

Proposal:

Demolition of existing side extension. Erection of a 2 bedroom dwelling and replacement porch to existing dwelling.

Address: 12, St Peters Close, Wootton, Abingdon, Oxon. OX13 6LD

Application number: TBD

Planning history:

The first application was rejected. After being given planning advise that only one off street parking space was required for the proposed two bedroom new build and two spaces would be required for the existing dwelling, the application was rejected as this advise was contrary to planning guidelines for new dwellings in villages.

This application shows the entire frontal boundary to the plot which shows that 4 off street car parking spaces are clearly available. The first application should therefore not have been rejected.

Design principles and concepts:

The proposed development:

- The amount is comparable to other dwellings in the close
- The layout is fit for purpose suitable for the use as a private dwelling
- The design is in scale with neighbouring properties and takes into account the residential context of the close.
- Landscaping is in keeping with neighbouring properties.
- The materials used will be in keeping with other properties in the Close.
- Two off street car parking spaces for **BOTH** existing and new dwellings are shown on the revised drawings.

Issues relating to access:

All properties in this area have either hard standing access from the road to the front and or side of the dwelling.

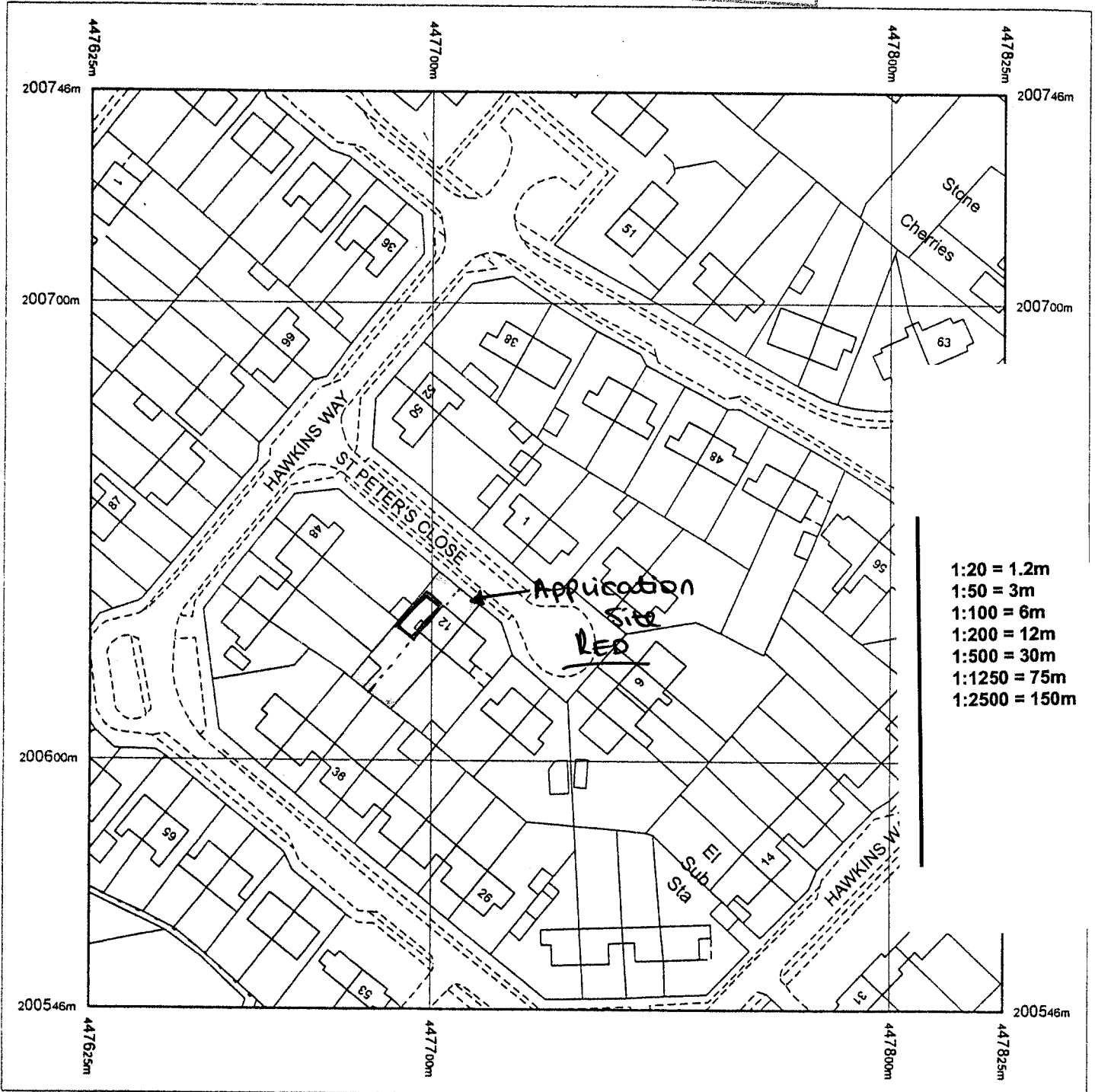
There are no access issues.

