

Rachel Tibbetts

From: Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent: 09 December 2020 12:20
To: Bob Neville
Cc: Transport CDC Minor; DC Support; Councillor Mark Cherry
Subject: 20-03023-F - 10 Reid Close Banbury OX16 0SZ

Dear Bob,

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

Planning application: 20/03023/F
Location: 10 Reid Close Banbury OX16 0SZ
Description: Erection of a new 1 bed, two storey dwelling - It forms a side extension to the west of 10 Reid Close
Type: Full Development
Case Officer: Bob Neville

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **object** to the granting of planning permission.

Comments:

The adopted public highway doesn't extend to the frontage of the proposed dwelling (as of 9th December 2020 - public website can be viewed [here](#)), and terminates roughly in line with the former garage frontage of No 6 Reid Close. The redline will have to extend to the point of the highway, and notice served on the third parties, prior to any application being permitted. Failure to provide adequate access to the public highway, will render any permitted dwelling at this location with no access to the highway, effectively rendering it marooned.

Notwithstanding the above, the proposed parking of one space for a one bedroom dwelling accords with [OCC Residential Road Design Guide \(2003\) - Second Edition \(2015\)](#).

The Design and Access Statement makes reference to the provision of cycle parking on site. However, I have been unable to locate as to where this will be proposed on the submitted 'Proposed Site Layout Plan'. Therefore, a condition has been requested for details to be provided. The County Council recommends the use of Sheffield stands as the means of anchoring a bicycle, due to its universal design and dual function allowing other lawn related equipment to be secured to it.

Due to the close proximity of the proposed parking area to the existing garages, all means of enclosures, (including planting) must remain no greater than 0.6m in height to ensure that approaching pedestrians and vehicles will have adequate sightlines across the proposed sites front garden when egressing the garage area.

Should the applicant address this objection based upon the deficiencies raised regarding the site location plan and extent of the adopted public highway, the LHA would then be in a position to

support this application. However, as the application currently stands, the LHA **objects in principal** to this proposal.

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)
Oxfordshire County Council
County Hall | New Road | Oxford | OX1 1ND
Email – tom.plant@oxfordshire.gov.uk
www.oxfordshire.gov.uk



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