

# Comment for planning application 20/02152/F

<b>Application Number</b>	20/02152/F
<b>Location</b>	13 Blackwood Place Bodicote Banbury OX15 4BD
<b>Proposal</b>	Erection of dwelling house, garage and associated vehicular access off Oxford Road A4260.
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Anna Bruton
<b>Address</b>	19 Blackwood Place, Bodicote, Banbury, OX15 4BD
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to register my objection to this proposal on several grounds as detailed below: 1) The proposed development is not in keeping with the character of Blackwood Place. It represents overdevelopment of the existing plot and as such is not appropriate. If approved it would set a dangerous precedence for developments in other gardens on Blackwood Place. 2) The development will overlook several existing properties and gardens and will impinge on the natural light and privacy of these homes. This in turn will no doubt have a detrimental impact of the value of these properties. 3) The access off Oxford road would add another hazard on a section of 40MPH road where there are already several existing hazards. The traffic on this road is only set to increase with the proposed development around the rugby club and the Wykham Lane by-pass. The road is also a main arterial feed for emergency vehicles into the Horton A&amp;E and these vital services should not be subject to any unnecessary additional hazards. 4) The proposal will require the removal of mature and established trees and hedgerows both of which provide visual and sound protection for the existing properties on Blackwood Place from the traffic on Oxford Road. 5) The established gardens, hedgerows and trees of Blackwood Place provide vital habitat for a host of birds and mammals, including hedgehogs, bats, foxes, badgers, song thrushes, nuthatches, black-caps, long tailed tits, great tits, blue tits, tawny owls and sparrowhawks to mention just a few that I have seen myself. Several of these species are protected by law and as recently as the 30th July 2020 the hedgehog has been added International Union for the Conservation of Nature's (IUCN) Red List for British Mammals. 6) Only two properties on Blackwood Place were contacted by letter informing them of the proposed plan. The document informing others of the proposed plan was date 7th September but was not posted on Blackwood Place until 14th September thus cutting down on the response time available to those wanting to register an objection. 7) The document posted on Blackwood Place informing others of the proposed plan was NOT sited on the property. It has been sited on a telegraph pole around the bend on Blackwood Place away from the residents that the development will directly affect. Please can it be noted that there were several lamp posts closer to the entrance to 13 Blackwood Place where this could have be sited or even on the fencing that covers the frontage of the existing building work being carried out on number 13 Blackwood Place. 8) The existing property at number 13 Blackwood Place is currently being extensively extended to provide a large family home and garden. It would be of interest to learn what bearing the size of the garden surrounding number 13 (where the new development is proposed for) had on the planning approval of the work already carried out. Would planning have been approved for such extensive development of number 13 if the plot was half the size as this is what the developer is now proposing to do in order to build a second property on the site. Based on all these points and in support of residents who this development will directly affect I request that this proposed planning application is rejected. Kind regards Anna Bruton</p>
<b>Received Date</b>	29/09/2020 14:57:13
<b>Attachments</b>	