

Michael & Sarah Connaughton
Silvertree House, 1 Birchwood Drive, Shipton on Cherwell, Oxfordshire OX5 1NR

Andy Preston
Head of Public Protection & Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Sunday, October 04, 2015

Dear Mr Preston,

Re: OBJECTION to planning application: 15/01423/F Prof. P England, 2 Birchwood Drive, Shipton on Cherwell OX5 1NR

I write in response to your letter dated 28 August 2015, notifying us that the Council is currently considering the above planning application.

We are the owners and residents of one of the neighbouring properties, Silvertree House, 1 Birchwood Drive, Shipton on Cherwell OX5 1NR. Our property is situated to the immediate east of 2 Birchwood Drive, and set slightly back (see photograph 1).

We write to object to the proposed development within the planning application, as outlined below.

A) Proposed Openings on First floor (house), East Aspect, facing towards our property

The proposed openings by reason of their size and position would have an unacceptably adverse impact on the enjoyment of the amenities of our property immediately adjacent to the site and the surrounding area **by reason of overlooking and loss of privacy.**

The angle and height of the proposed openings would enable the occupants to be able to view inside our property at ground and first floor level, in particular the rear conservatory used as a playroom by our young children (see photographs 1 and 2).

The property at 2 Birchwood Drive already has 2 existing bathrooms on the first floor, a short distance away from the proposed new bathroom. The proposed openings are in response to our neighbours' decision to relocate a bathroom to an area with no existing openings. **We do not believe that the relative importance of our neighbours' choosing to relocate an existing bathroom should outweigh our right to maintain a reasonable level of privacy at the rear of our property.**

Further, the first floor room that the proposed new bathroom would sit within, already has a high degree of light provided by the substantial existing windows to both the north and the south aspect of the room. We believe that increasing the number of openings in the first floor room is unnecessary and excessive. **Again, we do not believe that the relative importance of our**

neighbours' decision to increase the number of openings in the first floor room should outweigh our right to maintain a reasonable level of privacy at the rear of our property.

The proposed openings, by reason of their size and siting, would have an **adverse impact on the character of the dwelling**. The proposed openings would be inappropriate and unsympathetic to the appearance and character of the property. The proposed openings would be out of keeping with the other openings elsewhere on the property, or properties of similar character in the immediate vicinity (see photographs 3, 4, 5).

The proposed openings, by reason of their size and siting, represent an un-neighbourly form of development that would have an **adverse impact on the amenity of our property by reason of a intrusive and overbearing effect**.

B) Proposed Opening on Ground floor, East Aspect, facing towards our property

The proposed opening by reason of its size and position would have an unacceptably adverse impact on the amenities of our property immediately adjacent to the site and the surrounding area **by reason of overlooking (upwards) and loss of privacy**. Due to the proximity of the proposed opening to the boundary and to our adjacent property, it would become possible to view upwards and inside our property through our rear window openings (see photographs 2 and 3).

The proposed opening, by reason of its size and siting, would have an adverse impact on the character of the dwelling. The proposed opening would be **inappropriate and unsympathetic to the appearance and character of the property**. The proposed opening would be out of keeping with the other openings elsewhere on the property, or properties of similar character in the immediate vicinity (see photographs 3, 4, 5).

The proposed opening, by reason of its size and siting, represent an un-neighbourly form of development that would have an adverse impact on the amenity of our property **by reason of a intrusive and overbearing effect**.

C) Proposed Changes to Openings on First floor (above existing garage), East Aspect, facing towards our property

The proposed openings by reason of their size and position would have an unacceptably adverse impact on the amenities of our property immediately adjacent to the site and the surrounding area, including other neighbouring properties, **by reason of overlooking and loss of privacy (see photographs 1 and 2)**.

The proposed openings, by reason of their size and siting, would have an adverse impact on the character of the dwelling. **The scale and bulk of the proposed openings would be inappropriate and unsympathetic to the appearance and character of the property**. The proposed openings would be out of keeping with the other openings elsewhere on the property, or properties of similar character in the immediate vicinity. Due to the **highly visible positioning** of this opening from the front road-facing aspect of the property, the proposed development would have **an adverse effect on the visual amenity of the area and a significant number of other**

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neighbouring properties as a whole (see photographs 3, 4, 5).

The proposed openings, by reason of their size and siting, represent an un-neighbourly form of development that would have an adverse **impact on the amenity of our property, and other neighbouring properties, by reason of a intrusive and overbearing effect.**

The proposed development relates to 2 Birchwood Drive, a property that is located within a small residential area of 4 stone-built dwellings constructed in approximately 1993 in a similar style, and in keeping with the overall character of a row of stone cottages opposite (see photographs 3, 4, 5).

These residential properties have been positioned deliberately in aspect and spacing to maximise privacy and avoid overlooking between the dwellings. These residential properties have been designed and constructed using stone and slate materials and with a style and appearance in keeping with surrounding properties of character, highlighted within the local Conservation Area report. **As a result, the proposed changes serve to undermine the level of amenity concurrent with the property that occupiers could reasonably expect.**

We sincerely hope that you will consider our objections carefully when deciding whether to grant planning consent or not for the above proposed development.

Yours sincerely

Michael & Sarah Connaughton

Appendices: Photographs of and from Neighbouring Property, 1 Birchwood Drive

- 1) **Photograph of Rear of 1 Birchwood Drive, showing East Aspect of 2 Birchwood Drive, including area of side wall where proposed openings would be located (close-up)**
- 2) **Photograph of Rear of 1 Birchwood Drive, showing East Aspect of 2 Birchwood Drive, including area of side wall where proposed openings would be located, and existing dormer window of first floor above the garage of 2 Birchwood Drive (wider view)**
- 3) **Photograph of Front of 1 Birchwood Drive, showing existing openings, and their scale, character, positioning, style, appearance, materials.**
- 4) **Photograph of neighbouring properties in the immediate vicinity, illustrating character, style, appearance, positioning, materials, scale.**
- 5) **Photograph of Birchwood Drive. 2 Birchwood Drive and the existing dormer opening above the garage is visible.**

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