

PLANNING

ELECTRONIC
VERSION

Planning Decision

P11/W0448

Van Ren Developers
c/o The Anderson Orr Partnership Ltd
The Studio 70 Church Road
Wheatley
OXFORD
OX33 1LZ

REFUSAL OF PLANNING PERMISSION

Application No : **P11/W0448**

Application proposal, including any amendments :
Demolition of existing dwelling. Erection of 3 dwellings with single garages (As amended by drawing numbers P02A,P08, P09 & P10 accompanying letter from Agent dated 10 June 2011).

Site Location : **100 Abingdon Road Didcot OX11 9BW**

South Oxfordshire District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

1. That, having regard to the juxtaposition of plot 3 to trees on adjoining land and to plot 2 and to the dominance of the parking area on the frontage of the whole site, the proposal represents a cramped and intrusive form of development which would be out of keeping with and detract from the character and appearance of the street scene and fail to provide satisfactory standards of residential amenity for occupiers, contrary to policies G2, G6, H4, D1 and D3 of the adopted South Oxfordshire Local Plan.
2. That, having regard to the location of plot 3 relative to 2 Upperway Furlong, the proposal would overlook the curtilage of adjoining property, and be overlooked by the same property detrimental to the residential amenity of occupants of the adjoining and proposed property, contrary to Policy D4 of the adopted South Oxfordshire Local Plan.

