

From

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The Old Dairy
Wendlebury
OX25 2PR

22/03033/F The Stables, Wendlebury OX25 2PR

Objection to the above application, specifically regarding the 'Agent - Additional supporting letter 6.12.22' written by Emma Wagland of Edgars in Witney and put on the planning portal on 21/12/2022

This letter contains a number of factually incorrect and highly misleading statements.

Increased number of openings.

Proposed West Elevation

This elevation proposes a door to the utility room.

The proposed plans show no path or access to this door and there is no mention of this in the application. The land by the proposed utility room door slopes steeply down towards the two neighbouring properties of The Old Dairy and The Old Granary. The unavoidable issue is that the current stables stand on land that is at least 2 metres higher than The Old Dairy and The Old Granary and therefore any openings in the proposed property on that elevation in particular, overlook the gardens and into their grounds and windows.

This utility room door will become a frequently used back door to the house as the applicant has a horse, dogs and a dog walking business. It is highly likely that the utility room will be the place where dogs and footwear/coats are kept. Constant use of this back door, will cause a huge impact on the two neighbouring properties. It will make the gardens and houses of The Old Dairy and The Old Granary extremely public.

Currently, access to the proposed utility room door is via a sloping earth bank. In the application it is proposed that the rubbish bins will be kept by this door. Cherwell homes have three large wheelie bins. In order to enable people to move the bins and to walk to the proposed utility room door, a path will have to be constructed. This is not mentioned in the application. As well as being intrusive to the two neighbouring properties, the construction of a flat path will add further hard standing. Water from the stables drains downhill towards the neighbouring two properties. There is already an issue with drainage and the top of both gardens are very marshy due to run off from the site above. There has not been any consideration of this issue during the building of the stables. This need to access the proposed utility room door, combined with the proposal to cover the central courtyard of the stables, will lead to more run off from the proposed property.

Proposed Lounge on North Elevation. The lounge is proposed with large opening glass doors along this elevation. The stables is angled so that this elevation is very visible from The Old Dairy. The

height difference makes this unavoidable. Due to the height difference, the whole of the stable is visible to the two neighbouring properties, especially The Old Dairy. Persons walking to the stables are clearly visible above the 6 foot boundary fence and therefore they in turn have completely open views into the garden and rooms of The Old Dairy. The large glass doors proposed for the lounge will compound this even further and make privacy in the garden and main rooms of The Old Dairy impossible.

Impact of proposed amenity space.

The additional letter suggests that the proposed garden will improve things. This is not true.

The proposed garden area, as stated, is at least 2 metres higher than the The Old Dairy and as such will be intrusive and make privacy in the garden and main rooms of The Old Dairy, impossible.

Page 5 of this additional letter states that 'Existing dwellings located to the west are separated by an existing hedge and tree line which will remain'. There is no such hedge. The trees give no cover whatsoever for at least half of the year, leaving clear views of the building and from the building towards The Old Dairy and The Old Granary.

Impact on Grade II listed Stables and College Farmhouse

For this application, a formal report has been done by the CDC Conservation team who express concern about the application and recommend that it is turned down.

Page 3 of the Agents additional letter shows a photograph but does not state when it was taken. The part outlined in red shows a 'barn'. This 'barn' clearly does not have any foundations and is simply a roof on legs to keep the rain off hay and straw. Referring to the current stables the letter states:

'It is also important to add that this building was replaced from a previously existing barn and therefore is not a new building.'

This is blatantly untrue. This old hay store is NOT in the same position as the stable. The hay store outlined on their photograph in red, was never a barn and was never in the same location as the current stable; it was demolished in 1989 in order to provide gardens and space to construct The Old Granary and The Old Dairy. The hay store was built substantially on land now owned by these two properties. This is clear from that photograph. The hay store outlined in red was in a significantly different place to the current stable

The HM Land Registry Documents dated 1990, with The Old Dairy shaded in red is below. The hay store is not there. However, the Silo, that application no 14/00426/F applied to demolish before building the stable, is.

H.M. LAND REGISTRY		TITLE NUMBER	
		ON143735	
ORDNANCE SURVEY PLAN REFERENCE	SP5619	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY OXFORDSHIRE	DISTRICT CHERWELL	© Crown copyright 1990	



Application 14/00426/F for the current stables states in the applicants Design and Access statement:

'PROPOSED DEMOLITION OF EXISTING STABLES AND STORAGE AND CONSTRUCTION OF NEW FACILITIES IN ALTERNATIVE LOCATION.'

*'THE NEW STABLES WILL BE LOCATED ON **UNUSED LAND** TO THE SOUTH OF THE CURRENT BUILDING'*

This application in 2014 applied to demolish the 'barn/silo' mentioned in the additional letter and shown on the Land Registry map of 1990 above and to build the current stables on '**UNUSED**' land

This application that was approved, includes three maps which are all online on the planning portal: 'Info Map', 'Listed Building map' and 'Neighbours' map. The hay store outlined in red on the Additional Letter is not in existence on any of those maps.