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VALE OF WHITE HORSES
DISTRICT COUNCIL
RECD 27 NOV 2007
CORPORATE POSTAL
SERVICES - 2

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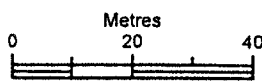
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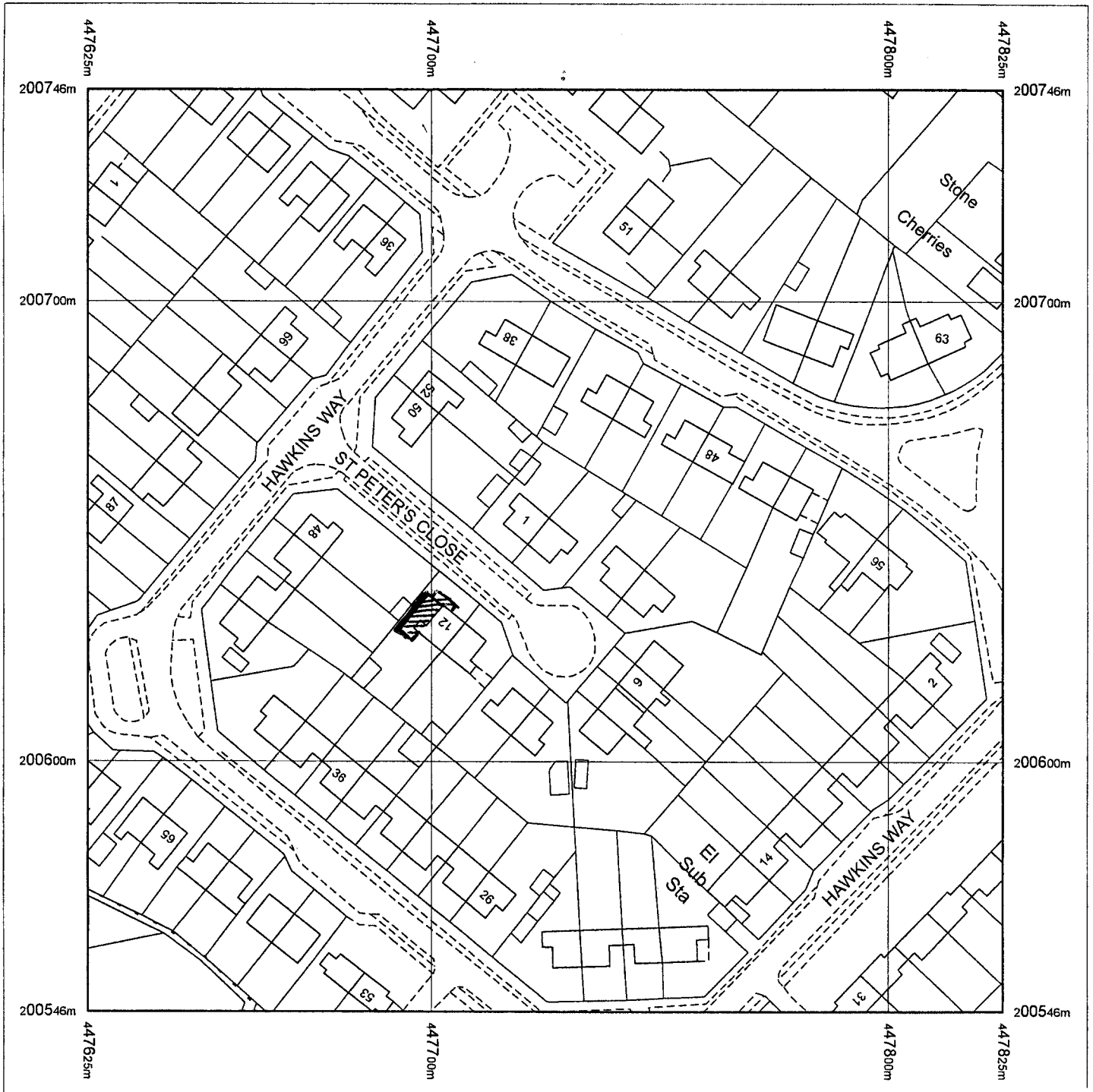


