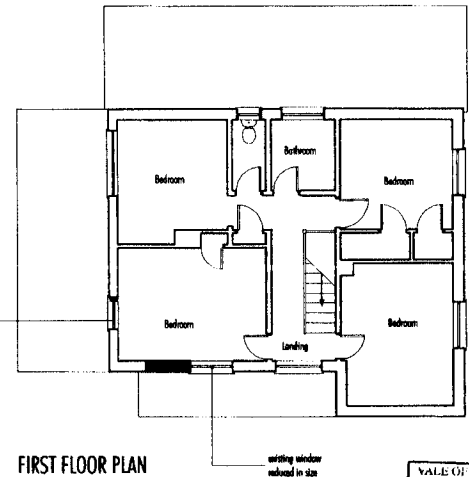
The ANDERSON ORR Partnership <small>The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936</small>		scale 1:100	client MR D. ROLLINSON
PROJECT RESIDENTIAL DEVELOPMENT 7A CHANDLERS CLOSE, ABINGDON, OXON.		date JUN 08	drawing EXISTING PLANS & ELEVATIONS
		drawn RH	
		job 07127	no. 07127-SU02
			rev



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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VALE OF WITHE HERRING
DISTRICT COUNCIL
REC'D 18 AUG 2008
CORPORATE POSTAL
SERVICES - 2

08/01046/OUT ABG/10185/2-X

APPENDIX 1

The ANDERSON ORR Partnership <small>The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936</small>		scale 1:100	client MR D. ROLLINSON
PROJECT RESIDENTIAL DEVELOPMENT 7A CHANDLERS CLOSE, ABINGDON, OXON.		date JUN 08	drawing PROPOSED PLANS & ELEVATIONS
		drawn RH	no. 07127-P05
		job 07127	rev

THE ANDERSON ORR PARTNERSHIP

DESIGN AND ACCESS STATEMENT

This Design & Access Statement accompanies the planning application for the above site. It aims to provide a brief background to the above site and surrounding context, and describe the design philosophy. It should be read in conjunction with the drawings submitted.

THE DESIGN COMPONENT

The following section will outline the design principles and concepts that have informed the proposed scheme – these can be defined in terms of the amount, layout, scale, landscaping and appearance of the development.

AMOUNT

The proposed application seeks planning consent for the construction of 2 additional dwellings at 7A Chandlers Close, Abingdon. It is proposed that the existing dwelling will be retained with its attached single garage demolished and replaced with a new detached garage adjacent to the western boundary. The proposed dwellings are located to the north and south of the existing house and both have 4 bedroom accommodation with a detached double garage on plot 1 and a single garage with carport on plot 3.

LAYOUT

Plot 1 is located to the south of no. 7A with its principal elevation orientated eastwards looking towards the access road. The private garden will be on the southern aspect. The western elevation will be 3 to 4 metres from the boundary, which will restrict first floor windows on this aspect to obscure glazed or high level rooflights.

Plot 3 is located to the north of no. 7A with its principal aspects orientated east and west in a more conventional arrangement with the garden to the rear. A private garden is in addition created to the front of this house, which is separated from the public access by the garage and carport.

Plots 1 and 3 are provided with 2 covered or secure parking spaces with further surface parking for 2 or 3 cars per dwelling. Plot 2 is provided with a double garage with further surface parking for 2 cars.

The development will be serviced from the existing access drive, which will be upgraded to the requirements of the OCC Highways Officer. This work will include the upgrading of the road construction, provision of a rumble strip with pram crossing facility and the incorporation of a turning area suitable for an emergency vehicle. A bin and recycling collection points is located adjacent to the site entrance.

SCALE

The scale and form of the proposal has been sympathetically designed to enhance the site, whilst respecting the scale of the neighbouring buildings and the sites immediate surroundings.

The heights of the proposed new dwellings have been carefully considered, taking reference from no. 7A and all the adjacent neighbouring dwellings.

APPENDIX 1

The proposed buildings adopt simple rectilinear forms with traditional pitched roofs, which assume a modest, respectful position within the setting of the surrounding residential built development.

LANDSCAPING

The proposed landscaping strategy seeks to maintain the existing secluded nature of the site, with the design seeking to maintain as much of the existing landscaping as possible. There is currently well-established vegetation on all boundaries, which will be retained and reinforced where deemed appropriate.

APPEARANCE

No. 7 has been extended over time and is of no particular architectural merit. The construction is of red facing brick under a concrete tiled roof. The proposal to remove the flat roof garage from the eastern aspect will improve the general aesthetic in this area and there is an opportunity for some replacement soft landscaping adjacent to the gable wall to provide further enhancement. Although this application is in outline proposals have been made for the improvements and changes to the existing dwelling to create an acceptable amenity for this dwelling in context with the two new dwellings and to remove any unneighbourly relationships. These changes relate principally to reducing the size of windows on flank elevations and increasing window elements on east and west elevations.

The 2 new dwellings adopt simple forms and will be constructed in red facing brickwork and plain concrete tiles in keeping with the local building stock.

