

Comment for planning application 22/01942/F

Application Number	<input type="text" value="22/01942/F"/>
Location	<input type="text" value="New Rectory Acre Ditch Sibford Gower OX15 5RW"/>
Proposal	<input type="text" value="Erection of a double garage to the front of the dwelling to allow for overnight parking spaces (resubmission of 22/00332/F)"/>
Case Officer	<input type="text" value="Sarah Greenall"/>
Organisation Name	<input type="text" value="Roger Mallows"/>
Address	<input type="text" value="Yew Tree House,Main Street,Sibford Gower,Banbury,OX15 5RT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>Given that this application is acknowledged as a resubmission of 22/00332/F, showing the proposed double garage in a similar location, it is difficult to identify particular features which overcome previously identified concerns, namely:</p> <p>The proposed site is adjacent to the conservation area on the western boundary. The identified urban grain serves to protect the extensive and uninterrupted views across the open pasture land in this area of the village.</p> <p>The refusal through Appeal of planning application 07/02505/F continues to be a material consideration for the current application.</p> <p>References in the Design and Access Statement for the initial planning application for this site (21/01437/F) specifically identify and emphasise particular siting matters: eg (a) "the existing site plan.....identifies a stepped or staggered line of building frontages" (b) "we have observed and responded to local context by maintaining this pattern" (p3). (c). "maintain the urban grain.....a real sense of open space generated by the large front garden" (p5).</p> <p>The positioning of the new dwelling was referenced as "responding to urban grain and street scene" (p17), yet the current proposal for a double garage in the front garden would appear to directly contradict such concerns.</p> <p>Further, the proposal has a significant impact on the street scene by reducing the general sense of openness for this particular part of the village, severely obstructing the "views to the south" previously identified as being a particularly significant feature in 212/01437/F.</p> <p>Should the application be approved, a precedent would be established for further "planning creep" within this sensitive village location.</p>
Received Date	<input type="text" value="03/08/2022 13:02:55"/>
Attachments	