

proposed site plan 1:200

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ABG/5566/2
 09/02/06/R/L



location plan 1:1250

07 NOV 2008

AMENDED PLAN

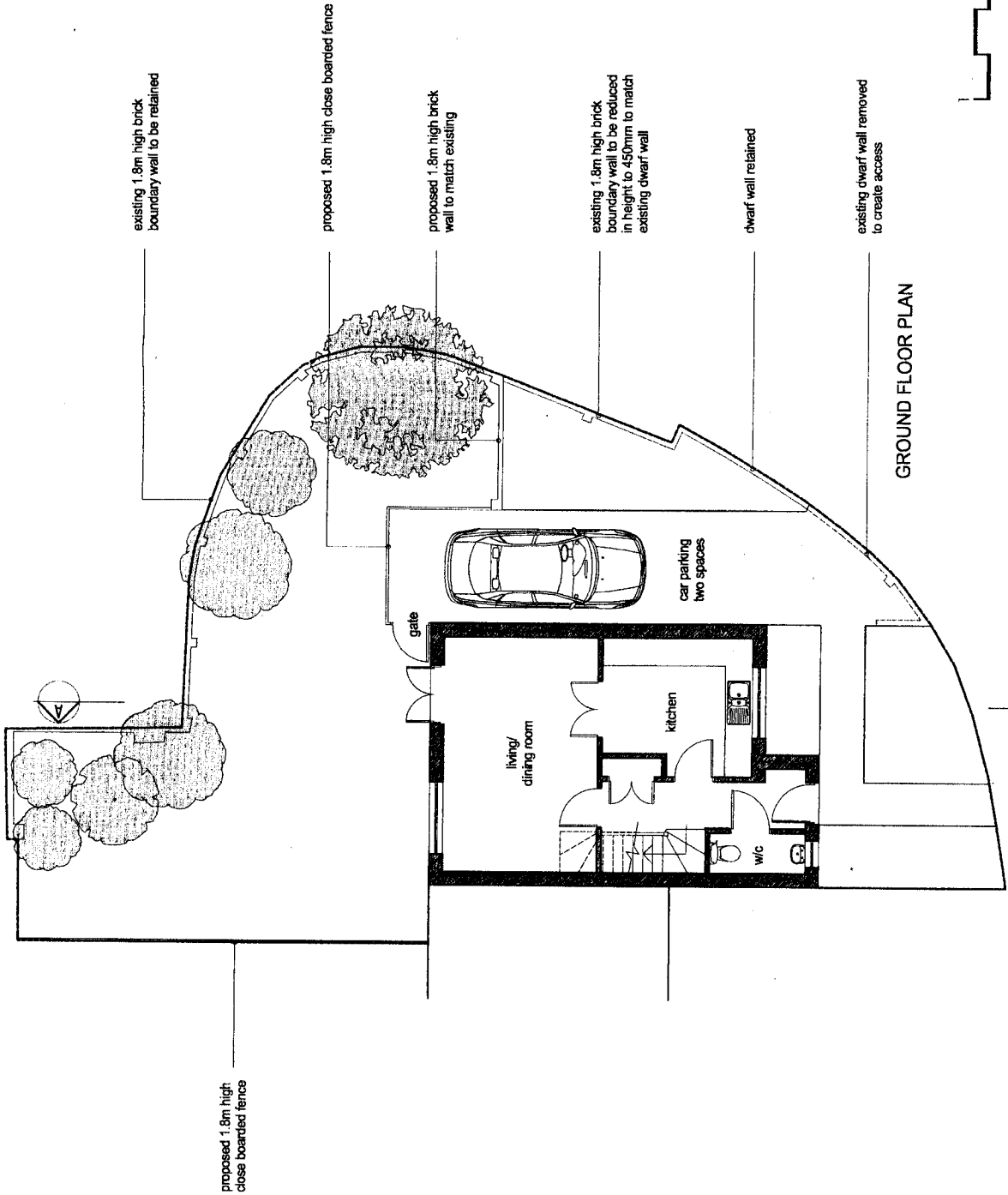
Rev B 4/11/08 parking bay increased in length
 Rev A 7/10/08 garden sizes adjusted

The ANDERSON ORR Partnership		scale 1:200	client MR. R. HILL
The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936		1:1250	date SEPT 08
PROJECT PROPOSED DWELLING, 11 CHANDLERS CLOSE, ABINGDON, OXON		drawn DBR	drawing PROPOSED SITE PLAN & LOCATION PLAN
		job 07127	no. 07127 - P07
			rev B



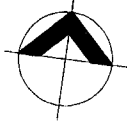
AMENDED PLAN

07 NOV 2008



FIRST FLOOR PLAN

GROUND FLOOR PLAN



Rev B 4/11/08 parking bay increased in length
 Rev A 7/10/08 garden size adjusted

