

# Comment for planning application 20/02827/F

<b>Application Number</b>	20/02827/F
<b>Location</b>	Orchard House Church Lane Wendlebury OX25 2PN
<b>Proposal</b>	Change from residential care home (C2) to a single-family dwelling (C3) and build double storey rear extensions to form additional living area and bedrooms.
<b>Case Officer</b>	Gemma Magnuson
<b>Organisation Name</b>	The Old Rectory
<b>Address</b>	3 The Old Rectory, Old Rectory Court, Wendlebury, Bicester, OX25 2PB
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Orchard House planning application 20/02827/F Whilst we would welcome the change of use back to a single-family dwelling, we have several, serious concerns regarding the current development plans and have to object. Our main concerns are the impact of the scale of the enlargement of the proposed building, the construction of a large garage building and the proximity to trees that are subject to tpos. We understand that Cherwell Council advises that rear extensions should be designed so as "not to cause loss of daylight, sunlight, privacy or amenity to neighbouring buildings or gardens." In section 2.1 of the design and access statement, "neighbourhood considerations," reference has been made to properties in Church Lane stating that the "proposed development would not have negative impact on the neighbours of the street." Although access to Orchard House is via Church Lane because of its location within its plot this planning application will substantially impact neighbouring homes in Old Rectory Court, with The Old Rectory, comprising six homes, being the closest in proximity. With both the plan to increase significantly the height of the existing property, to a very generous roof space, and to build a large two storey rear extension, we believe that this would contravene the Council's guidance. Of particular concern is the loss of daylight and sunlight to The Old Rectory and grounds, with concerns regarding overshadowing, and the negative impact on residential amenity. In the application it states that the current building is a large detached building neither "attractive nor in-keeping with its surroundings." We understand that the original building is to remain and the design of the new extension would "follow closely the detail and pattern of the original house." With its current dimensions, location and orientation within its plot, although not attractive nor in character with its neighbours, it does have minimal impact on its surroundings. By raising the roof line and building the second storey, we do not believe that the building will "appear subservient" within the area and, instead, will be a very large, overbearing property between two period properties and will therefore change the character of the area. We are also very concerned about the proximity of the site to a line of lime trees. We would need further guidance but understand that a second storey would not only directly impact the trees' growth but that there is a high likelihood that damage would be done to the tree roots when works are carried out, particularly if new foundations are required to take the additional building height or if other excavation works are required. This line of trees is subject to a tpo and, as part of the local landscape, their loss would impact on the character of the village. It would appear that there are also plans for a very large, 43m2, tall garage building in a different site from the current, much smaller, outbuilding. We strongly object to the change of location of this building as, again, it will severely impact on daylight, sunlight and amenity for The Old Rectory. We, again, have concerns regarding its proximity to a group of trees that are currently subject to tpos. We would need further advice on potential flood risk but trust that this will be considered by the Parish Council, at their next meeting, in relation to all surrounding properties. In conclusion, we object to the current development plans for Orchard House and would kindly welcome a site visit.</p>
<b>Received Date</b>	17/11/2020 17:22:25
<b>Attachments</b>	