

Comment for planning application 21/04166/F

Application Number	21/04166/F
Location	The Pheasant Pluckers Inn Burdrop OX15 5RQ
Proposal	Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building
Case Officer	Wayne Campbell
Organisation Name	Sue Downes
Address	Barn Close, Street Through Burdrop, Burdrop, Banbury, OX15 5RQ
Type of Comment	Objection
Type	neighbour
Comments	<p>As an owner/occupier of the adjacent grade II listed property Barn Close I object for the following reasons: The building is sited too close to a fragile listed building that would not allow space for any essential stone wall repairs and would compromise the reading of a historic building from the street by altering it's form in relation to other buildings. It was and always has been a sizeable length upon road with a thatched passage at the midpoint (approximately), this proposed addition would negatively affect these historic proportions. There is also significant risk from excavation for the required foundations (2 metres deep would be required) of a sizeable two storey dwelling so close to the listed barn, along it's entire gable length, that the gable wall will become unstable. We know the base of this wall will become entirely exposed to place the required footings for the new dwellings as it is not 2 metres below ground level and from the sketch (albeit without appropriate scale) appear to be less than a metre. These walls also were built extending across as they are deeper underground and the required excavations may even hit the base of this wall such is it's close siting to the listed structure. Evidence of this is clearly visible from the front elevation and I am able to provide previous structural information from a structural engineer regarding what is known of the wall bases. Furthermore the parking space identified is highways land and there is a right of way across this to service our barn door which the proposal would block. There is ample available parking to the the rear of this property and no need to lose greenscape to hard landscaping. This scheme is not well thought out and is significantly different to the previous proposal. I note there is no accurate scale on the sketch but it appears to be sited within 1 metre of the gable wall of Barn Close. Whilst this may occupy a previous footprint, that footprint would be an agriculture barn. Which would not have humans inhabiting or have had windows at first floor level, these proposed windows will overlook directly into our property and cause a loss of privacy to a large mature garden and as the proposed dwelling extends beyond the listed barn it will also directly overlook the rear of our house causing loss of privacy to the dwelling. We already have the Shepherd Hut inappropriately sited not only at the boundary but positioned to face into our garden, already causing embarrassment when the young lovers emerge in a state of undress peering at me or my children in the garden. Presumably this is done to give a nicer outlook than a pub beer garden? Whilst the pub is not viable as the applicants themselves state, I do not see how the addition of one 3 bed room home assists this. Is it a pub or a holiday let? The occupants are hardly likely to want to use the adjacent pub garden when they have their own facilities? There are also no details of materials to be used or detailed/scaled plans to appropriately assess this application. I note the comment regarding source heat pump, is this an air source heat pump or ground source? if an air source, I again wish to highlight a further objection that this is quite noisy and sited adjacent to our property and runs 24 hours each day unlike the motorbikes. This application is completely unsuitable.</p>
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Attachments	