Scale 1:1250

Supplied by: **Outlet User**
Serial number: 00166000
Centre coordinates: 447725 200646

APPENDIX 1

Further information can be found on the OS Sitemap information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk



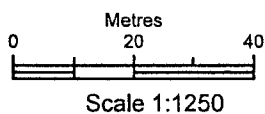
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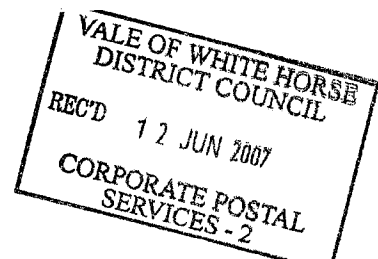
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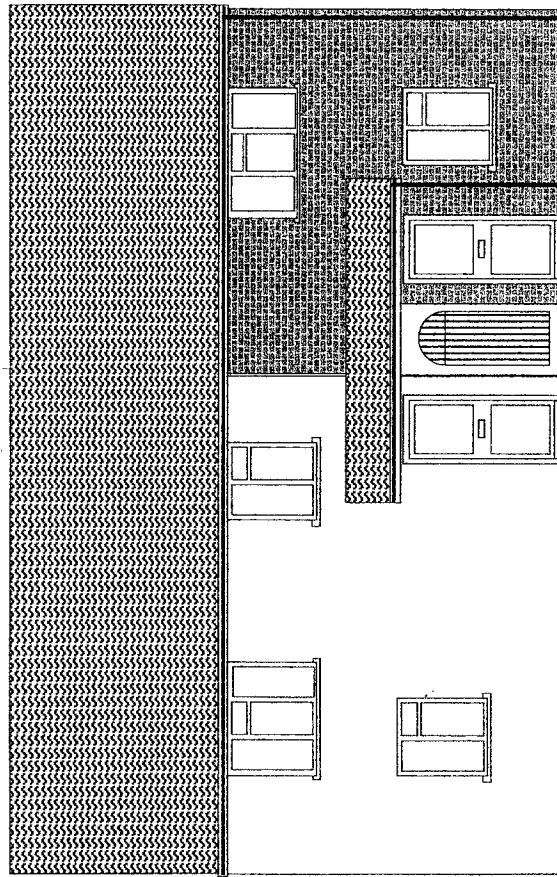
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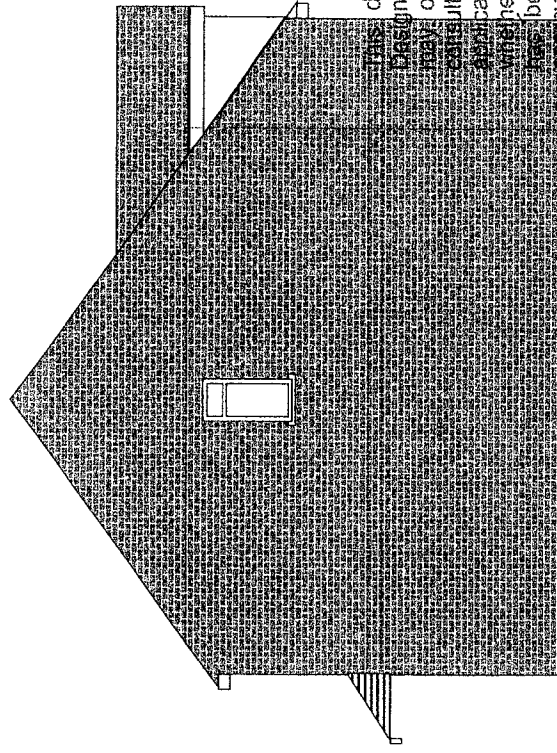
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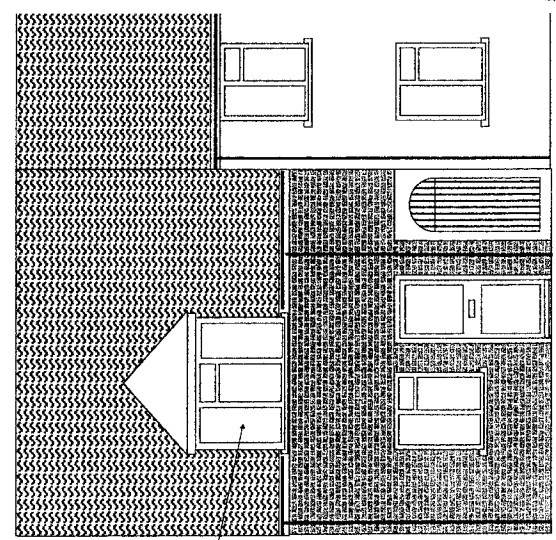
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EdenWise Ltd
12 St Peter's Close
Wootton
Scales 1:100
15th Nov 2007
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Proposed front elevation

