

Comment for planning application 22/03033/F

Application Number	22/03033/F
Location	The Stables College Farm Main Street Wendlebury Bicester OX25 2PR
Proposal	The conversion and infill extension of equestrian stables to a create a single residential dwelling
Case Officer	Rebekah Morgan
Organisation Name	Michael Harris
Address	Catkins,2 Willow Court,Main Street,Wendlebury,Bicester,OX25 2JY
Type of Comment	Objection
Type	neighbour
Comments	<p>Application No: 22/03033/F</p> <p>Applicant's Name: Mr James Lewis</p> <p>Proposal: Change of Use-Stable Block to Dwelling House</p> <p>Location: The Stables, Main Street, Wendlebury, OX25 2PR</p> <p>Objection by: Mr Michael Harris</p> <p>Address: 2 Willow Court, Wendlebury, OX25 2JY</p> <p>I live at 2, Willow Court, Wendlebury and have been made aware by my neighbours, Mr & Mrs Isherwood of another planning application by Mr James Lewis.</p> <p>I objected to the last application and am therefore surprised that I have not been invited to object to this one.</p> <p>I have seen the objections made by Mr & Mrs Isherwood and wholeheartedly agree with the concerns which they raise. They, of course would be seriously impacted if consent were to be given but I have my own concerns as follows which more or less are the same as my previous ones.</p> <p>It would appear that initial consent given for a stable block carried with it some undertakings, namely that the building would not be used for residential or business use. Clearly, had an application for a residential dwelling been sought instead of for a stable block I feel this would have been rejected on the grounds that it was outside the building line for residential dwellings.</p> <p>The proposal for change of use is clearly a way of circumventing the planning rules which makes a mockery of planning applications.</p> <p>If this application were to be approved then it creates a precedent for further development outside the building line and could result in more dwellings being built behind Willow Court. This would concern me. When my house was built the builder had sought to do just that but the application was refused. Mr Isherwood raises the concern of water run off and this would be exacerbated by the creation of hard standings and the ability for water to drain into the ground. I think recent events of flooding in Europe, London and China would indicate that climate change is having an effect. As Willow Court is below the level of the area that could be built on then there is every likelihood of Willow Court being flooded.</p> <p>From the outline plans it appears that this application is more than a change of use but rather a complete rebuild. Reducing the build to single storey does not alter the objections.</p> <p>Finally, I would echo Mr Isherwood's comment that it is surprising for someone to build a stable block at great expense for it not to be used as such after 5 years. It is usual for change of use approvals to be applied to older buildings which are no longer used for their original purpose and are standing empty e.g. barn conversions, warehousing to</p>

accommodation or office blocks.

Received Date

19/10/2022 11:54:03

Attachments