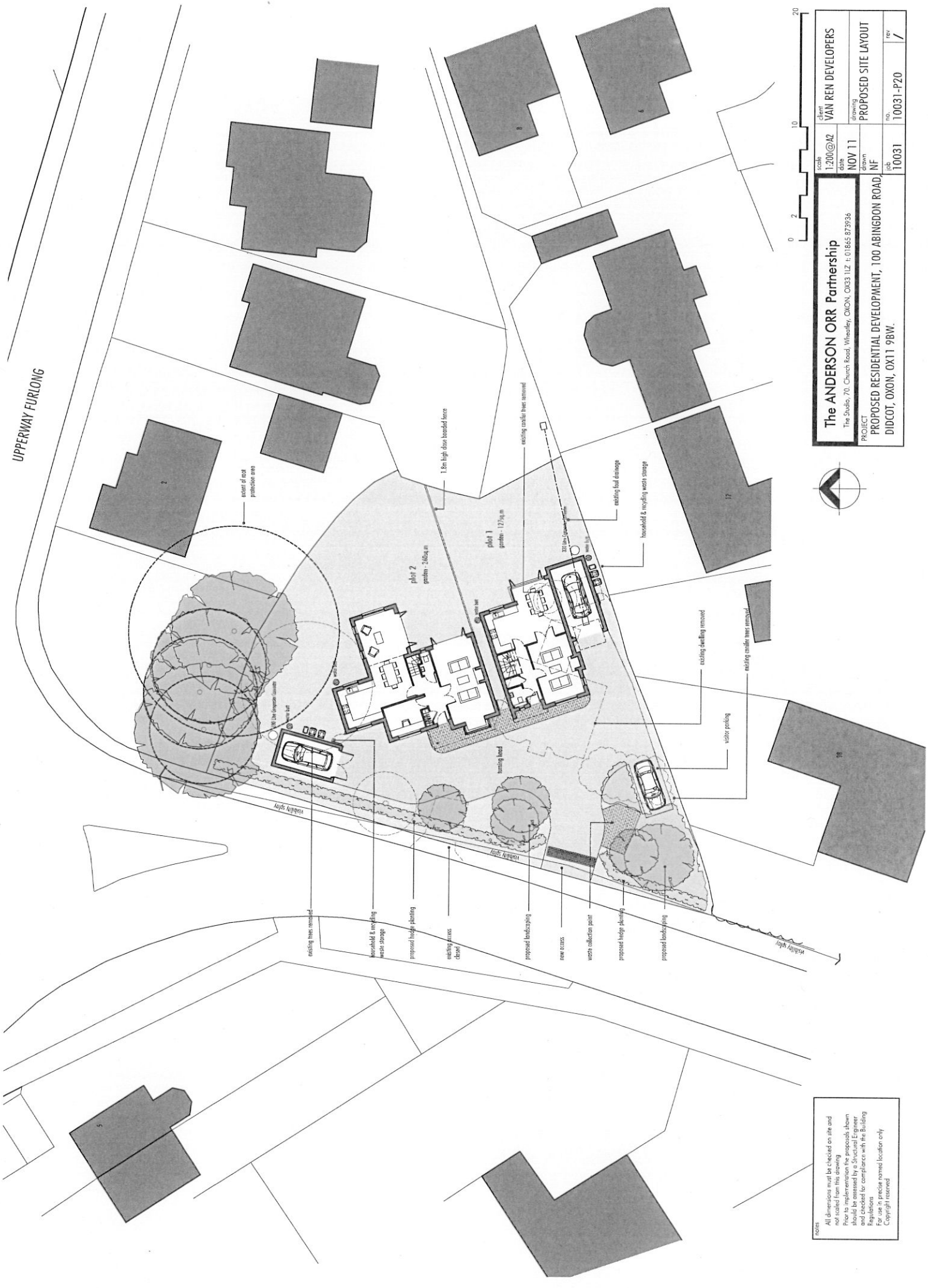


3. The development proposes building within the root protection area of trees which are an important local amenity and protected by a Tree Preservation Order. Even if the building works could be undertaken without damaging these remaining trees, the juxtaposition of the trees relative to plot 3 and the species of tree, would lead to pressure from the occupiers to remove the trees. The loss of the trees would detract from the character and appearance of the area, contrary to policy C9 of the adopted South Oxfordshire Local Plan.
 4. That the development fails to make provision for adequate off site infrastructure to serve the development, contrary to policy D11 of the adopted South Oxfordshire Local Plan.
 5. Insufficient information accompanies the application to demonstrate the development conserves and makes best use of energy, water and materials, contrary to Policy D8 of the adopted South Oxfordshire Local Plan.
- NB: Reason for refusal 4 can be overcome subject to the completion of appropriate agreements with the Oxfordshire County Council and the district council and reason for refusal 5 can be overcome subject to the submission of details to demonstrate that the dwellings will be constructed to meet code 3 of the code for sustainable homes.



Head of Planning
21st July 2011

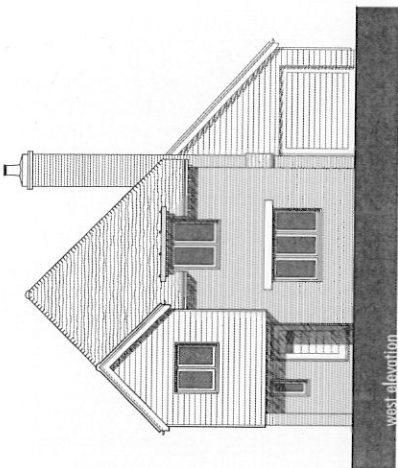
UPPERWAY FURLONG



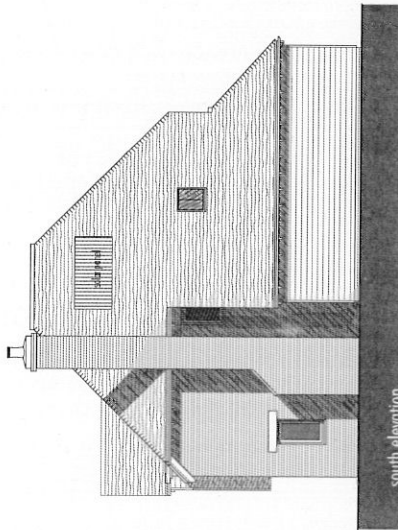
The ANDERSON ORR Partnership		client	VAN REN DEVELOPERS
The Studio, 70 Church Road, Wheatley, OX33 1LZ t: 01845 872936		scale	1:200 @ A2
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT, 100 ABINGDON ROAD, DIDCOT, OXON, OX11 9BW.		date	NOV 11
		drawing	PROPOSED SITE LAYOUT
		drawn	NF
		job	10031
		rev	10031-P20
			/



