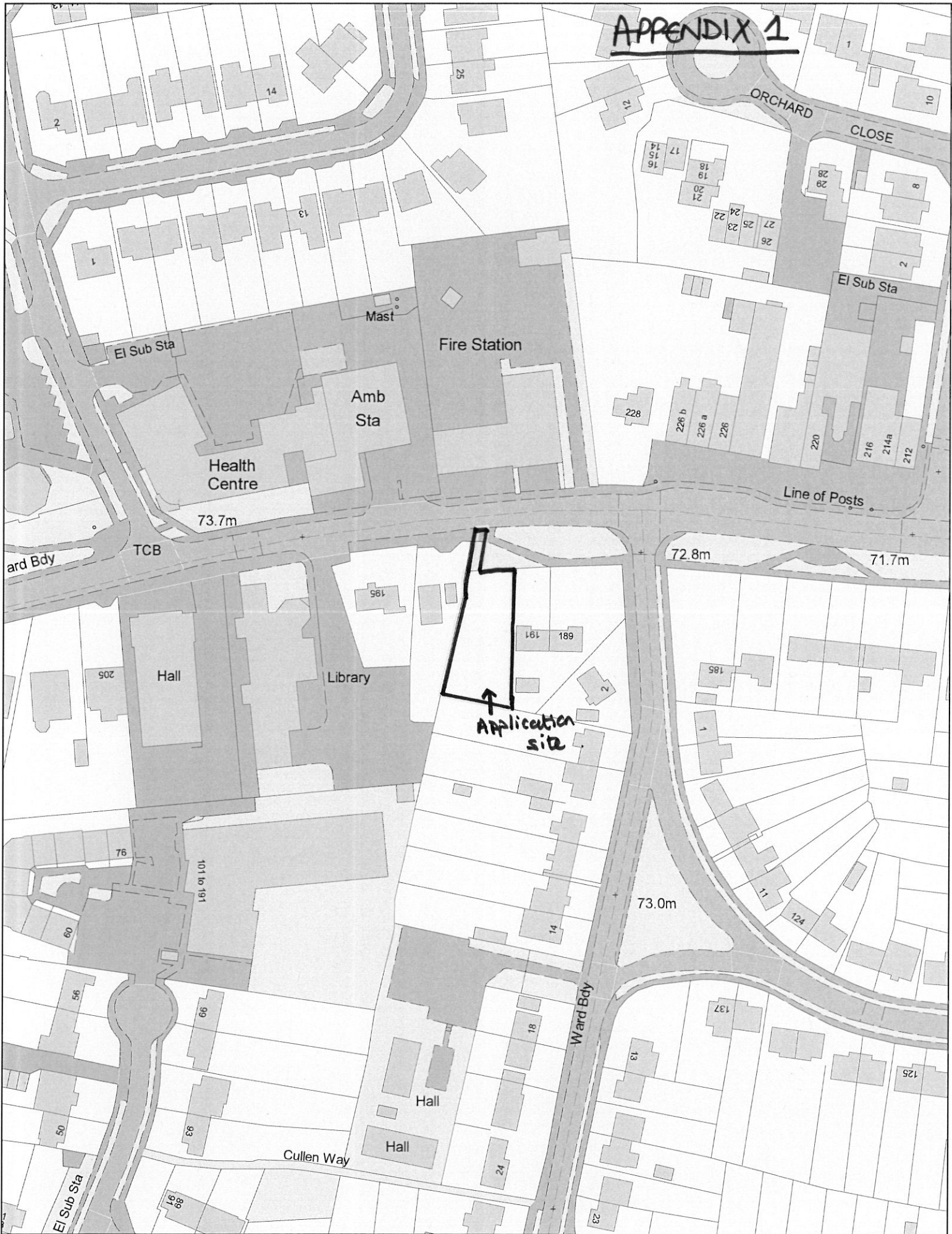
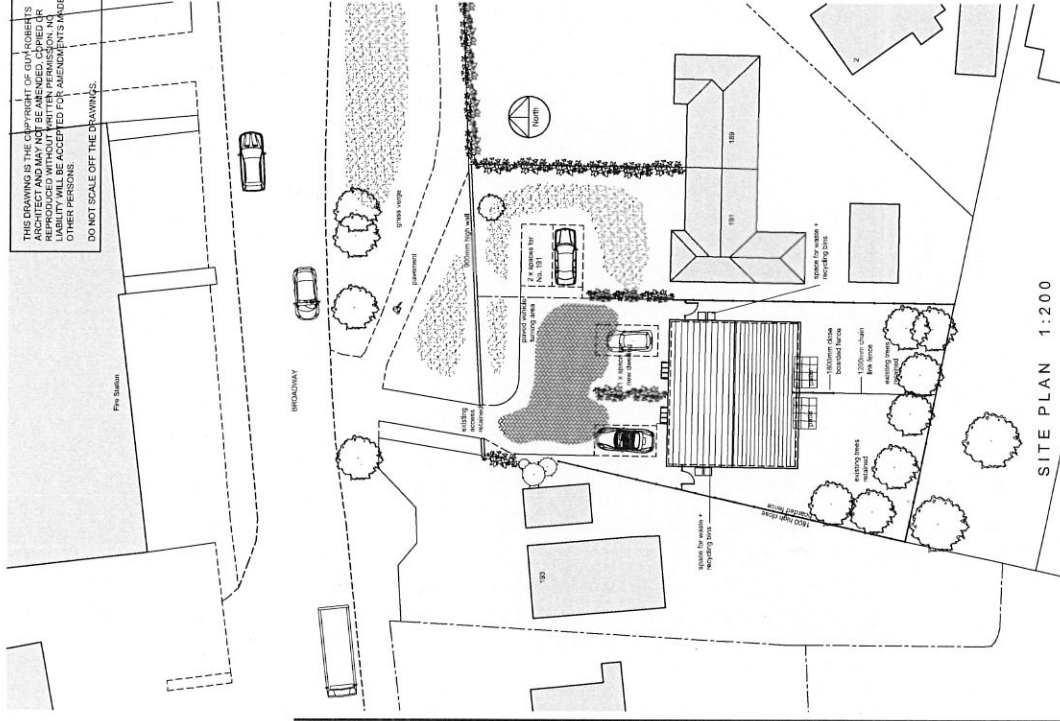


