

Woodcote,
Mills Lane,
Wroxton,
Oxfordshire,
OX15 6PY

Dear Sir/Madam,

I have grave concerns about various aspects of the amended planning application for the North Arms, Mills Lane, Wroxton.

First, the location of an external fireplace behind a 'bread oven' iron door on the plans for the south elevation of the Kitchen Extension. As the planners will no doubt be aware of the topography of the site, it sits in an elevated position above my neighbouring property, and the proposed fireplace will be less than 15 feet away from the bottom of my own thatched roof, and my first-floor bedroom window will be at eye-level with the top of the chimney. A fireplace in this location (for an external OR internal oven) clearly creates a fire-hazard to my property and could have implications for my ability to insure my property.

Having a chimney that will be the same height as my first-floor window on that side of my property will mean that smoke can blow into my bedroom window, exacerbating my own health problems and making it impossible to have my bedroom window open during warmer months.

Additionally, I am concerned that having a chimney directly above the location of my own 1000 litre oil tank poses a fire risk to both our properties.

Second, I object to the location of a roof light in the West Elevation, which will overlook my property. May I suggest that this is resolved by locating the window to the other side of the extension, so it looks over the North Arms garden rather than mine?

Third, the current extension is built right up to my property with little to no space for the roof detail and eaves. Clearly, once guttering is added this could overhang into my property's airspace.

I am also concerned that the construction of this extension, and the digging down for foundations, so close to my boundary wall, which is considerably above my property, has weakened the strength of the wall and risks collapse.

I wish, therefore, in the strongest terms, to object to these aspects of the amended application for planning at the North Arms.

Yours faithfully,

Mrs S. Brough