

South and Vale GIS
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 at a scale of 1:2,500



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Appendix 2



Rear Elevation (East)



Proposed Front Elevation facing Newlands Avenue

ROOF:
Interlocking concrete roof tile, dark red to match existing. Plain tile to lower roof.

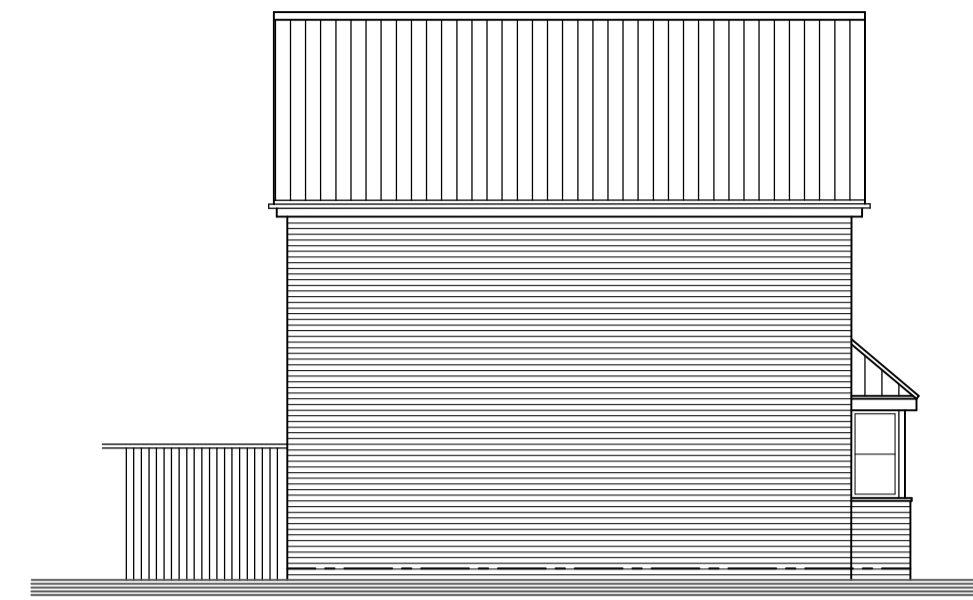
WALLS:
Red Multi brick to match existing with smooth red contrast to window heads and cills.

WINDOWS:
White PVCu to match existing.

DOOR:
White part glazed insulated composite door



Side Elevation (South)



Side Elevation (North)

MATERIALS:

- WALLS:** Facing Brickwork Weinerberger ARLEY RED RUSTIC, or similar.
Contrast Brick: Weinerberger CHESHIRE RED
- ROOF :** Marley DOUBLE ROMAN to main roof.
Colour SMOOTH BROWN
- Marley PLAIN TILE to porch and bay window
- DRIVE:** Hanson AQUAFLOW water permeable block paving laid to stretcher bond. Colour GOLDEN BRINDLE
- PAVING:** Private paths and ptios to be 600x600 precast concrete paving slabs in river stone.
- JOINERY:** PVCu casement windows, Fascia, soffit boards WHITE paint finish.
- Front door DUCHESS BLUE (20 C 40)
- GUTTERS:** Gutters and rainwater downpipes to be BLACK pvcu, half round profile.

K. L. SKALKA
ARCHITECTS Ltd

Unit C7, Didcot Enterprise Centre
Southmead Park
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Tel: 01235-510813

Notes:
2 Bedroom House Floor Area 73.22m2 (788 sq.ft)
Garage Floor Area: 47.25m2 (508 sq.ft)

Revisions

Mr Nicolas Wilder
85 The Street
OX19 8EF

Project:
New House & Garage at side
47 Newlands Ave
DIDDOCT OX11 8QA

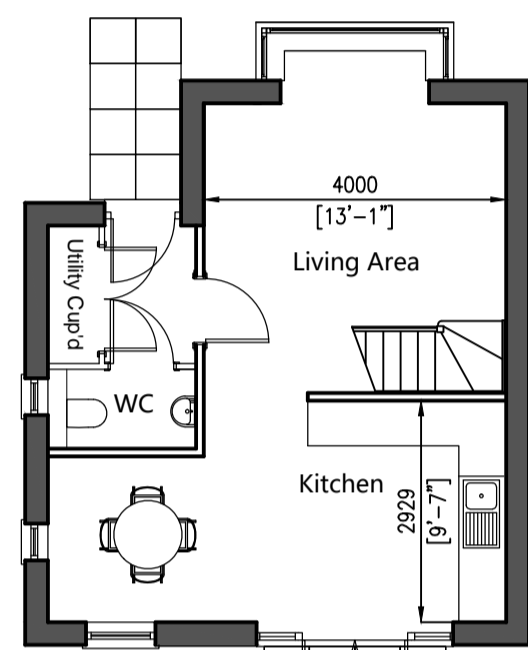
Drawing title:
New House & Garage Plans & Elevations
Block Plan, Location Plan

