

Rachel Tibbetts

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 17 November 2020 16:01
To: Gemma Magnuson
Cc: DC Support; Cllr Ian Corkin
Subject: 20-02827-F - Orchard House Church Lane Wendlebury OX25 2PN

Dear Gemma,

I have looked over the above application and have the following comments to make.

Planning application: 20/02827/F
Location: Orchard House Church Lane Wendlebury OX25 2PN
Description: 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.
Type: Full Development
Case Officer: Gemma Magnuson

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to conditions.

Conditions:

Plan of Car Parking Provision

Prior to the first occupation of the development hereby approved, the parking and manoeuvring areas shall be provided in accordance with the plan approved (Drawing No. 05) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times. Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Specific use

This permission shall ensure for the specific use applied for only and for no other purposes whatsoever. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Comments:

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection, subject to a condition requiring the outbuilding to remain ancillary to the main dwellinghouse and that any additional hardstanding is made of a porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site, in the interest of sustainable drainage.

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant
Area Liaison Officer
(Oxford, Cherwell and West Oxfordshire)
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