APPENDIX 1



# APPENDIX 2

THIS DRAWING IS THE COPYRIGHT OF GUY ROBERTS ARCHITECTURE AND DESIGN. REPRODUCTION OR REPRODUCTION IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF GUY ROBERTS ARCHITECTURE AND DESIGN WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.  
DO NOT SCALE OFF THE DRAWINGS.

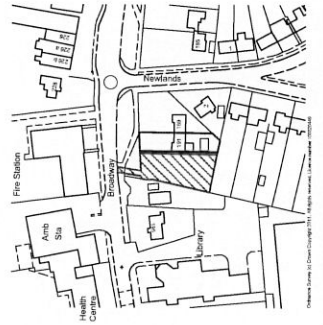


Plot B - One dwelling changed to two lots on 20/11  
Plot A - 1 x 192 floor plan corrected. Volume 1 Jan. 16/01

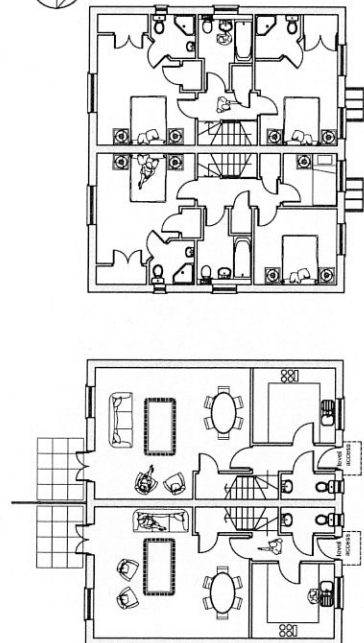
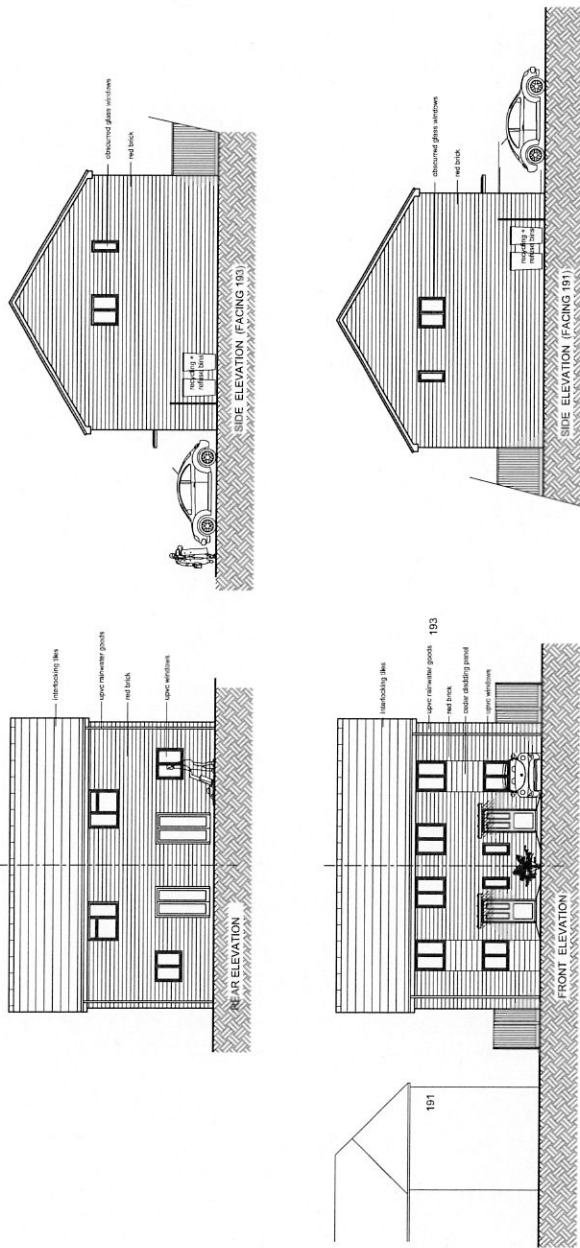
**TWO NEW DWELLINGS**

