

Comment for planning application 21/00565/F

Application Number	21/00565/F
Location	1 Meadow Crest Cottages Street Through Burdrop Burdrop OX15 5RQ
Proposal	Part two storey, part single storey rear extension thatched canopy to front door and internal renovations
Case Officer	Matthew Chadwick
Organisation Name	Jason Farrington
Address	Goodmayes, Street Through Burdrop, Burdrop, Banbury, OX15 5RQ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to this application in the strongest terms. The development is of such a large scale that it would completely change the character of 1 Meadow Crest Cottages and indeed the character of the ancient row of cottages it belongs to within the Burdrop Conservation Area. It would drastically alter the size and appearance of the cottage, turning it from a cottage - the dictionary definition for the word cottage is a small house - into a three bedroom, two bathroom house without the surrounding infrastructure to support it. I believe these cottages are unique to both the conservation area and to Oxfordshire and this development would ruin the appearance and change the character of the row of cottages which have stood since the early 1700s. They are the homes of people who want to live in small, characterful, historic buildings and not be permanently overshadowed by a large development which, in my view, has modern apexes, wide patio doors plus windows within a thatched roof and belongs more on the programme "Grand Designs" than in the middle of a community of cottages which has stood for three centuries. The applicant, as far as I can see, has not even given a reason for wanting to make such drastic changes and he is the owner but is not the occupier of 1 Meadow Crest Cottages. He lives elsewhere and has rented out 1 Meadow Crest Cottages for a considerable amount of time. I own Goodmayes, a Grade 11 listed cottage which is next door to this proposed development, and I live in Goodmayes. I am deeply concerned about the following: the potential unseen but insidious and destructive impact on my property as a result of demolition work within 1 Meadow Crest Cottages and the subsequent building work on the interior and exterior, which would obviously include digging foundations with the use of heavy plant machinery. I fear this could damage the foundations and structure of my home, which has a date stamp of 1724, resulting in structural weakening or damage, both visible and invisible, to Goodmayes. It could be difficult to prove any resulting damage was caused by this development but nevertheless would have been caused by this development. This would leave me with damage to my home and no doubt facing great expense to put it right. There is a line in the plans which says: "Ground floor sub-structure to be cantilevered. Raft or screw piles to prevent load impact to adjoining listed building by structural engineer." That does not reassure me in any way - what it tells me is there IS a risk of load impact on my property, which I believe is completely unacceptable to any property, let alone one that is 300 years old and Grade 11 listed within a conservation area. From what I see on the plans, the design of the development is not in keeping with the row of cottages or the conservation area and it would stand out like the proverbial sore thumb, casting a shadow, literally, over our homes, and blocking sunlight and daylight to the cottage on the otherside of 1 Meadowcrest Cottages. It is much too big a development for the small plot and more storeys and more bedrooms/bathrooms mean potentially more people living there with more vehicles being parked on the narrow lane on which this row of cottages stands. There simply is not the space on the lane to accommodate the potential number of vehicles the future occupants may own - a house with 3 bedrooms may have people living within it who own three, possibly four cars. In addition to my belief that the development would dominate the appearance of the whole row of cottages, it would also result in those occupants having a direct view into my garden through a window in the roof of the proposed extension, which they obviously currently do not have. Looking at the left hand elevation on the plans, the proposed development completely dwarfs Goodmayes. It appears to be huge by comparison; In addition to potential damage to my cottage, my oil tank which fires my boiler and central heating is in my courtyard garden not too far from my adjoining wall with 1 Meadow Crest Cottages. The pipe which runs from the tank to my cottage runs underground. I believe there is a risk of damage to that pipe and tank if this development was approved because of the resulting digging, vibrations and heavy machinery etc, which could result in a potential</p>

environmentally damaging oil spillage or leak as a direct result of this development; I believe the foul water and sewage run off for 1 Meadowcrest Cottages runs through one pipe which serves the two cottages to the right of it. This may not be able to cope with the extra demand placed upon it by more bathrooms/toilets and more people living there; If it was approved, I believe the disruption to the area would be off the scale with, I imagine, the lane having to be blocked off to allow a crane to lift materials over the roof to the rear of the cottage as there is no access to the rear apart from through the cottage front door. Skips for rubble would be needed which would have to be placed outside our cottages. Where would the residents be able to park while this work is ongoing? I wouldn't be able to park anywhere near my cottage for a considerable period of time. I like my vehicle parked where I can see it; There are plenty of properties in this area of the size and scale of this proposed development with 3 or more bedrooms and two bathrooms but with ample off road parking and infrastructure should someone wish to have a house of that size in this part of the world. But converting a small, historic cottage within a tightly packed, cheek-by-jowl row of cottages, into one of those houses will, in my view, irreparably damage the appearance and character of the cottage, the row of cottages and the conservation area itself.

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Attachments