



- 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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2 February 2008

Stuart Walker,
Principal Planning Officer,
VWHDC,
Abbey House,
Abingdon OX14 3JE

APPENDIX 1

Dear Mr Walker,

Bungalow 5, Perkins, 71 Upper Road, Kennington

I wrote to you on 3 December 2007 regarding this property, asking if you would consider giving permission to depart from the age restriction of 55 in the planning consent in the case of a prospective buyer with a disability. You were kind enough to respond quickly (6th December) agreeing to do this. Unfortunately, the transaction fell through because of the failure of the prospective buyer to sell his property.

I would like to make another request, arising from the same considerations as the one of 3 December, namely, the apparent lack of demand for a property with this restriction. The result is that a property which the agent assures me would be attractive to someone who is not qualified stands empty. You point out that the reasons for the original imposition of the restriction were that the site is deficient in car parking (only one bay is available per property) and to ensure that such accommodation would be available in Kennington.

The second reason seems now to have lost all weight, since there is clearly no demand for such accommodation in Kennington which requires special protection. The first concern could be met if the planning authority was prepared to allow occupancy by a person under 55, but only on the basis that the occupancy was single occupancy. There is only one bedroom, and it is very unlikely that a single person would have more than one car.

Might the authority therefore agree, as you did in the abortive case last year, that it will give permission for occupancy in the case of someone under 55, but only if that person occupied the property as a single occupant? I think there are likely to be many single people working in and around Oxford who would be attracted by the property. It might be reasonable to impose a lower age limit of, say, 30.

I have discussed this with the Chairman of the Perkins Residents Association, who is supportive, and the residents of the next-door property (No. 6), who would be very happy to have No 5 occupied on this basis. They share my view that the introduction of a younger person into the ageing residents group would be an actual benefit.

I would be very grateful for your reaction to this.

Yours sincerely,
John Eekelaar



**Kennington Parish Council
Oxfordshire**

**KEN/20447 5 Perkins Upper Road Kennington
Vary condition number 3 of planning permission KEN/7664 to exclude number 5
Perkins Upper Road Kennington.**

The Parish Council object strongly to the application for the following reasons:

- Perkins was developed specifically as old persons bungalows. The Parish Council sees this as a valuable resource in an increasingly ageing population.
- Removal of this condition from one of the bungalows would set a precedent and be difficult to resist for the other properties. This would change the nature of the development to the detriment of those living there at present.

The members of the Parish Council were convinced that with correct marketing and a realistic price this property could be sold as a retirement home.

Pam Johnston

Pam Johnston
Clerk to the Council

APPENDIX 2