

Comment for planning application 21/01437/F

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| Application Number | 21/01437/F |
| Location | New Rectory Acre Ditch Sibford Gower OX15 5RW |
| Proposal | Two storey detached replacement dwelling with semi basement |
| Case Officer | Matthew Chadwick |
| Organisation Name | |
| Name | Marianne & David Allen |
| Address | Oaklands,Acre Ditch,Sibford Gower,Banbury,OX15 5RW |
| Type of Comment | Comment |
| Type | neighbour |
| Comments | <p>Application No: 21/01437/F Location: New Rectory - Two story detached replacement dwelling with semi basement. We are the immediate neighbours to the East of the New Rectory and would like to make the following comments on this planning application, No: 21/01437/F, as we feel unable to fully support the application as submitted. Firstly, we are very pleased that a young family have chosen to make their long term home in the village, and we do support the following aspects of this application: The proposal for a single "two story detached replacement dwelling with semi basement" , which appears to comply with the restrictive covenant included in the applicant's purchase of the property/ plot. The positioning, footprint and scale of the proposed replacement dwelling - though a larger dwelling, appears to be reasonable, provided there is no significant extension, or addition of outbuildings at a later date. The proposal for only small secondary windows on the Eastern elevation with the offer of obscure glass is welcomed. However, there are some aspects of the application that we have concerns about and would request these are covered by suitable planning conditions if this application were to be approved: Future applications for a garage, additional accommodation or significant outbuildings. We have strong concerns regarding any future provision of a garage or outbuildings, with or without additional accommodation. We would object to any significant expansion of scale between the proposed dwelling and anywhere along the Eastern boundary with our own property (Oaklands). We would request that these issues are covered by a suitable conditions. Sustainable energy systems. Whilst we support in principle the use of sustainable energy systems for the proposed dwelling, we are concerned at the lack of detail offered at this stage. We are encouraged by the applicant's promise of sound insulation of the semi-basement plant room, but are concerned about the visual impact, and in particularly any likely noise nuisance from external heat exchangers, or other plant that we believe may be unavoidable. We would request a clear condition limiting external noise is included in any approval. External finish. The proposed external finish of the new dwelling following pre-application guidance is a cause for concern given the differing interpretations offered by the applicant and the applicant's architect. We have no objection to a stone or rubble stone finish that is lighter than the ironstone typical in the Sibfords, and as described by the applicant - provided that it is not of the yellow colour more typical in Chipping Norton. We would not like to see a "semi-translucent lime wash finish" favoured by the applicant's architect, as the example of such a "semi-translucent lime wash finish" offered by the applicant's architect - of their own offices in Hook Norton appears to be solid matt white with no discernible translucency. Construction nuisance: The proposed application for the replacement dwelling will involve major construction activity - including complete demolition of the existing structure, excavation of the semi-basement, Extensive ground works and levelling, along with major construction activity for the replacement domestic dwelling. We would request that clear enforceable conditions are attached to any approval, to minimise nuisance to neighbours, including restrictions and guarantees on: period of construction, working hours; vehicle access and parking; dust and air pollution; noise and light pollution, groundwater pollution and flood risk; and health and safety both on and off site. We hope that you are able to fully address our concerns by suitable conditions if this application were to be approved. David & Marianne Allen Oaklands, Sibford Gower OX15 5RW</p> |
| Received Date | 16/06/2021 17:25:24 |
| Attachments | |