

# Consultee Comment for planning application 21/03197/F

<b>Application Number</b>	21/03197/F
<b>Location</b>	Lane Head Main Street Sibford Gower OX15 5RT
<b>Proposal</b>	Demolish existing garage for replacement with oak framed carport and roof alterations to create first floor over existing ancillary outbuilding to create pool and annexe accommodation - re-submission of 21/01535/F
<b>Case Officer</b>	Lewis Knox
<b>Organisation</b>	Clerk to Sibford Gower PC
<b>Name</b>	Kirsty Buttle
<b>Address</b>	74 Beaulieu Close Banbury Oxfordshire OX16 4FQ
<b>Type of Comment</b>	Object
<b>Type</b>	
<b>Comments</b>	<p>Sibford Gower Parish Council OBJECTS to this application. The application presents a number of significant issues, namely: Access to the site can only be achieved via a narrow single-track lane which terminates as a dead end. This restrictive gated access on to private land offers no turning provision. The very narrow lane is in constant use by other residents, horse riders, occasional farm vehicles, and leads to a popular footpath across open fields. The lane also provides the only pedestrian access to all properties. The application does not increase the existing public highway facility. The provision of additional residential accommodation on this site, whether used by the applicant or others, will generate additional vehicle movements, thereby having an adverse safety impact on the existing highway. The plans for the ancillary building show a lack of definition in identifying the proposed use for the ground floor spaces, failing to identify the intended proposed use of those spaces. The proposed elevation and scale, within the curtilage of the Grade 2 listed building could be identified as overdevelopment. It will change the local street scene and may be considered to dominate this secluded location, thereby materially changing the nature and character of this location within the Sibford Gower and Burdrop Conservation Area location. Should the application be permitted, due consideration should be given to appropriate conditions regarding: The new annexe to be identified as ancillary to the main house only, with no option to be used as separate from the main dwelling at any time now or in the future. With the very restrictive highways access provision identified, the size and scheduling of delivery vehicles, appropriate on-site storage of materials, parking of all work-related vehicles, together with arrangements for vehicles already associated with the site, will require a comprehensive and sensitive management programme.</p>
<b>Received Date</b>	21/10/2021 10:20:27
<b>Attachments</b>	