

# Comment for planning application 19/01271/F

<b>Application Number</b>	19/01271/F
<b>Location</b>	The Bothy Brashfield House Buckingham Road Caversfield OX27 8RE
<b>Proposal</b>	Sub-division of existing dwelling into 2no. 4 bedroom houses including new ground & first floor extensions. Demolition of existing garden wall. Erection of 2no. double garages with ancillary spaces. Creation of a new vehicular access to serve both houses. New hard and soft landscaping proposals.
<b>Case Officer</b>	Sarah Greenall
<b>Organisation Name</b>	
<b>Name</b>	Michael Charles
<b>Address</b>	The Garden House,Brashfield House,Buckingham Road,Caversfield,Bicester,OX27 8RE
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Brashfield House and ground/outbuildings are of historical significance and the proposed development would have detrimental effect on the properties (some listed Grade II) that make up the original Brashfield House and associated buildings, and on the conservation area. Further development on a larger scale than that existing, including the removal of original stone walls, will detract from the overall 'look and feel' of Brashfield House and grounds. There would be a loss of privacy from the proximity of the proposed garages and large glassed frontage . The proposed development will be far more noticeable from the rear-facing/west-facing windows of our property, as will the proposed garages which are large and considerably closer to our property than the existing Bothy. The existing trees on the Eastern boundary do not provide full screening at any time of year and very little during the winter. Access from the public highway to The Bothy is via a narrow single track driveway with blind bends and limited room for turning. The same driveway also provides the access to the rear of our property. The driveway isn't adequate for extra traffic (both residential and likely service/delivery vehicles) as it would not offer adequate safe circulation. The process of construction would be particularly disruptive. Additional traffic to/from the proposed extra dwelling will create more noise disturbance in the environs of our property. Access to the public highway is difficult with limited visibility. Much of the approaching traffic does not expect vehicles to be turning and often disregards speed limits. Adding turning traffic from another dwelling will add to the risk of collisions. Services (water and sewerage) are provided through a Management Company controlled by the residents of the five properties within the grounds of Brashfield House Estate and are sized for the existing number of properties and residents. They would not be adequate for an additional property and its residents. Access over the driveway from the highway to each dwelling is granted and controlled by the Management Company.</p>
<b>Received Date</b>	20/08/2019 19:13:44
<b>Attachments</b>	