

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF OUTLINE PERMISSION

To:

Cover Construction Co. Ltd
c/o LPC (Trull) Ltd
Trull
Tetbury
Glos
GL8 8SQ

Application No: GFA/4905/6-X

Proposal:

**Outline application for residential development for 9 dwellings
(Demolition of existing house and outbuildings). Revised access
and service road. Erection of acoustic fence to no.16 and 20
Coxwell Road (Site area approximately 0.48 hectares).**

Address:

The Willow House 18 Coxwell Road Faringdon Oxon SN7 7EZ

DATE OF DECISION: 4th August 2005

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the conditions specified hereunder.

1

(a) The applications for approval in respect of all matters reserved shall be made to the District Planning Authority within a period of three years commencing on the date of this permission.

(b) The development to which this permission relates shall begin not later than:



(i) the expiration of five years commencing on the date of this permission;

or

(ii) if later, the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the the last such matter to be approved.

2 Prior to the commencement of the development hereby permitted, details of the siting, design and external appearance of the development, and landscaping of the site (the "reserved matters") shall be submitted to, and approved in writing by, the District Planning Authority. The development shall be completed strictly in accordance with the approved details.

3 This planning permission authorises the construction of 9 dwellings only

4 Prior to the commencement of development, the existing access shall be widened as shown on the approved drawing ref 04-02-01E to allow for access by construction traffic and shall be surfaced for the duration of construction in accordance with details which shall have been first submitted to, and approved in writing by, the District Planning Authority.

5 Prior to the first occupation of the development, the access and drive shall be surfaced and finished in accordance with details that shall be first submitted to, and approved in writing by, the District Planning Authority. Thereafter, the visibility splays shown on the approved drawing no 04-02-01E shall be permanently maintained free from obstruction to vision

6 Prior to the commencement of development, details of the means of lighting on the driveway shall be submitted to, and approved in writing by, the District Planning Authority. The lighting shall be installed and thereafter maintained in accordance with the approved details

7 Prior to the commencement of development, the acoustic fencing and acoustic gate alongside No 16 Coxwell Road, and the acoustic fencing alongside No 20 Coxwell Road, shall be installed in accordance with details which shall have been first submitted to, and approved in writing by, the District Planning Authority. These details shall include the precise length of the fence alongside No 16 Coxwell Road. The acoustic fencing alongside both properties, and the acoustic gate to No 16, shall be maintained in good repair at all times thereafter.

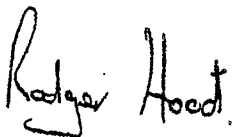
8 Prior to the first occupation of the development, the existing first floor side facing windows in No 20 Coxwell Road shall be acoustically treated in accordance with a scheme that shall have been first submitted to, and approved in writing by, the District Planning Authority

The reason for the council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:

- 1 To comply with the requirements of Section 92 of the Town & Country Planning Act, 1990.
- 2 The application was made for outline planning permission, and the application is not accompanied by the details of these matters.
- 3 To ensure that the development causes no harm to surrounding residents due to noise and disturbance from traffic generation (Policy D2 of the adopted Local Plan)
- 4 To ensure that construction traffic can access the site without causing undue disturbance to neighbours or detriment to highway safety (Policies D2 and D3 of the adopted Local Plan)
- 5 In the interest of highway safety. (Policy D3 of the adopted Local Plan).
- 6 To ensure adequate lighting that does not harm the amenities of neighbours through light pollution (Policy D2 of the adopted Local Plan)
- 7 To protect the amenities of neighbours (Policy D2 of the adopted Local Plan)
- 8 To protect the amenities of the residents of this dwelling (Policy D2 of the adopted Local Plan)

INFORMATIVE(S)

Planning permission has been granted as the proposed development is considered to comply with the provisions of the development plan, in particular Policies H4, D2 and D3 of the adopted Vale of White Horse Local Plan.



Rodger Hood
Assistant Director (Planning)