It was demolished more than 30 years ago. It is ridiculous to state that the current stables, built in 2015 are a replacement for a hay store which was demolished more than 25 years before that, and in a different position.

Building line

As stated in our original objection, this site is behind the current building line. It is on land open to the countryside on three sides. The boundary fences of The Old Dairy and Old Granary form the current built up limits of the village. See 'figure one' in our original objection (Public Comments: Agent for The Old Dairy, Wendlebury).

The additional letter suggests that the stable 'benefits from its relationship to The Stables, The Old Granary and The Old Dairy.' Again, the key issue here, is the 2 metre height difference between the stables and The Old Dairy and Old Granary. This makes it impossible for the stables to have any positive relationship to the neighbouring houses. The current building is overbearing, and completely incongruous, it is different in style and material, massive and overlooks the neighbouring properties. The proposed development will make the current situation even worse.

The letter says that the historic photograph they submit 'shows the original farm layout prior to any conversions. The modern stable building is in the original barn location at the back of this group. The Barn/silo was taken down in 2013 and re-built at a later date when the various outbuildings were converted into houses.

These statements are not true.

To clarify:

- The barn/silo was taken down in 2014/15 and was **NOT** re-built as stated above. This is made clear in planning application 14/00426/F submitted by Mr & Mrs Lewis.
- The hay store outlined on their photograph in red, was never in the same location as the current stable. The hay store that is outlined in red, was demolished in 1989 in order to construct The Old Granary and The Old Dairy. The hay store was substantially on land now owned by these two properties. This is clear from that photograph.

In the deeds to The Old Dairy, is a document from 1989 which shows the site of the hay store.



Document from Old Dairy deeds. The hay store is the rectangle drawn with a dotted line. This demonstrates that the store was not in the same position as the current stable. The current stable is built along the boundaries of The Old Dairy and The Old Granary. The dotted rectangle is clearly not.

Drainage and Flooding

The Additional Letter claims that 'The proposed conversion of the stable building does not change the existing drainage conditions'

As pointed out in our objection (under public comments for this application, and entitled 'Agent for The Old Dairy, Wendlebury): 'The whole of the inner courtyard area and open access, will be developed as a major extension; creating a 50% increase over the size of the existing building. The floor area created is larger than the 361sqm claimed on the application form. The Council's Design Guide for the conversion of farm buildings states that accommodation should aim to be contained wholly within existing buildings. LP1996 Policy H19, clarifies that the intention of the policy is not for the conversion of modern construction. As the stable block has only existed for five years this policy clearly provides no support.'

This additional proposed hard standing and roof area, combined with the necessity of the property for a path to the utility room door and the fact that the land slopes downwards towards The Old Dairy and The Old Granary will significantly increase the potential for more run off. This run off problem has already necessitated the construction of a double skinned, steel reinforced wall with extra drains to be built at the back of The Old Dairy garden. Nevertheless, there are still problems with water runoff from the existing building.

The photograph below shows this wall. To the right, below the stables are dark vertical patches caused by excess water run off from the stables. To the left of the wall beyond the stable, these dark patches stop.



It is extraordinary to suggest that 'we do not consider that there would be any issues with drainage'. There are already issues with drainage and the proposed increase to roof area and hard standing will make this worse.

Amenity issues

The additional letter fails to mention the new opening (utility room door) on the west of the building.

The additional letter says that 'existing dwellings... are separated by an existing hedge. There is no such hedge as previously stated.

Lighting and disturbance to the landscape setting

At the moment the stables are not inhabited. The addition of 5 large new flat roof lights, a total of 10 velux windows and the large glass doors will make a huge impact both on wildlife in the wooded area beside the stables and surrounding open land as well as the neighbouring properties.

The additional letter says 'As the dwelling is to remain single storey, the majority of the dwelling would look into the existing fence or hedge and as such there is no opportunity for overlooking'. This is not true, there is no such hedge and no fence that prevents this. The height difference of The Old Dairy and Old Granary means that overlooking is a constant opportunity. Privacy is completely denied to anyone in The Old Dairy and The Old Granary.

Parking

The application states that there will be parking for 10 cars. The 'Detailed Parking Plan' submitted on 21.12.2022 by the applicant shows nothing new. It shows parking for two cars at the current house and a line drawing of one car in the garage of the proposed house. The applicants own three cars and one horse box. The plan does not show specifics of how the other 6 cars will be parked. Once again, the inescapable and major issue is, that the site stands some 2 metres higher than the neighbouring houses. Any cars parked in this area are significantly visible from the neighbouring properties and appear at eye level or higher, with substantial intrusion and visual impact. The prospect of any let alone a potential 10 vehicles being parked and manoeuvred would be a major problem. It will introduce entirely inappropriate levels of noise and visual intrusion, especially at night when the headlights of manoeuvring cars would shine directly into the main sitting room and bedroom of The Old Dairy

The Local Planning Authority is consequently again urged to refuse planning permission.