

Consultee Comment for planning application 20/02827/F

Application Number	20/02827/F
Location	Orchard House Church Lane Wendlebury OX25 2PN
Proposal	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.
Case Officer	Gemma Magnuson
Organisation	Clerk to Wendlebury PC
Name	Ms Jane Olds
Address	13 Oak Close Bicester OX26 3XD
Type of Comment	Object
Type	
Comments	<p>The Parish Council met on 26 November and considered planning application reference 20/02827/F at Orchard House, Church Lane, Wendlebury, OX25 2PN with the proposal "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." at the meeting. While the Council was not opposed to the change of use to a family dwelling, having heard comments from neighbours, the Council objects to the proposal on the grounds that there were concerns about the outlook to neighbouring properties, particularly their right to light; the position of the re-sited garage which was of a much greater scale to the previous garage; and the fact that the area is prone to flooding. Regarding the potential to flood, the applicant is the riparian owner of the land immediately behind the development, shown in red on the site plan, which is a major flood plain, and which has contributed to the flooding of the curtilages of Old Rectory Court, Rectory Close and the old Manor House in the last few years. Attached is the Environment Agency project note from January 2019 for information. Due to this continuous problem, the Council believed that a flood risk assessment should be carried out. I trust that this is of help to you.</p>
Received Date	30/11/2020 16:14:14
Attachments	The following files have been uploaded: Wendlebury FAS Project Note.pdf