<p>The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX23 1LZ t: 01865 873936</p>		<p>client MR. R. HILL</p>
<p>scale 1:100</p>	<p>date SEPT 08</p>	<p>drawing PROPOSED FLOOR PLANS</p>
<p>drawn DBR</p>	<p>job 07127</p>	<p>no. 07127 - P08</p>
<p>PROJECT PROPOSED DWELLING, 11 CHANDLERS CLOSE, ABINGDON, OXON</p>		<p>rev B</p>

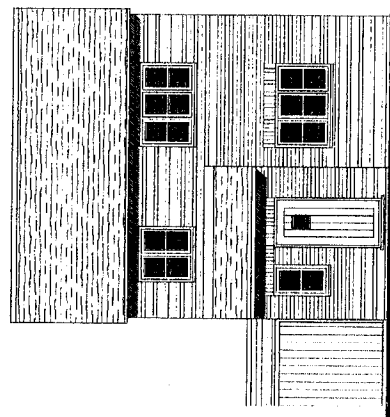
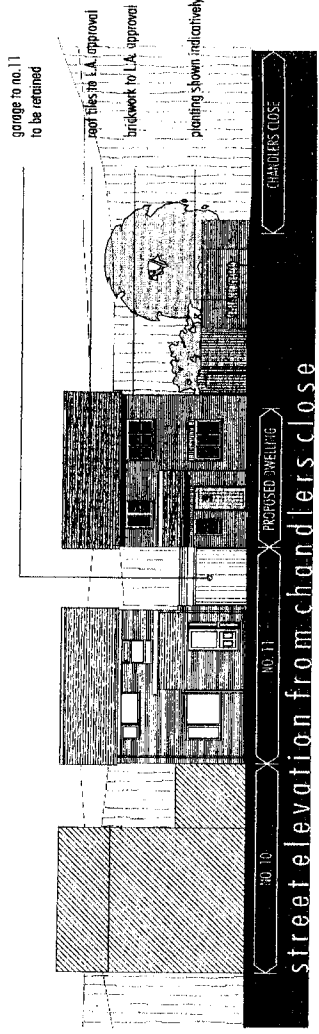
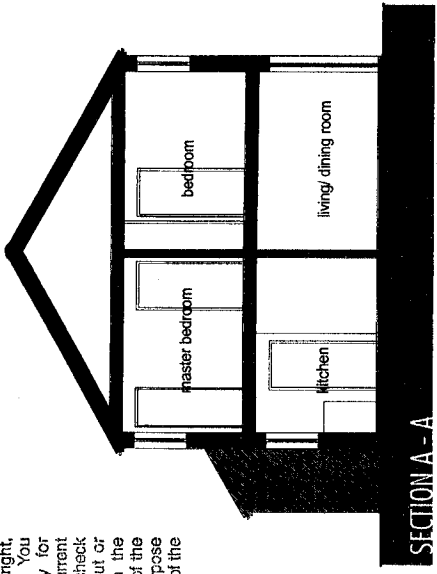
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AGG 15066/a
03/02 496/ku

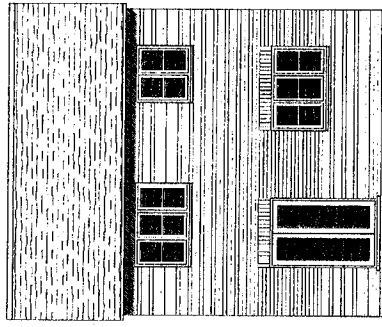
A3

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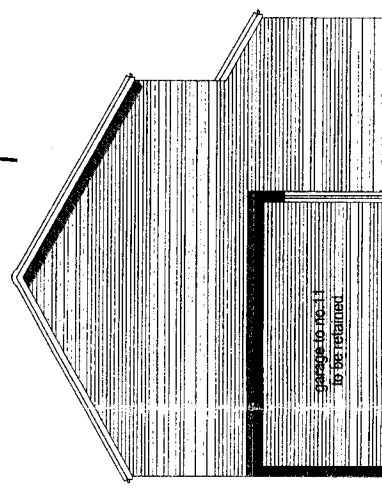
- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



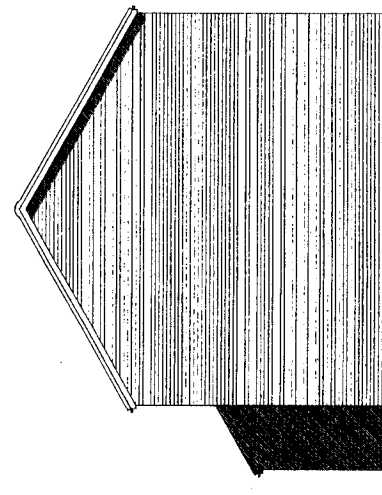
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

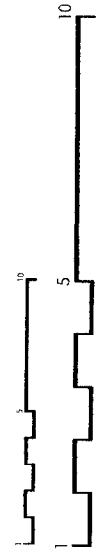


NORTH ELEVATION

arsal/sssabr
08/09/2008

DATE OF BIRTH: 13 OCT 2000
DRAWING NO: 07127

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The ANDERSON ORR Partnership
The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT
PROPOSED DWELLING, 11 CHANDLERS CLOSE, ABINGDON, OXON

scale 1:100:1:200
date SEPT 08
drawn DBR
job 07127
no. 07127 - P09
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

This application seeks planning consent for the construction of an additional dwelling at 11 Chandlers Close, Abingdon. It is proposed that the existing dwelling and single garage will be retained with a will be retained with a parking space to the front. The proposed dwelling will be linked to the garage of no. 11 and enclose a modest floor area of 74m², which is deemed suitable for a two or three bedroom house. Two off-street parking spaces will be provided to service the new dwelling.