PROPOSED PLANS - ELEVATIONS	
MR. LUDIN LAND ADJACENT TO 181 BROADWAY DUSSELTOWN 1870	GUY ROBERTS RIBA 2 THE WINDMILL ROAD CORN, USK DIST E. 17/10/00 187/11 E. 08/11/00 187/11
DATE	SCALE
11/08 @ A1	JUNE 11
DRAWN	CHECK
6079	PA_01
B	B

PLANNING APPLICATION



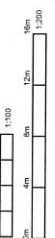
LOCATION PLAN 1:1250



FIRST FLOOR

GROUND FLOOR

PROPOSED PLANS + ELEVATIONS 1:100



**From:** "Simon Sharp" <simon.sharp@jppc.co.uk>  
**To:** <paul.bowers@southandvale.gov.uk>  
**Date:** 15:02 22/07/2011  
**Subject:** Erection of 2 new-three bed dwellings at 191 Broadway Didcot (Ref: P11/W0872)  
**Attachments:** A1\_191 BROADWAY\_PA\_01 REV B.PDF

Dear Mr Bowers

Further to your letter dated 18th July, please find attached to this e-mail amended plans and elevations of the two proposed dwellings on land adjacent to 191 Broadway, Didcot. In response to your letter, the mix of dwellings upon the site has been changed from 2 x 3 bed dwellings to 1 x 3 and 1 x 2 bed in order to better satisfy the requirements of Policy H7 of the Adopted South Oxfordshire Local Plan which seeks an appropriate mix of dwellings, in particular to provide a 2-bed dwellings, for which there is an acknowledged need in the District. As with the previous approval on the site (P10/W1534) the dwellings would be of a design capable of meeting Level 3 of the Code for Sustainable Homes. As the mix of dwellings proposed upon the site is being amended, the description of development as part of the application should be amended accordingly.

The concerns expressed by Didcot Town Council in its letter dated 4th July 2011 are also noted. Most of the properties in the locality date from the mid-late twentieth century and there is no predominant style of design. Generally speaking, dwellings are two storeys high, with a mixture of detached and semi-detached dwellings being seen. Red brick and clay tiles, of the type proposed, are a fairly ubiquitous feature of residential development in and around Broadway. In respect of the Council's comments regarding car-parking, the standards contained in the Local Plan are maximal. Given the excellent accessibility of the site with respect to public transport and bus routes, we are of the view that the parking provided is acceptable for the proposed development.

Whilst we also note that the Town Council has expressed concerns regarding the potential hazard that the site poses to emergency services, we note that the County Council's Highways Officer, in his e-mail dated 18th July 2011, states that 'In highway terms, the addition of a further dwelling to the proposals by comparison to P10/W1534 in the context of the situation of the site would not be likely to lead to adverse highway effects'.

It is hoped that these comments will be taken into account in the determination of this application.

Yours sincerely

Simon Sharp LLB (Hons) MSc TP

Assistant Planner

JPPClogo

T: 01865 326823 DD: 01865 322350

A: Bagley Croft, Hinksey Hill, Oxford OX1 5BD

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

Privileged/Confidential information and/or Copyright Material may be contained in this email. The Information and Material is intended for the use of the intended addressee only. If you are not the intended addressee or the person responsible for delivering it to the intended addressee, you may not copy or deliver it anyone else or use it in any unauthorised manner. To do so is prohibited and may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software and delete all copies from your system. JPPC is not liable for any computer viruses or other material transmitted with or as part of this e-mail. You should employ virus checking software. Thank you.

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

Click

<https://www.mailcontrol.com/sr/mU6VJJ0YHMrcihtw78djyRFOUmnuAOAG1YS2G9bHO+pq7zOcGfzNg4C3Yd0e0oeXcdkoHGADrAXH8wYjXlOaA==> to report this email as spam.