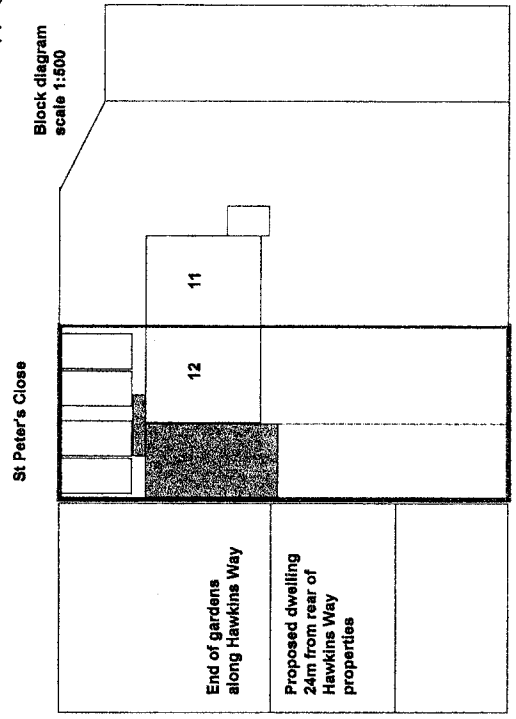


Proposed side elevation



Proposed rear elevation

Escape windows compliant sill heights both bedroom windows.
1:20 = 1.2m
1:50 = 3m
1:100 = 6m
1:200 = 12m
1:500 = 30m
1:1250 = 75m
1:2500 = 150m



Block diagram scale 1:500

New two bedroom dwelling.
Demolition of existing side extension and porch.

