

Comment for planning application 20/02152/F

Application Number	20/02152/F
Location	13 Blackwood Place Bodicote Banbury OX15 4BD
Proposal	Erection of dwelling house, garage and associated vehicular access off Oxford Road A4260.
Case Officer	Bob Neville
Organisation Name	MR A C Ellis
Address	2 Victoria Cottages,Oxford Road,Bodicote,Banbury,OX15 4AH
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning Application Reference 20/02152/F 13 Blackwood Place Bodicote OX15 4BD Please note the address on the Stansgate report refers to 13 Blackwood Close. Reference ADM/9266 August 2020. I strongly object to this application for the following reasons. The proposed substantial proportions of the double tier garage/home office will deprive our property of natural light to our kitchen, middle living room and two upstairs bedrooms. Planning Statement AMD/9266 Stansgate Planning outline a 'shed' it is in fact a summerhouse that will be overshadowed. The close proximity of the garage/home office to our boundary will result in our house and garden being overshadowed resulting in the loss of natural light. We will also lose privacy to our rear garden that is currently not overlooked by neighbouring properties. As an immediate neighbour to the site of the proposed development we are of the view that it will have a serious impact on our standard of living. Having another driveway entering /exiting on to the A4260 so close to the traffic lights and the entrance and exit to Bannantynes gym and Banbury RUFC is compromising highway safety. I note that there are safety concerns regarding access from the Oxford Road I agree with the points mentioned in RSC (Road Safety Consulting Ltd) Report Dated 29/04/2020 Reference RSC/EB/KS/19062. Access and exit onto the A4260 (40mph speed limit road) 3 Items raised by stage 1 Road Safety Audit. 3.1 Problem: Non-motorised user (NMU) to vehicle collisions. 3.2 Problem: Restricted visibility may lead to pull-out type collision. 3.3 Problem: late braking rear end shunts Collisions involving vehicles turning left into access. I disagree with the recommendations of extending the layby as this will have a direct impact on the exit and access to our property and No 1 Victoria Cottage which is difficult at the best of times with the high volume of traffic and impatient drivers both on the road and entering & exiting Banbury RUFC and Bannantynes gym. The traffic survey that was carried out in September 2018 is out dated and it is not a true reflection of the traffic on the A4260 now that the majority of the houses are occupied on the Cotefield Estate many of which have at least 2 cars or houses that are yet to be completed on Ironstone Place, in the region of 200 dwelling houses adding to the traffic from Cotefield Garden Centre and Cotefield Business Park adds to the pressure making for a much higher traffic count on the A4260. Alongside the future developments of 800 houses an extension of Longford Park and the relocation of Banbury United Football Club with vehicular access being provided from the Oxford Road and potentially a new secondary school will result in a huge increase in the volume of traffic using the A4260. If this application is approved I ask the council to consider using its powers to enforce controlled hours of operation and to ensure that consideration is given to how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing us or our neighbours. I formally request that the council take my objections into consideration when deciding on this application.</p>
Received Date	11/09/2020 17:28:23
Attachments	