

Comment for planning application 21/02568/NMA

Application Number	21/02568/NMA
Location	New Rectory Acre Ditch Sibford Gower OX15 5RW
Proposal	Increase extent of basement, from semi basement to full basement (proposed as non-material amendment to 21/01437/F)
Case Officer	Nathanael Stock
Organisation Name	Marianne & David Allen
Address	Oaklands,Acre Ditch,Sibford Gower,Banbury,OX15 5RW
Type of Comment	Comment
Type	neighbour
Comments	<p>Whilst we are not surprised by the tactics and content of this application, it being consistent with what we were advised of the architect's original ideas, we are very surprised that it is being submitted and apparently accepted as a "non material" amendment. ----- The proposed new basement rooms will lead to a highly material increase of over 35% in the total accommodation provided. ----- The proposed full basement extending across the whole footprint into rising ground will also have a highly material effect on the excavation work required, on the number of off- and on-site material movements, and on the duration of the construction period. ----- That said, this is a very clever and well thought out design which maximises usable accommodation within the proposed footprint. It will have significant long term benefits for the applicant's family, and we acknowledge that, once built, the proposed amendments should have minimal impact on ourselves as immediate neighbours, provided that the proposed fire stairs are only intended for and used as an emergency escape, and not as a separate or independent access to the basement dwelling rooms. ----- We are therefore minded to support this application on the basis that it effectively eliminates the justification for any significant future outbuildings or for any future non-compliance with the land covenants. ----- We would however request: that the neighbour impact of this significant additional construction work is minimised and sensitively managed; that the proposed planting along the southern edge of the fire stairs / light well is extended along the short eastern edge where possible; and that additional planning conditions are attached as appropriate. ----- Marianne & David Allen, Oaklands, Sibford Gower OX15 5RW</p>
Received Date	15/08/2021 14:05:47
Attachments	