

From: Plant, Tom - Communities

Sent: 20 April 2021 10:28

To: Emma Whitley

Cc: Transport CDC Minor; Planning <Planning@Cherwell-DC.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>

Subject: 21/00869/F - St Tropez East Street Bodicote OX15 4EB

Dear Emma,

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

Planning application: 21/00869/F
Location: St Tropez East Street Bodicote OX15 4EB
Description: Two storey front and rear extensions, with new pitched roofs replacing flat roof area to side of the property. Enlargement of vehicle access width in stone boundary wall (resubmission of 20/02280/F)
Type: Full Development
Case Officer: Emma Whitley

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to condition.

Condition:

Plan of Car Parking Provision – Compliance condition

Prior to the first use/occupation of the development hereby approved, the parking and manoeuvring areas shall be provided in accordance with the plan approved Drawing No. 1933-05A and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times. Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Comments:

The proposal is a resubmission of a previously refused planning application for a two-storey front and rear extension and enlargement of the existing vehicular access.

I have reviewed the refused submission and the proposed submission, and the development still proposes to provide parking for at least two vehicles wholly within

the applicant site. It is proposed to widen the existing vehicular access with the removal of a portion of the existing boundary wall.

The proposals are unlikely to have an adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection, subject to condition.

Please note, licences will be required for the widening of the vehicular access, and for the works to the stone boundary wall which directly abuts the public footway. For further information, please see the below links to the County Councils website.

[Dropped kerbs | Oxfordshire County Council.](#)

[Scaffolding and hoarding licences | Oxfordshire County Council.](#)

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