A private garden to the rear and side of the new property will benefit from the existing brick walled boundary enclosures. The garden will extend to 9 metres deep (in part) to the rear and 13 metres (max) in width. The garden to no. 11 will be reduced to a size commensurate with nos. 9 and 10 Chandlers Close. The site extends to 0.019 hectare, which is typical of the housing stock in the locality.

LAYOUT

The proposed dwelling is located within the large garden area to on the north side of no. 11 and is set back from the building line by approximately 1.7 metres to allow for the accommodation of off street parking. The building is narrow spanning with the principal orientation to the east and west commensurate with the existing street pattern. The building line to the rear is maintained and adequate private garden to the side and rear will be provided.

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 height of the proposed dwelling has been carefully considered, taking reference from no. 11 and all the adjacent neighbouring dwellings.

The proposed building adopts a simple rectilinear form with a traditional pitched roof, which assumes a modest, respectful position within the setting of the surrounding residential built development.

LANDSCAPING

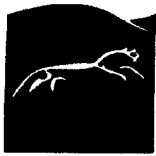
The existing brick wall garden enclosure will be maintained on the northern and western aspects which together with the established vegetation will maintain the mature setting of this site. Vegetation on the

north-east road frontage will be reduced in height to allow for maximum visibility for car movements from the existing and new driveways.

APPEARANCE

No. 11 is a link detached 3 bedroom house of no particular architectural merit. The construction is of red facing brick under a concrete tiled roof. The proposed dwelling will be designed with ridge and eaves heights to match the neighbouring properties and will be of simple rectilinear form with red brick walls and plain concrete tiled roof.

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.



**Vale
of White Horse**

COPY

08/00601/OUT
Mr Stuart Walker
DCREOUTZ(P23)2/03

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To:

Mr R Hill
c/o Mr M Orr
The Anderson Orr Partnership LTD
The Studio
70 Church Road
Wheatley
Oxon
OX33 1LZ

Application No: ABG/5566/1-X

Proposal;

Erection of 1no attached dwelling including part demolition of existing garage.

Address:

11 Chandlers Close Abingdon Oxon OX14 2NN

DATE OF DECISION: 15th 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 In the opinion of the District Planning Authority, it has not been demonstrated that the proposed development of 1 dwelling can be satisfactorily accommodated on the site. Therefore, the proposal is likely to result in a cramped and visually harmful development which by virtue of the small plot size would have a detrimental impact on the character and appearance of the locality, being out of keeping with other dwellings nearby in terms their spatial setting and appearance. As such the proposal is contrary to Policies GS5, H10 and DC1 of the adopted Vale of White Horse Local Plan 2011 and to advice contained within PPS1 Delivering Sustainable Development and PPS3 Housing.

INFORMATIVE(S)

The Decision relates to the following Drawings:

Drawing No. 07127-P02; Received on 4 April 2008

Rodger Hood

Deputy Director (Planning and Community Strategy)
Abingdon, OX14 3JE
Telephone (01235) 520202 Fax (01235) 540396



INVESTOR IN PEOPLE



site plan (1:500)

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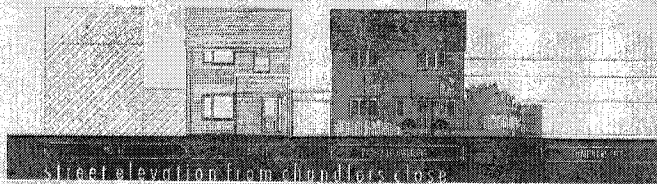


location plan 1:1250

VALE OF WHITE HORSE DISTRICT COUNCIL
PLANNING SERVICES DIRECTORATE

REFUSAL
Under Section 78(2) of the Town and Country Planning Act 1990

DATE OF DECISION
15 MAY 2008



- Reference to L.A. required
- Notice of charge to be discharged since dated
- Shading shows the stability
- Existing wall height and used for stability with low level shading

VALE OF WHITE HORSE DISTRICT COUNCIL
 ABCD - 1 APR 2008
 CORPORATE POSTAL SERVICES 3

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The ANDERSON ORR Partnership
 The Studio, 12, Church Road, Wheatley, OX29 1JZ 1-01965 379930

Project: PROPOSED DWELLING, 11 CHANDLERS CLOSE, ABINGDON, OXON.

Client: MR. R. HILL
 Date: MARCH 08
 Drawing: PROPOSED SITE PLAN & SITE SECTION
 No: 07127
 Rev: 07127-P02

02/0020/007 ABG/5526/1-X