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Application No. P23/S2067/HH

1:1,250 scale



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DESIGN PROPOSAL @  
OAKDOWN  
CHAULKHOUSE GREEN ROAD  
KIDMORE END  
RG4 9AU

# BLOCK PLAN

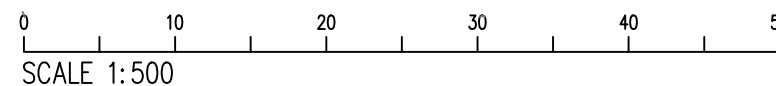
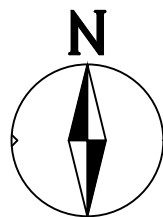
1:500 @ A2  
MAY 2023  
23101.B.BC-03  
REV A  
HAYDEN COOPER

HAC DESIGNS LTD  
100 BERKSHIRE PLACE  
WHARFDALE ROAD  
WINNERSH  
RG41 5RD

info@hac-designs.co.uk  
www.hac-designs.co.uk



# HAC DESIGNS

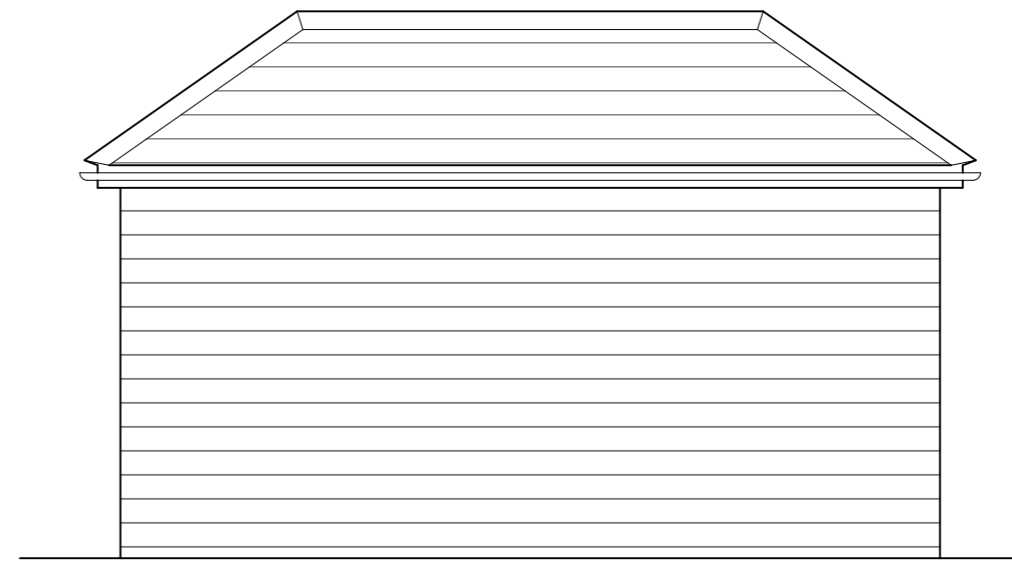
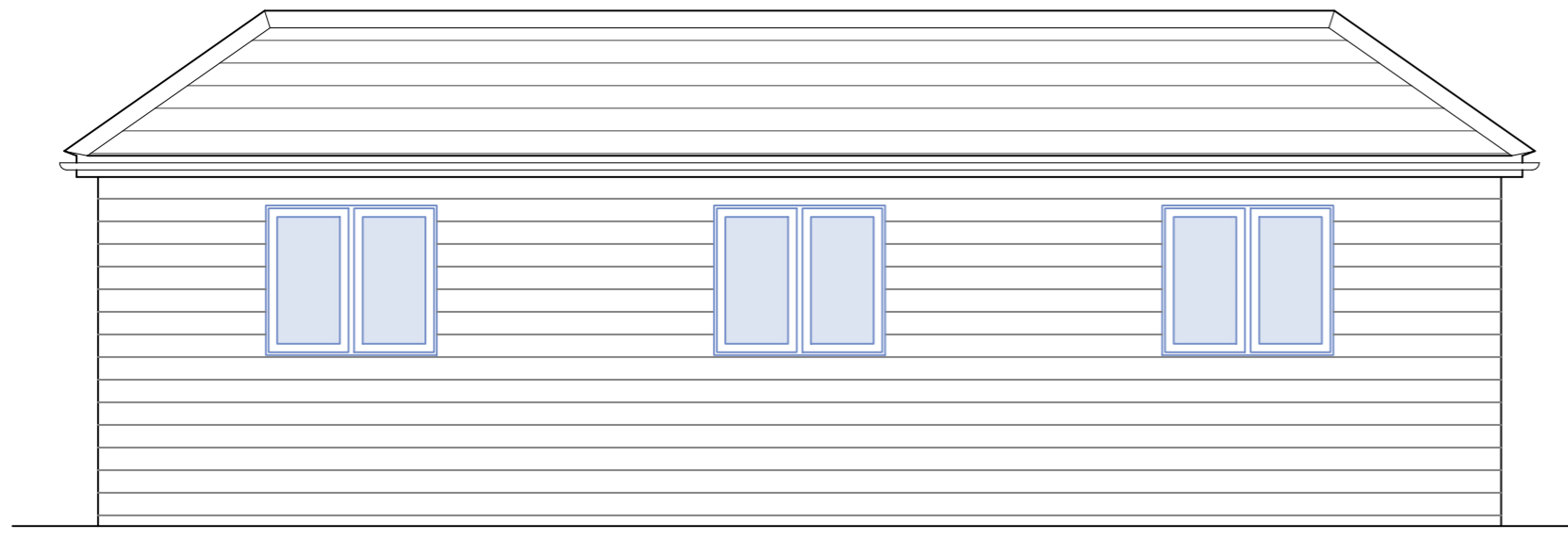
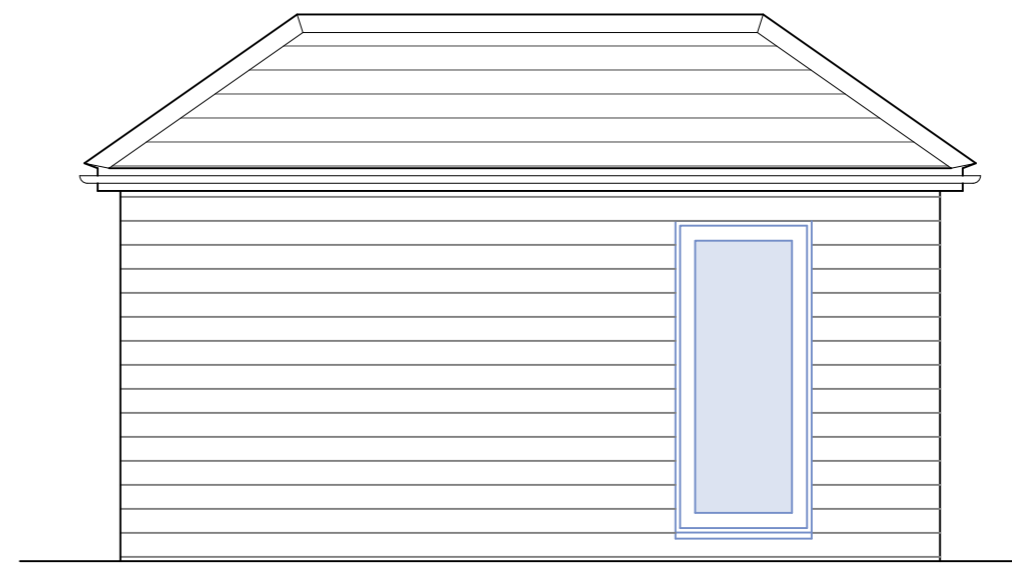