Scale: 1:50, 1:100, 1:200, 1:1250

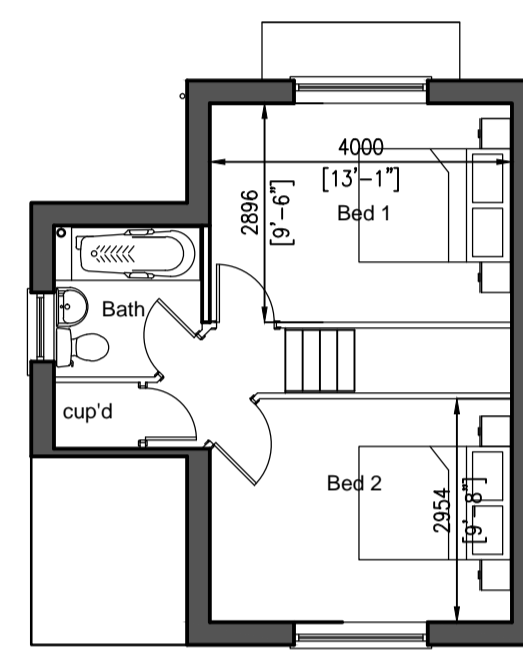
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Date: Feb 2018

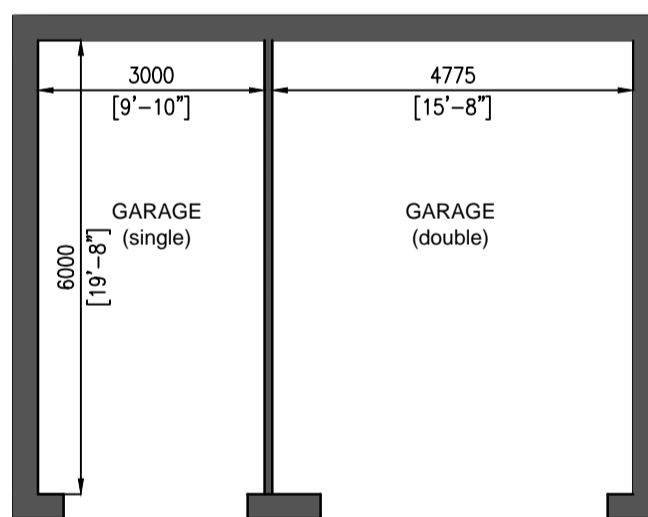
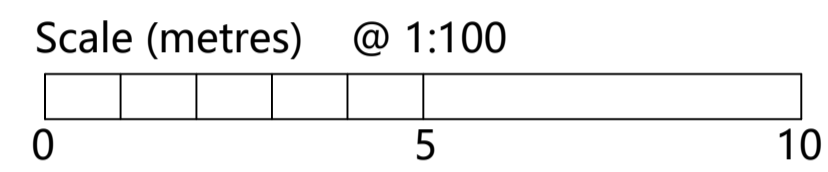
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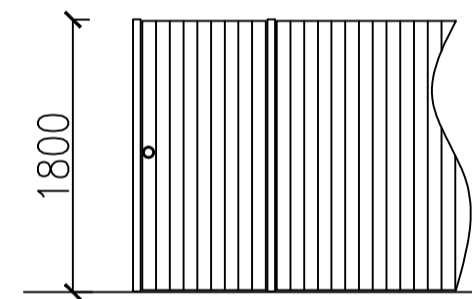
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GARAGE PLAN

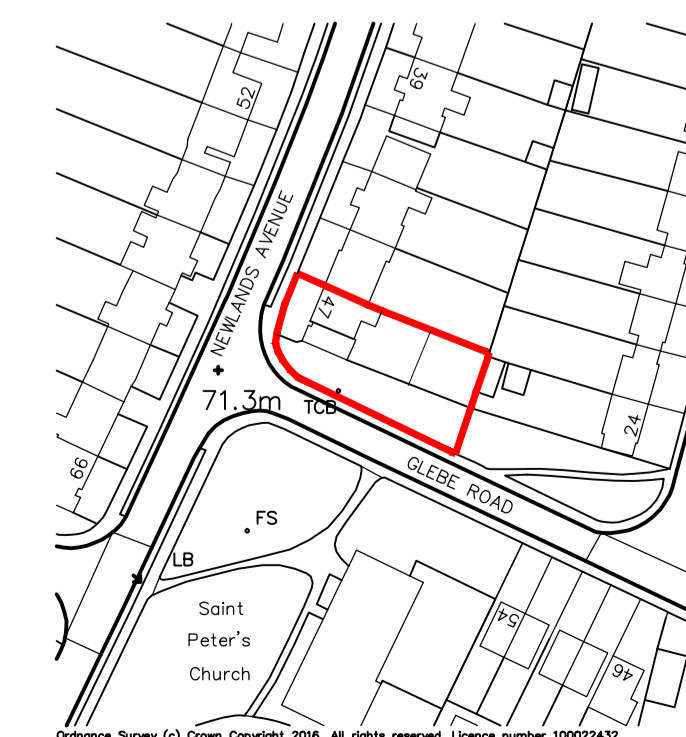


REAR ACCESS GATE & FENCE:
Detail 1:50
1800mm high, framed, ledged braced and battened timber gate with stain finish, with matching screen panels. Galvanised hinges, bolts and latch, with hasp for padlock.