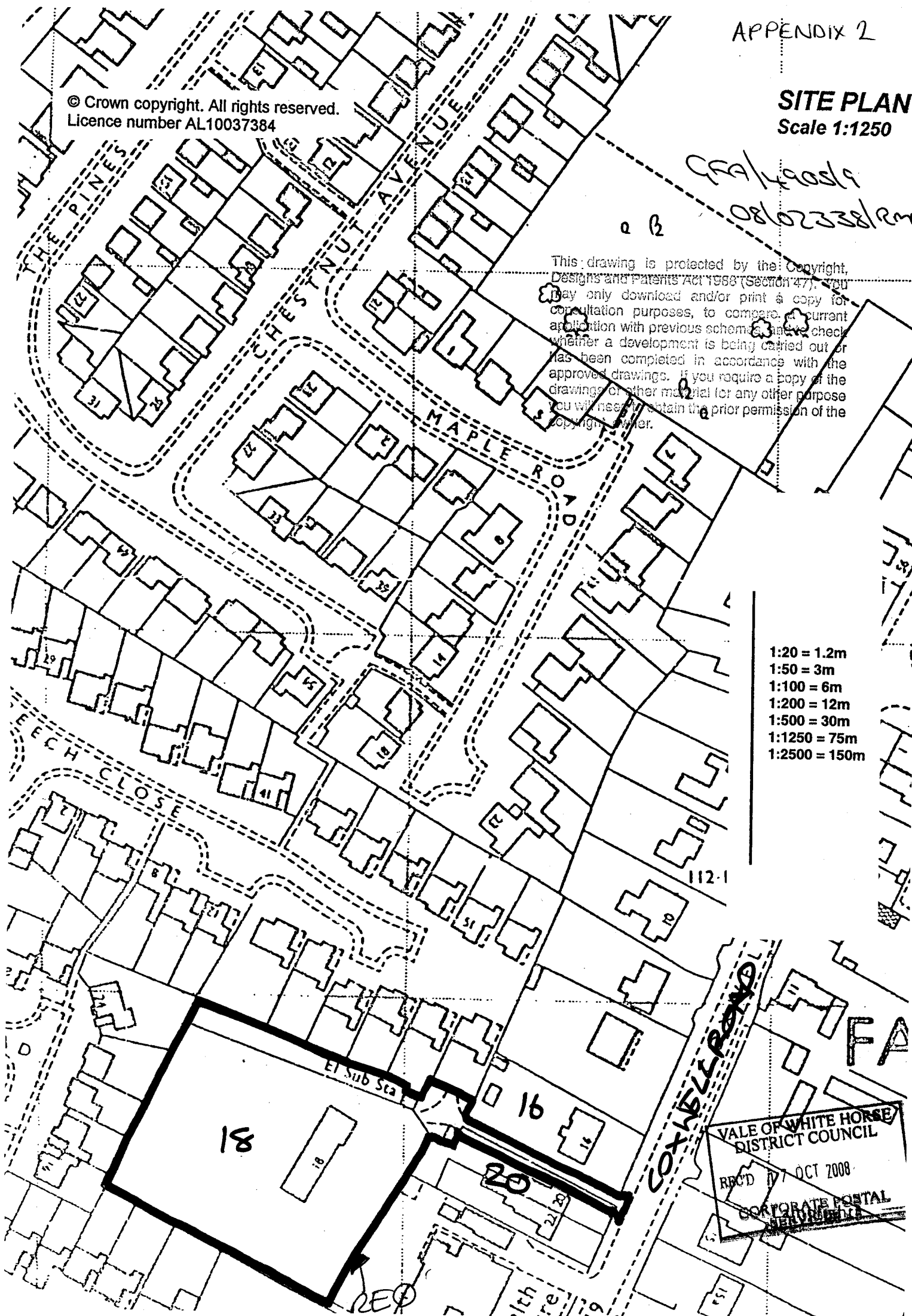
SITE PLAN
Scale 1:1250

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CFA/4905/9
08/02338/Rmc

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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



VALE OF WHITE HORSE
DISTRICT COUNCIL
RCD 17 OCT 2008
CORPORATE POSTAL
DELIVERED

VALUERS OF THE DISTRICT
 04 MAR 2005
 CORPORAAL SERVICE

APPROVED DESIGN

COXWELL ROAD

EXISTING ENTRANCE CLOSED

Drawing Title PROPOSED ACCESS ROAD	
Client COVER CONSTRUCTION CO. LTD.	Date JAN 2004
Scale 1:200	Drawn PAB
Job Title LAND OFF COXWELL ROAD, FARINGDON PROPOSED RESIDENTIAL DEVELOPMENT	Eng No 04-02-01E
SPRINGFIELD BUILDING DESIGN CHARTERED ARCHITECTS CONSULTING CIVIL & STRUCTURAL ENGINEERS 3 Eastcott Road, Swindon, Wiltshire, SN1 3LJ Tel: 01753 400956 Fax: 01753 400240	

- REVISIONS:
- A 05.03.04 Road shortened and alignment adjusted
 - B 26.03.04 Alignment adjusted. Wall added and survey updated
 - C 26.04.04 Length of road adjusted and wall amended
 - D 22.07.04 Wall replaced by timber acoustic barrier
 - E 02.03.05 barrier added to south of road and revised to north as advised by acoustic consultant