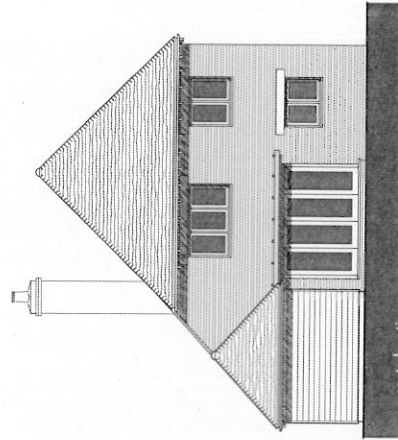
notes
 All dimensions must be checked on site and not scaled from this drawing
 Prior to implementation the proposals shown should be approved by a Structural Engineer and checked for compliance with the Building Regulations
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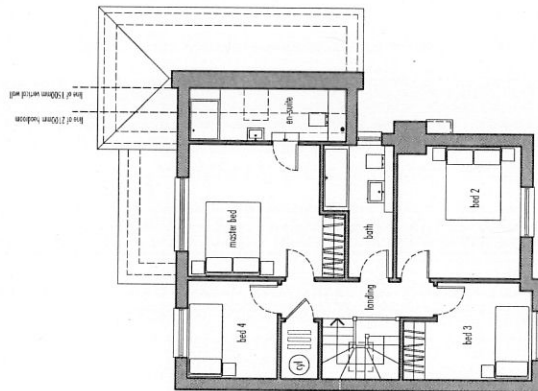
west elevation



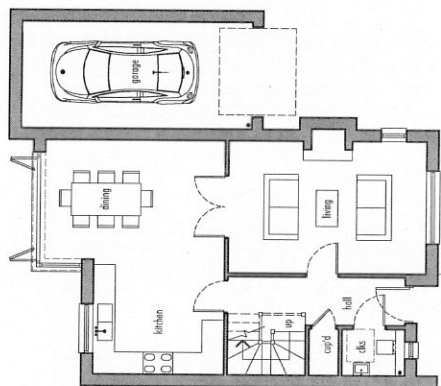
south elevation



east elevation



FIRST FLOOR

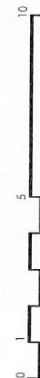


GROUND FLOOR

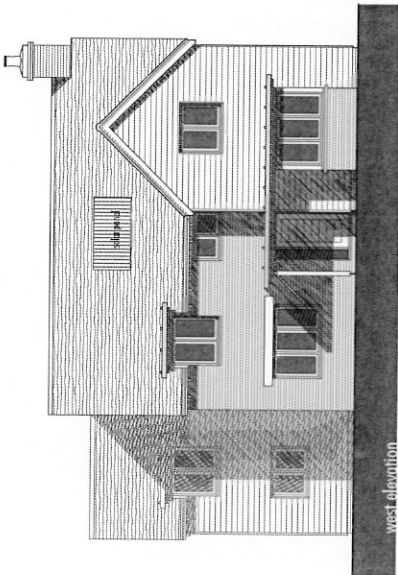
APPROX GROSS INTERNAL AREA = 127.6sq.m / 1373sq.ft

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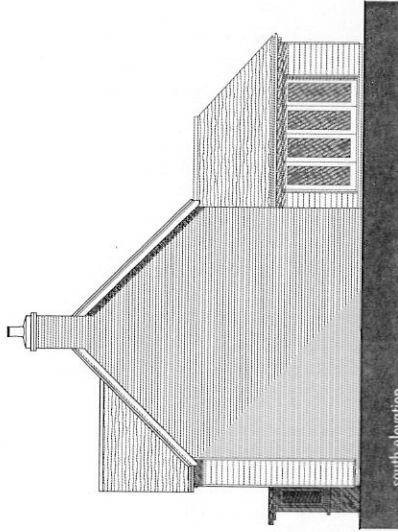
PROPOSED EXTERNAL MATERIALS
- Facing Red Brickwork to EIA Approval
- Painted timber edge finish bearing
- Plain tiles to EIA Approval