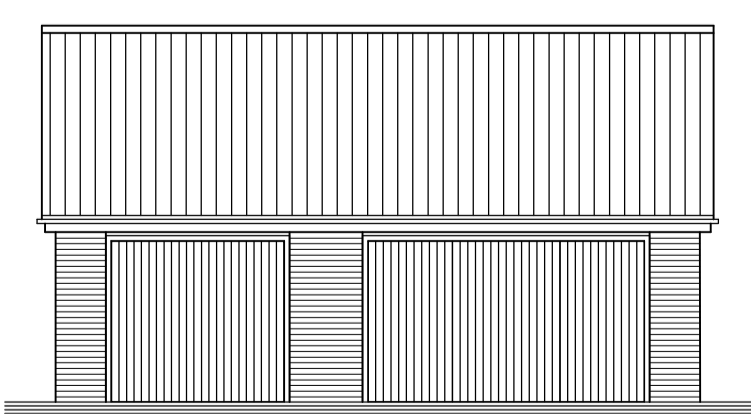


SITE PLAN 1:200

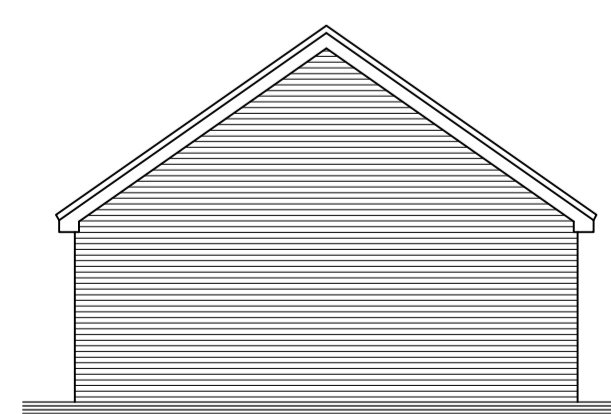
LOCATION PLAN 1:1250



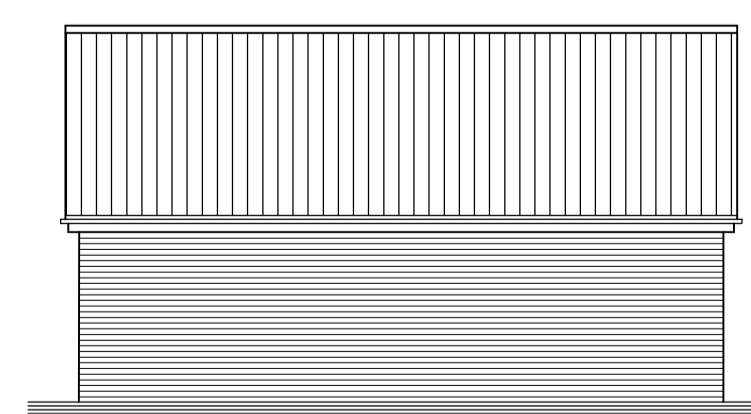
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Proposed Front Elevation facing Glebe Road



Side Elevation



Rear Elevation



47 Newlands Avenue



Monterey Cypress



St Peter's Church



Ridge height of 47 Newlands and furthest forward point of proposed development (case officer's estimate)







South Oxfordshire District Council – Committee Report

P18/S0619/FUL Appendix 4 – Proposed conditions

47 Newlands Avenue – Proposed conditions			
No.	Description	Type	Relevant section of Officer's Report
1	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.	Compliance	
2	That the development hereby approved shall be carried out in accordance with the details shown on the Composite Drawing (NWL.104), except as controlled or modified by conditions of this permission.	Compliance	
3	Prior to the commencement of the development hereby approved samples of all materials to be used in the external construction and finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.	Pre-commencement	
4	Prior to the commencement of the development hereby permitted a scheme for the landscaping of the site, including the planting of live trees and shrubs and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.	Pre-commencement	
6	Prior to occupation of the development hereby permitted the proposed means of access onto Glebe Road is to be formed and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.	Pre-occupation	
7	Before the proposed access is first used, the existing access onto Newlands Avenue shall be permanently stopped up by the means of reinstatement of the highway verge and proposed planting to the approval of the Local Planning Authority and in accordance with the local highway	Pre-occupation	

South Oxfordshire District Council – Committee Report

P18/S0619/FUL Appendix 4 – Proposed conditions

	authority's specifications. Thereafter the closed access shall not be used by any vehicular traffic whatsoever.		
8	The vision splays shown on the approved plan NWL/104 shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.6 metres as measured from carriageway level.	Compliance	
9	Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan NWL/104 and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.	Pre-occupation	
10	The garage accommodation hereby approved shall be retained as such and shall not be adapted for living purposes without planning permission from the Local Planning Authority.	Compliance	