APPENDIX 1

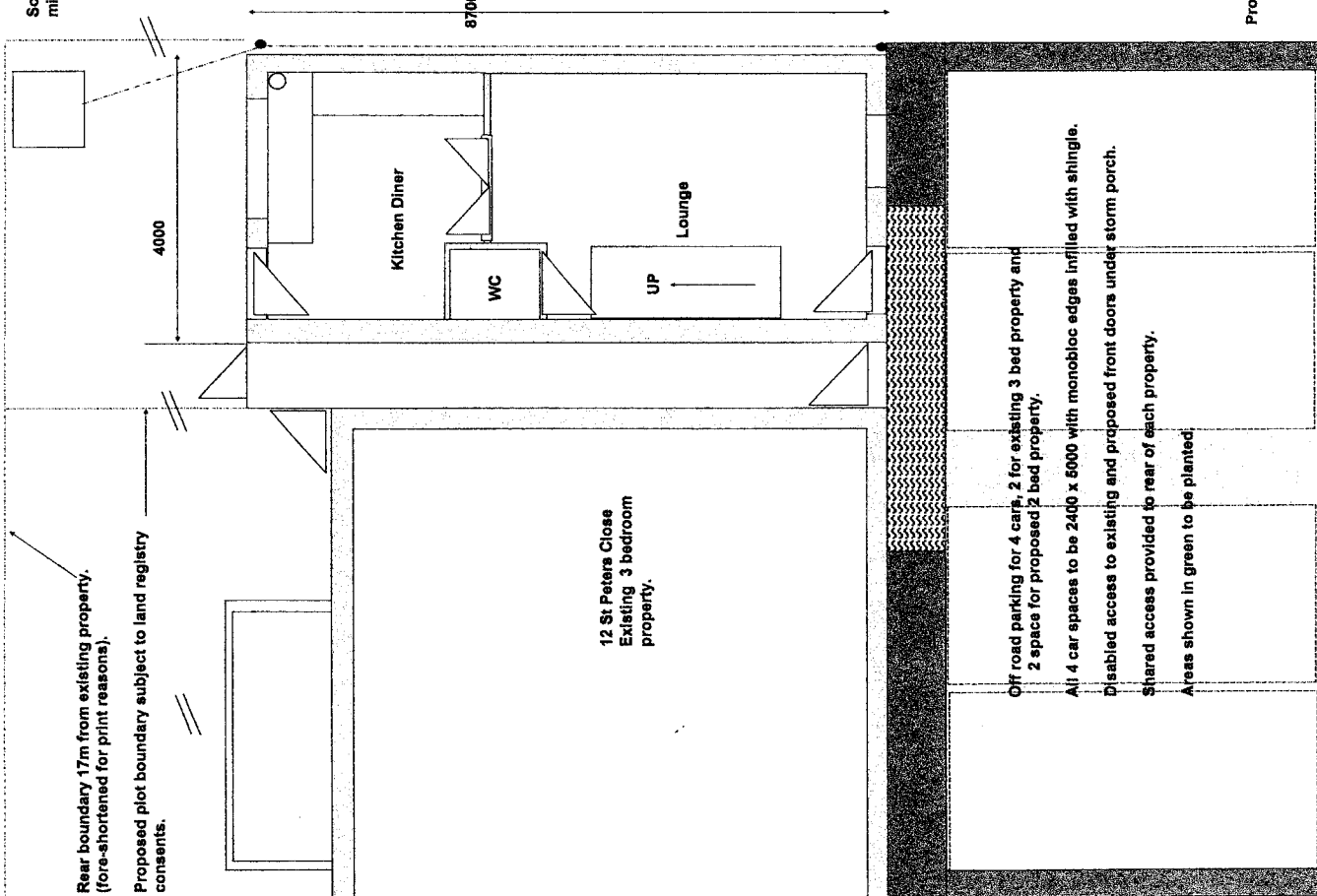
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Soakaway
min of 5000 from proposed

1774(L) x 1200(h)
actual window size
975 from finished floor

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



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Proposed first floor plan

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New two bedroom dwelling.

Demolition of existing side extension and porch.