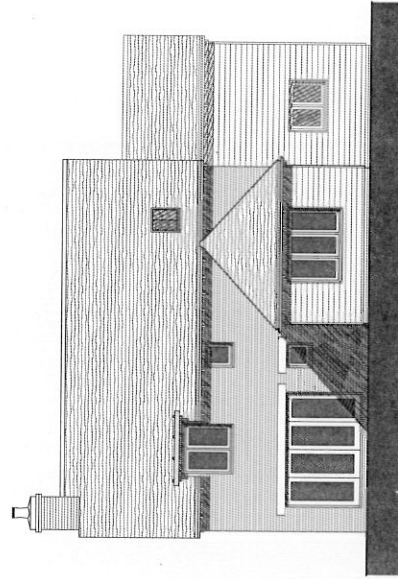
The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheelley, OXON, OX33 1LZ, T: 01865 872936		client VAN REN DEVELOPERS
scale 1:100@A2	date NOV 11	drawing NOV 11
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT, 100 ABINGDON ROAD, DIDCOT, OXON, OX11 9BW.	drawn CH	checked CH
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		job no. T0031-P21



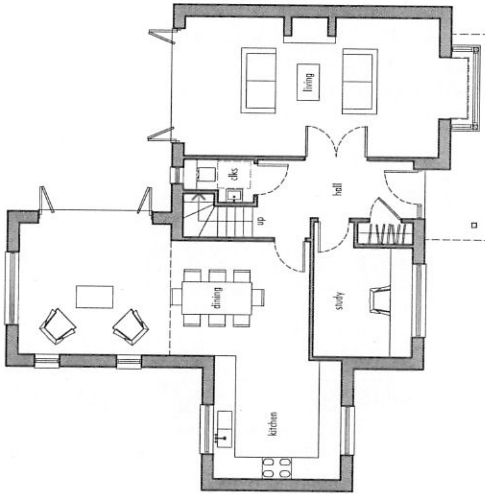
west elevation



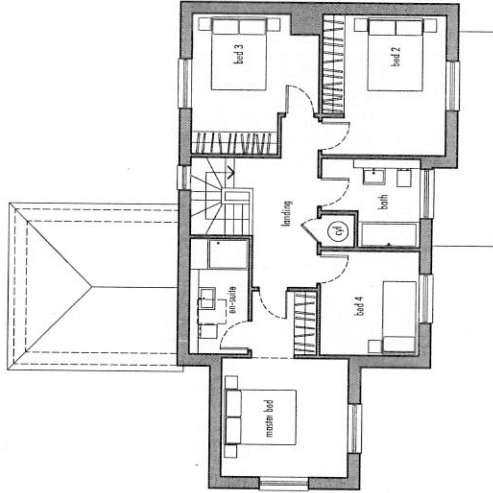
south elevation



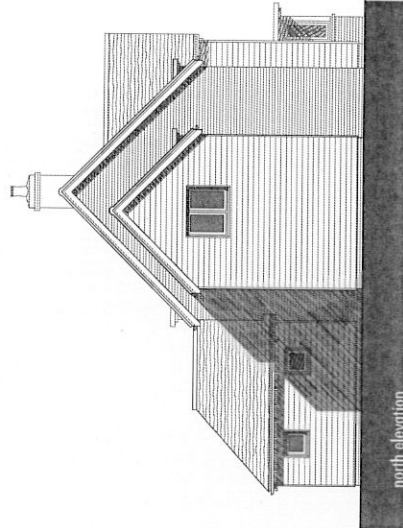
east elevation



GROUND FLOOR



FIRST FLOOR



north elevation



APPROX GROSS INTERNAL AREA = 165.4sq.m / 1780sq.ft

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PROPOSED EXTERNAL MATERIALS
 - Facing Red Brickwork to IP4 Approval
 - Painted Feather edge timber cladding
 - Plain tiles to IP4 Approval



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Scale 1:100@A2	Date NOV 11	Drawing NOV 11
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT, 100 ABINGDON ROAD, DIDCOT, OXON, OX11 9BW.		Job no. 10031
		Job no. 10031-P22
		Rev /
PLOT 2 - PROPOSED FLOOR PLANS + ELEVATIONS		

