

Quince Cottage  
Bonds End Lane  
Sibford Gower  
Oxfordshire  
OX15 5RT

2 April 2023

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

For the attention of the relevant Planning Officer re:

**Planning Application:** 23/00474/F

**Property Address:** Stonewalls, Bonds End Lane, Sibford Gower, OX15 5RT

**Proposal:** To remove the stone wall that was granted planning permission in 2018 to create easier and safer parking. Removal of double gates and to replace with single pedestrian gate. Plant privacy screening hedge to existing trellis.

**Neighbour Comments:**

The stone wall referred to in the above application is of relatively recent construction in that permission for the wall to be constructed in this location was granted under Planning Application 18/00550/F in 2018. This “new” wall was build using reclaimed stone from a substantially longer stone wall which existed previously.

The current application states that the purpose of removing the new stone wall is to “*create usable (sic) safe parking on a narrow street*”. Bonds End Lane is indeed a narrow street. However, we consider that the current car parking spaces available at Stonewalls are sufficient for the usual use of the property and, given the site constraints, can be used safely. That is a position that seems to have been accepted by the applicant in 2018 where an additional car parking space was created (by removal of the old wall) abutting the Lane (to supplement one existing tarmac space abutting the Lane). The vehicle gates and tarmac hard standing beyond those gates was to be retained “for Phase 2 plans” (see plan ‘proposed site option 3’ plan number 15 A in 2018 Application) and the retention of this meant that further parking is available beyond the vehicle gates. The officers report in 2018 also noted that “*the site retains adequate levels of parking for the proposed levels of accommodation, and access is to be improved as part of the proposals. It is considered that the proposed development, subject to parking areas being retained on site, would not be detrimental to the safety and convenience of highway users.*”

The current application plans show that the vehicle gate is to be removed and replaced with a pedestrian gate. A successful application will therefore cause the additional tarmac hardstanding to be lost as additional parking at Stonewalls with an additional space being created by the removal of the ‘new’ stone wall.

We wish to object to the application (as it relates to removal of the stone wall, removal of the vehicle gate and the creation of additional gravel hardstanding abutting the Lane) for the following reasons:

- the aspect of the Grade II Listed Property Quince Cottage would be detrimentally impacted;
- the removal of the stone wall would have a negative impact on the Conservation Area;
- the use of the space for vehicle parking would have a negative effect on pedestrians using Bonds End Lane and would increase the likelihood of conflicts between traffic, cyclists and pedestrians. Whether a car parked in the proposed space was facing the Lane or facing the trellis fencing the angle is such that it would have no visibility into the Lane. It is a 'blind' corner. Bonds End Lane is daily used by people walking dogs, frequently off lead, and there would be no possibility of anyone coming down the Lane reacting in time to a vehicle coming out of the proposed space and being able to avoid an accident.
- There is a risk that any vehicle coming down the lane and seeking to avoid any vehicle coming out of the proposed new space would have to swerve to avoid a collision and might damage the low wall acting as a divide between Quince Cottage and the adjacent Lavender Cottage (or indeed the cars parked at Lavender Cottage).

At the time of the 2018 application, we considered that the addition of another space would improve access to and parking at Stonewalls. Accordingly, we did not object to the 2018 application. However, with hindsight that was a mistake. We did not foresee the detrimental impact that this additional parking would have on the aspect of the main living and bedroom spaces at Quince Cottage. There is considerable noise caused by the close proximity of vehicles to that living space. Vehicles are often parked with the exhaust facing away into the Lane and, in the winter particularly, the 'running' of vehicle engines (whilst stationary) causes vehicle fumes to enter our property through the porous single glazed historic windows. Also, damage has been caused on a number of occasions to the railings outside Quince Cottage by vehicles reversing out of the existing spaces. The additional space proposed is opposite the dwarf wall referred to above and there is a risk that manoeuvring out of that space would pose a risk to that wall and/or the railings. The current occupants frequently park 3 cars on the two existing spaces and so even if permission to remove the tarmac hardstanding beyond the vehicle gates is granted, we consider that current parking is sufficient for the size of the property.

We would be grateful if you would give due consideration to our objections.

Yours faithfully

Mr and Mrs D Watson