The appearance of the proposal carefully and respectfully responds to the surrounding context, drawing not only on the materials, but also the scale and proportion of the building elements, to create a scheme that sits harmoniously with the adjoining buildings and the wider context.

APPRAISING THE CONTEXT

The following section will demonstrate the steps taken to appraise the context of the proposed development. It will explain the context in which the proposal will sit, and how this information has informed the development of the application. This appraisal has been undertaken by following a design process, which includes: assessment, involvement, evaluation, design and use

ASSESSMENT

The site is located in the heart of the Peachcroft Estate on the northern fringe of Abingdon, which is supported by good local amenities and public transport links to the town centre. The Estate is predominantly residential and there is a good mix of housing types and architectural styles in the locality. No. 7A is a detached dwelling occupying a site of approximately 0.137 hectares which is significantly larger than most plot sizes within the immediate locality.

The site development site includes a portion of land that currently belongs to no. 8 St Peters Road of approximately 0.023.

INVOLVEMENT

The proposed redevelopment has evolved through consultation with the Planning Officer Mr S Walker of the Vale of White Horse District Council Planning Department, Mr F Hamid of the Highway Liaison Officer for The Vale of White Horse District Council.

The feedback received, has been carefully considered and integrated into the proposed design, in order to arrive at the current proposals.

APPENDIX 1

Following the refusal of planning application no. ABG/5566/1-X a further meeting with Mr Walker took place to consider the reasons for refusal and solutions were discussed which included:

- Reduction in sizes of plots 1 and 3 to allow better separation between the dwellings;
- The access drive foreshortened to plot 3 to reduce the exposure of the houses on Chandlers Close to traffic noise;
- Configuration of plot altered and set back in its plot to allow an improved relationship with no. 12 Chandlers Close;
- Detailed changes and improvements to the existing house (plot 2) to create more neighbourly relationships.

EVALUATION

This site is currently under utilised in terms of its land use and its plot ratio is not comparable with the surrounding residential development. The site is relatively secluded with well-established boundaries offering effective screening to its immediate neighbours. The site access with the recommended upgrading is able to support the addition of 2 further house on the basis of a communal private drive with turning facilities for emergency vehicles. Sufficient site area exists to the north and south of the existing dwelling to accommodate two further dwellings with parking and private gardens without detriment to the amenity of neighbouring properties.

DESIGN

The design and layout has evolved through consultation with the Planning Officer and Highway Liaison Officer and has resulted in a proposal that is sensitive to the locality and respectful of its neighbours.

USE

The proposed redevelopment seeks to maintain the existing residential use.

THE ACCESS COMPONENT

In line with the requirements the following access component of this statement relates only to "access to the development" and therefore does not extend to internal aspects of the dwelling.

General access will be via the existing private access drive, which will be upgraded as stated previously.

The new buildings will comply with the requirements of the Disability Discrimination Act and Part M of the Building Regulations.

Garaging and parking is provided as previously stated.

Access for emergency vehicles is provided within the turning head between plots 1 and plot 2.

A common refuse collection point will be provided at the site entrance to facilitate the convenient collection of regular refuse and recycled refuse.

CONCLUSION

The proposed development makes more efficient use of this site to provide two additional family dwellings. The proposal is commensurate with the general character of the area and through careful

APPENDIX 1

design and consideration of orientation and aspect the scheme is respectful of its neighbours and will not result in any overlooking or overbearing of adjacent gardens. The access arrangements are considered to be safe and appropriate for the intended level of use.

The proposal in terms of its form, scale, height, language, materials and use, is an appropriate form of development that will not detract from the visual amenity of the area.

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To:

Mr David Rollinson
c/o Mr Mike Orr
The Anderson Orr Partnership Ltd
70 The Studio
Church Road
Wheatley
Oxon OX33 1LZ

APPENDIX 2

Application No: ABG/10185/1-X

Proposal;

Erection of two detached dwellings, together with garaging,
parking and upgrading of access drive

Address:

7A Chandlers Close Abingdon Oxon OX14 2NN

DATE OF DECISION: 22nd May 2008

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1 Based on the submitted illustrative plans, the proposed development represents an unneighbourly form of development that is detrimental to the amenities of the existing dwelling and neighbouring dwellings, resulting in a harmful and over dominant impact in particular to Nos. 8, 9 and 10 through noise and disturbance from the extended access drive and to No 7A and 12 Chandlers Close in terms of the likely juxtaposition of the new dwellings creating an oppressive outlook and overshadowing. As such the proposal is contrary to Policies H10, DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011.

INFORMATIVE(S)

The Decision relates to the following Drawings:

Drawing No. 07127-P01; Received on 8 April 2008

Drawing No. 07127-P03; Received on 8 April 2008

Rodger Hood

Deputy Director (Planning and Community Strategy)

Vale of White Horse District Council, Abbey House, Abingdon, OX14 3JE

Telephone (01235) 520202 Fax (01235) 540396



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