

# Comment for planning application 22/03307/F

<b>Application Number</b>	<input type="text" value="22/03307/F"/>
<b>Location</b>	<input type="text" value="Outbuilding Approximately 5 Metres East Of The North Arms Inn Mills Lane Wroxton"/>
<b>Proposal</b>	<input type="text" value="Conversion of existing outbuilding to ground floor garage with first floor ancillary accommodation"/>
<b>Case Officer</b>	<input type="text" value="Shona King"/>
<b>Organisation Name</b>	<input type="text" value="Rick G"/>
<b>Address</b>	<input type="text" value="The Old Bakehouse, Mills Lane, Wroxton, Banbury, OX15 6PY"/>
<b>Type of Comment</b>	<input type="text" value="Comment"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<p>Our property borders the property in question and whilst generally supportive of the North Arms work we need to raise two concerns that have the potential to impact us negatively.</p> <p>Our concerns relate to:</p> <p>1) New rooflights in rear elevation of new roof</p> <p>From the positioning on the plans these will in effect be windows totally overlooking a very private and quiet area of our garden as well as viewing our bedroom windows. The ground level of our garden is at this building's roof level so these windows / rooflights will substantially overlook our property. Can we seek assurance / conditions that they will be high enough to prevent them being seen out of / into as windows &amp; / or true rooflights so opaque / not viewable / not openable? Or can they be moved to overlook their property in the front elevation rather than ours in the rear elevation? This would benefit all parties in terms of privacy.</p> <p>2) Rear retaining wall</p> <p>The rear wall of their property in our gardens retaining wall with substantial earth works behind it. We imagine they will want to do work to waterproof / develop / support this wall if these buildings are to be used as habitation rather than outbuildings. The proposal mentions the wall potentially needing structural attention and we just need to stress the importance of the works not disturbing the retaining nature of the wall nor causing any risk to the integrity of the supporting nature of it. Can we ask for some level of detail as to what the works will entail for this wall and a structural plan / assessment to ensure no risk of damage either in the immediacy of the works being done as well as longer term structural longevity.</p> <p>Many Thanks</p>
<b>Received Date</b>	<input type="text" value="06/12/2022 12:14:28"/>
<b>Attachments</b>	