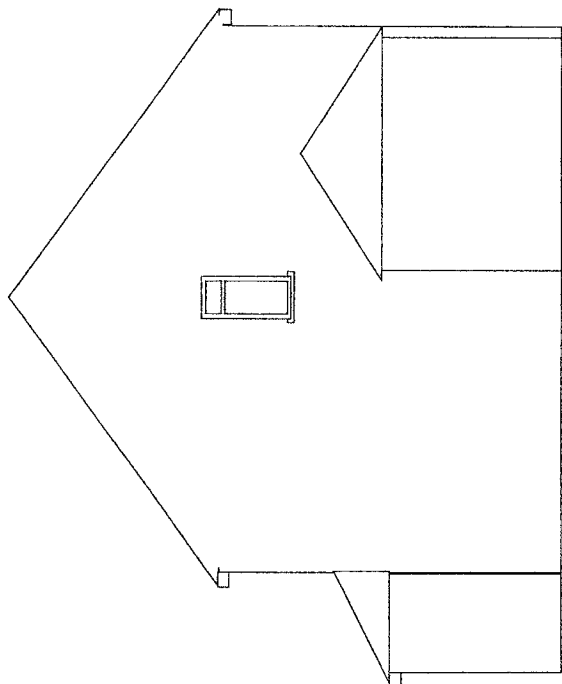
Proposed ground floor

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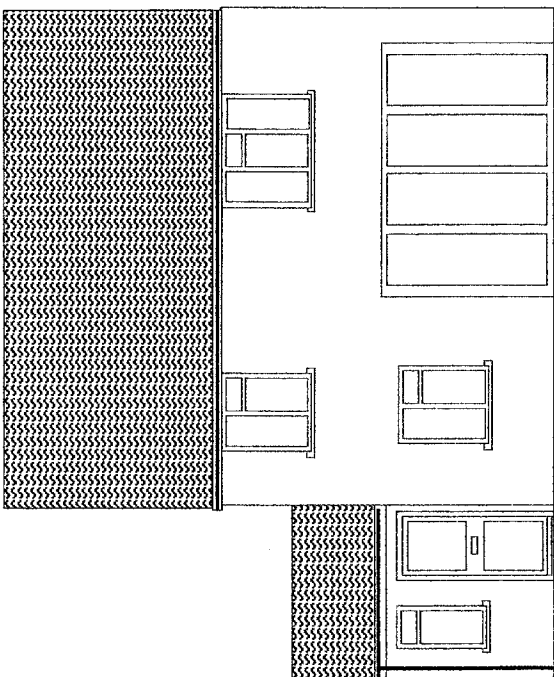
- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

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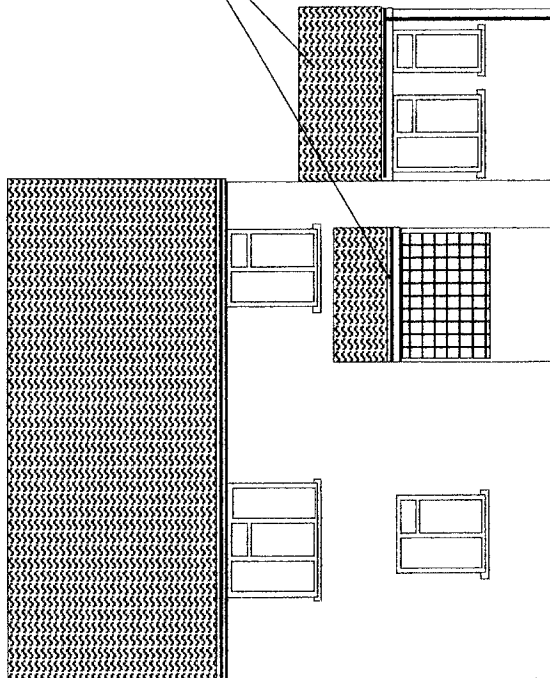
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Proposed side elevation