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## Appendix 2

### NOTES:

1. CONTRACTOR MUST CHECK DIMENSIONS ON-SITE PRIOR TO COMMENCEMENT OF WORKS.
2. ANY DISCREPANCIES OR UNCERTAINTIES MUST BE NOTIFIED TO THE PRINCIPAL DESIGNER.
3. BOUNDARIES HAVE BEEN ASSUMED ON SITE, CLARIFICATION AND CONFIRMATION OF BOUNDARY MUST BE TAKEN UP WITH A LEGAL PARTY.
4. ALL DRAWINGS ARE TO BE PLAN-CHECKED BY THE LOCAL AUTHORITY, OR AN ALLOCATED INDEPENDENT BUILDING CONTROL SURVEYOR AND APPROVED.
5. ANY UNSPECIFIED USAGE OR REPRODUCTION OF 'HAC DESIGNS LTD' DRAWING ARE SUBJECT TO INTELLECTUAL PROPERTY AND COPYRIGHT LAWS AND MUST BE APPROVED BY PRIOR WRITTEN CONSENT.
6. STRUCTURAL ELEMENTS AND SUPPORTS MUST BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER; THAT HAS PROVIDED SUPPORTIVE CALCULATIONS TO BE APPROVED BY THE LOCAL AUTHORITY BEFORE INSTALLATION.
7. NON-SPECIFIED MATERIALS MUST BE CONSULTED AND APPROVED BY ALL RELEVANT PARTIES PRIOR TO INSTALLATION.



DESIGN PROPOSAL @  
 OAKDOWN  
 CHAULKHOUSE GREEN ROAD  
 KIDMORE END  
 RG4 9AU

## PROPOSED GROUND FLOOR PLAN & ELEVATIONS

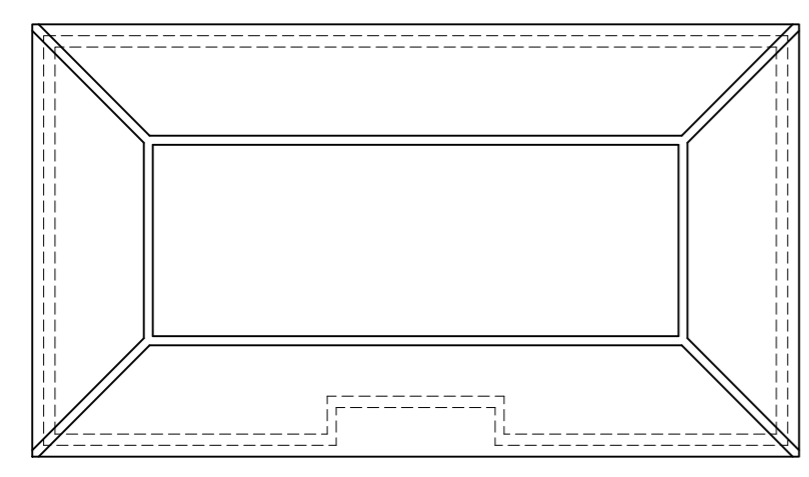
1:50 @ A2  
 MAY 2023  
 23101.B.BC-01  
 HAYDEN COOPER

