

Comment for planning application 20/03558/056

Application Number	20/03558/056
Location	2 - 4 Waterperry Court Middleton Road Banbury OX16 4QG
Proposal	Prior Approval for the change of use from office (Use Class B1a) to residential (Use Class C3) to create 30 self-contained flats.
Case Officer	Bob Neville
Organisation Name	William Quayle
Address	9 Middleton Road, Banbury, OX16 4QJ
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir/Madam, I am writing to express my concern regarding the planning application for a change of use from an office to residential use by Waterperry Court Developments Ltd (Application No: 20/03558/056). My objections are as follows - 1) Change of use - A successful solicitors firm Brethertons Solicitors was renting this office site until quite recently and I do not think that a change of use is appropriate when an insufficient attempt has been made to find alternative office tenants following the departure of the solicitors. 2) My second objection is regarding the number of proposed flats. 30 self-contained flats is a large number of flats in an area which already has a lot of flats. I do not feel that it is proportionate to the area that we have an additional 30 flats. Please also bear in mind that there is already a planning application in process across the road by Farima Properties 20/02480F which will already provide additional flats if approved and is a building which has not been in use for nearly a decade. 3) The third objection is regarding the quality of living accommodation which will be provided. This is because some of the flats will face the train tracks and in addition to this (I know as I have felt it) the trains can generate a lot of vibration and noise. 4) The fourth objection is to the social implications to the area. Alma Road which is close to the development has a number of higher rise flats and the area is known to be a bit rough due to the number of people living on top of each other. I would be concerned about the social problems being caused by having 30 flats with no outside space, especially following the pandemic and lockdowns we have experienced recently. 5) I am equally deeply concerned about the noise if building works were to take place at not only this site and also across the road at Farima Properties Ltd (Application: 20/02480/F) at the same time as I work from home. 6) The Middleton Road sewage infrastructure is fragile and if this development took place the Middleton Road will need to be closed at some stage because it will need to be upgraded, not to mention all the additional services which will need to be added increasing disruption either at the time of built or retrospectively because of infrastructure being outdated. 7) Could the site be better used for houses as that way gardens and parking could be provided making it more suitable as living accommodation as well as providing a more mixed economy of property in the area. 8) I also object as Banbury has had a number of major developments that have either taken place or are taking place and I am not sure if this would be in keeping with the local housing plan as significant provision has already been made. I have kept my objections short and brief.</p>
Received Date	09/01/2021 11:48:36
Attachments	