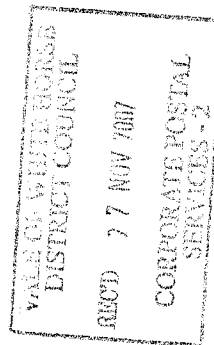
Existing rear elevation



Existing front elevation

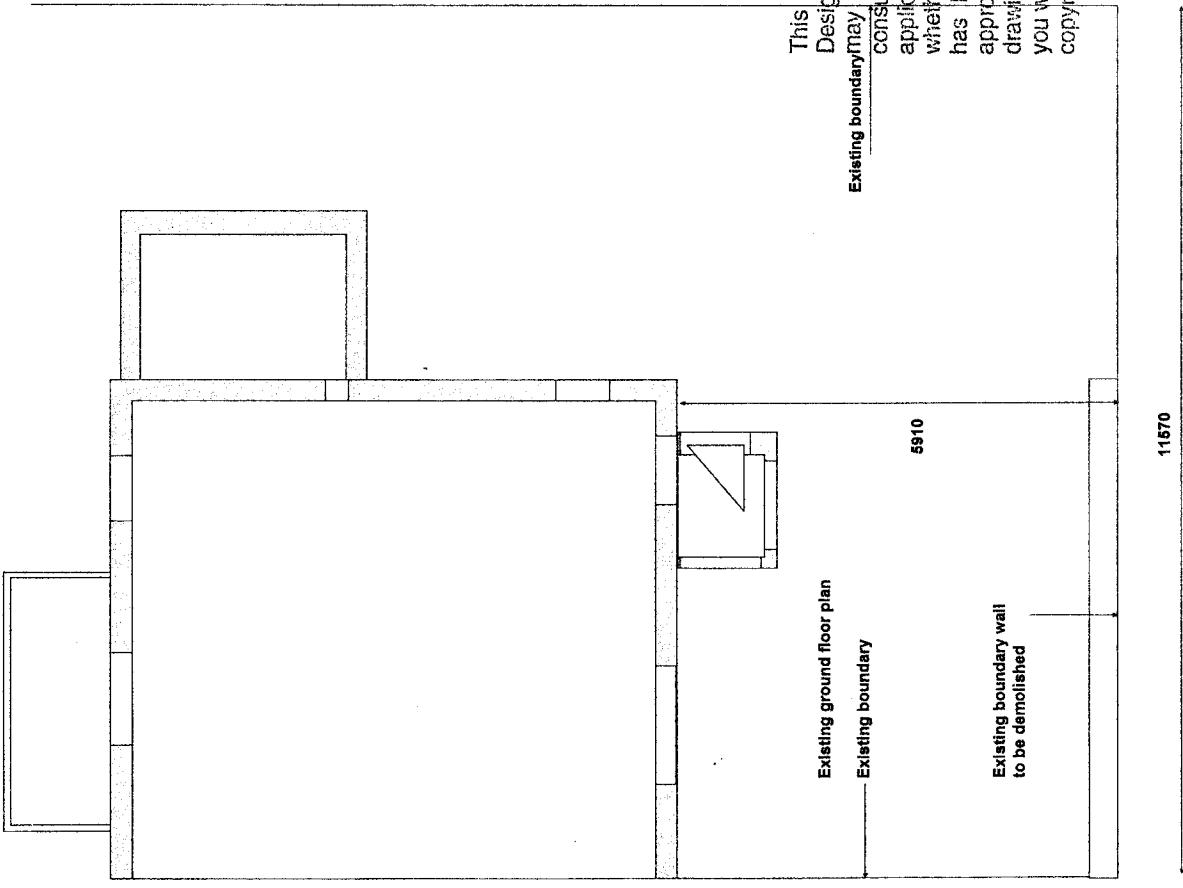
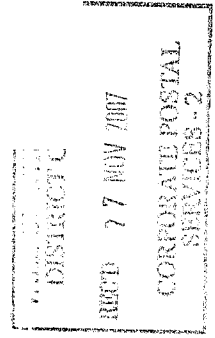
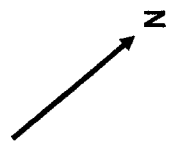
Side extension and porch to be demolished

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Existing plans and elevations

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



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Existing plans and elevation