

Ref:1235

LPA Ref: 17/02131/F

Proposed Erection of 1 Dwelling in Round Close Road, Adderbury.

STATEMENT OF CASE.

Planning History.

4 planning applications have been submitted on this site, 3 of which have been refused and 1 was withdrawn.

15/00074/PREAPP	Sought advice on the erection of 2 dwellings. The advice given was to echo Partridge Court, the adjacent building, which is a pub converted to flats.
15/01540/F	The pre-app advice was taken and an application was submitted for 4 small dwellings. This was refused, partly because vehicular access was at the edge of the site.
16/00814/F	A revised scheme for 4 dwellings was submitted with vehicular access in the centre of the site. This was also refused.
17/00485/F	A scheme for 2 dwellings was submitted with vehicular access in the centre of the site. This was withdrawn.
17/02131/F	The application, the subject of this appeal, was submitted for 1 dwelling. This was refused.

Copies of previous planning decisions are attached.

Response to the Reasons for Refusal.

The e-mail from the LPA dated 4th January 2018 (copy attached) sets out in more detail the reasons leading up to the refusal of the application. The e-mail from David Bradley dated 5th January 2018 (copy attached) contains our response to this and forms essentially our statement of case.

Reason 1.

The surrounding development is of a very mixed nature. The LPA state that the proposals are considered to cause **less** than substantial harm.

The hipped roof echoes that on the adjoining building.

Reason 2.

The LPA state that the proposals would detrimentally impact on the outlook to the widows (sic) on the elevation of Numbers 15 and 13.

However, the letter dated 26.11.2017 from the occupiers of number 15 to the LPA (copy attached) expresses appreciation that this application has addressed previous concerns.

Reason 3.

The watercourse will remain as existing. There will therefore be nil impact.

We have amended the proposals many times . Comments received from consultees (Highways, Environmental Health, Landscape Architect) have no objections (copies attached). Adderbury Parish Council supports this application.

All parties, apart from the LPA, now seem content with the application.

The inspector is respectfully requested to allow this appeal.