

Comment for planning application 21/00026/F

Application Number	21/00026/F
Location	13 Blackwood Place Bodicote OX15 4BD
Proposal	Erection of dwelling house, garage and associated vehicular access off Oxford Road A4260 - re-submission of 20/02152/F
Case Officer	Bob Neville

Organisation Name	Anna Bruton
Address	19 Blackwood Place, Bodicote, Banbury, OX15 4BD
Type of Comment	Objection
Type	neighbour

Comments

To whom it may concern. Please find below my grounds for objection. 1. As per the withdrawn application 20/02152/F the proposed application is not in keeping with the surroundings and character of the existing properties on Blackwood Place which benefit from large gardens. If the development is allowed it sets a dangerous precedent for further development of these gardens. The garden's and associated fauna and flora provide value habitat for birds and wildlife including threatened species including bats and hedgehogs. 2. The 'Combined Planning Statement and Transport Statement' accompanying the application clearly states in section 1.1 that 'this application differs from the withdrawn application as the scale has been reduced from 4 to 2 bedrooms'. The plans submitted for this application clearly show a third bedroom on the ground floor. It would seem prudent to think that if the development is allowed it will be marketed for sale as a three bedroom property not a two bedroom property for which permission is sort. 3. With the withdrawn application 20/02152/F it was noted by several objectors that the Public Notice was not sited anywhere near the site entrance. In this instance for the application 20/02152/F NO public notice has been put up. 4. The site at 13 Blackwood Place has already been developed as per planning granted by 19/01813/F. The development is a large 5 bedroom property that has been tastefully done and benefits from a large garden as is befitting of a large family home. I would therefore question if permisson would have been granted for such extensive work to the original property if the plot was to be effectively halved in size which is what the proposed development in the garden will do. 5. The proposed plans have improved the protection of the privacy of the existing properties by the use of frosted velux roof lights. However there is no legal requirement of any future owner to keep this as is and thus the frosted rooflights can potentially be replaced with clear glass in the future. 6. The entrance to the proposed property off Oxford road has been moved in accordance with Andy Lederer Principal Arboriculture Officer objection to withdrawn application 20/02152/F as the trees here are a 'viable buffer from the main road and are currently a viable public asset' and as such he would rightly not authorised their removal. These trees provide invaluable protection from light and noise pollution for the existing properties on Blackwood Place. Whilst the moving of the entrance protects the majority of the trees and shrubs they are still in danger as a result of this proposal as the Stage 1 Road Safety Audit submitted with the application recommended in section 3.2 'that the visibility splay should be free of obstructions. This may require the cutting back or removal of bushes..' 7. The Stage Road Safety Audit section 3.3 clearly states in order to prevent late braking rear end shunt collisions involving vehicles turning left into the access of proposed property there should be layby accesd. All other properties with direct access onto the Oxford Road in the vacinity of the proposed development have layby access yet this has not been included with the new proposal. 8. The Stage 1 Road Safety Audit was carried out in support of the withdrawn application in April 2020 during the first coronaviris outbreak and as such a site visit was not possible. The report was reliant on images and data from August 2018 therefore the data is now over two years out of date yet has been resubmitted to support this application. It does not take into account the already existing increase in traffic from the Longford Park development nor the potential increases that the bypass route being put in place at White Post Road Bodicote and the proposed development for 825 homes on land surrounding Banbury Rugby Club will bring. 9. Oxford Road is a main arterial feed into Banbury and importantly for emergency vehicles accessing the Horton hospital. It is becoming increasingly busy with many cars accelerating away above the 40mph speed limit from the traffic lights at the Oxford Road/Weeping Cross junction. Vehicles already struggle to turn right out of Banbury Rugby Club and Cotefield Drive. I whole heartedly believe that allowing another entrance to be added onto Oxford Road for this proposed development will sadly result in an accident,

potentially fatal, in the future I kindly request that these objections are taken into account when making the decision as to whether to approve this application. Kind regards Anna Bruton

Received Date

01/02/2021 20:05:11

Attachments