HAC DESIGNS LTD  
 100 BERKSHIRE PLACE  
 WHARFDALE ROAD  
 WINNERSH  
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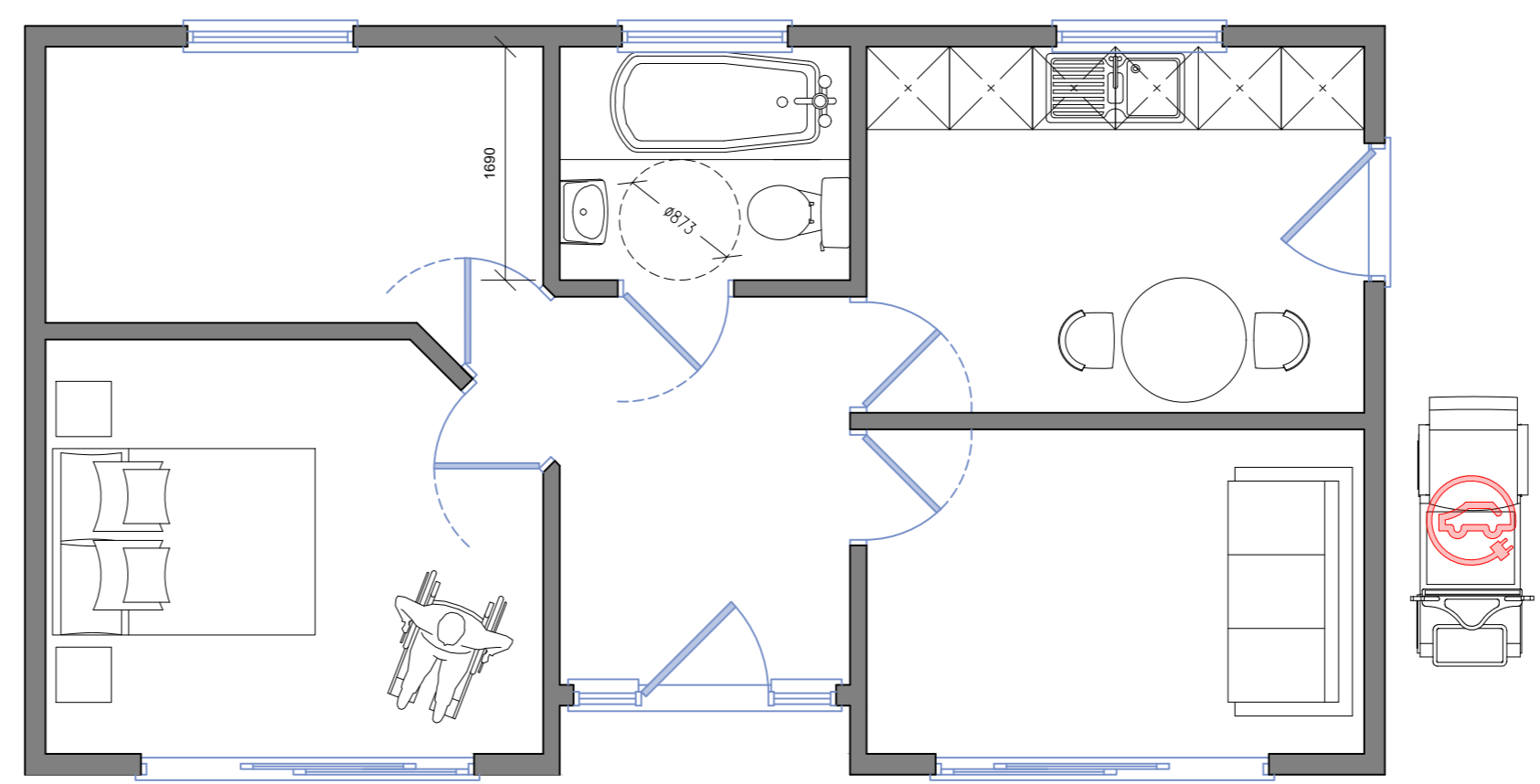


# HAC DESIGNS

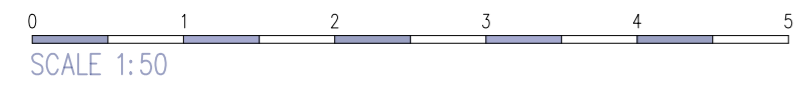


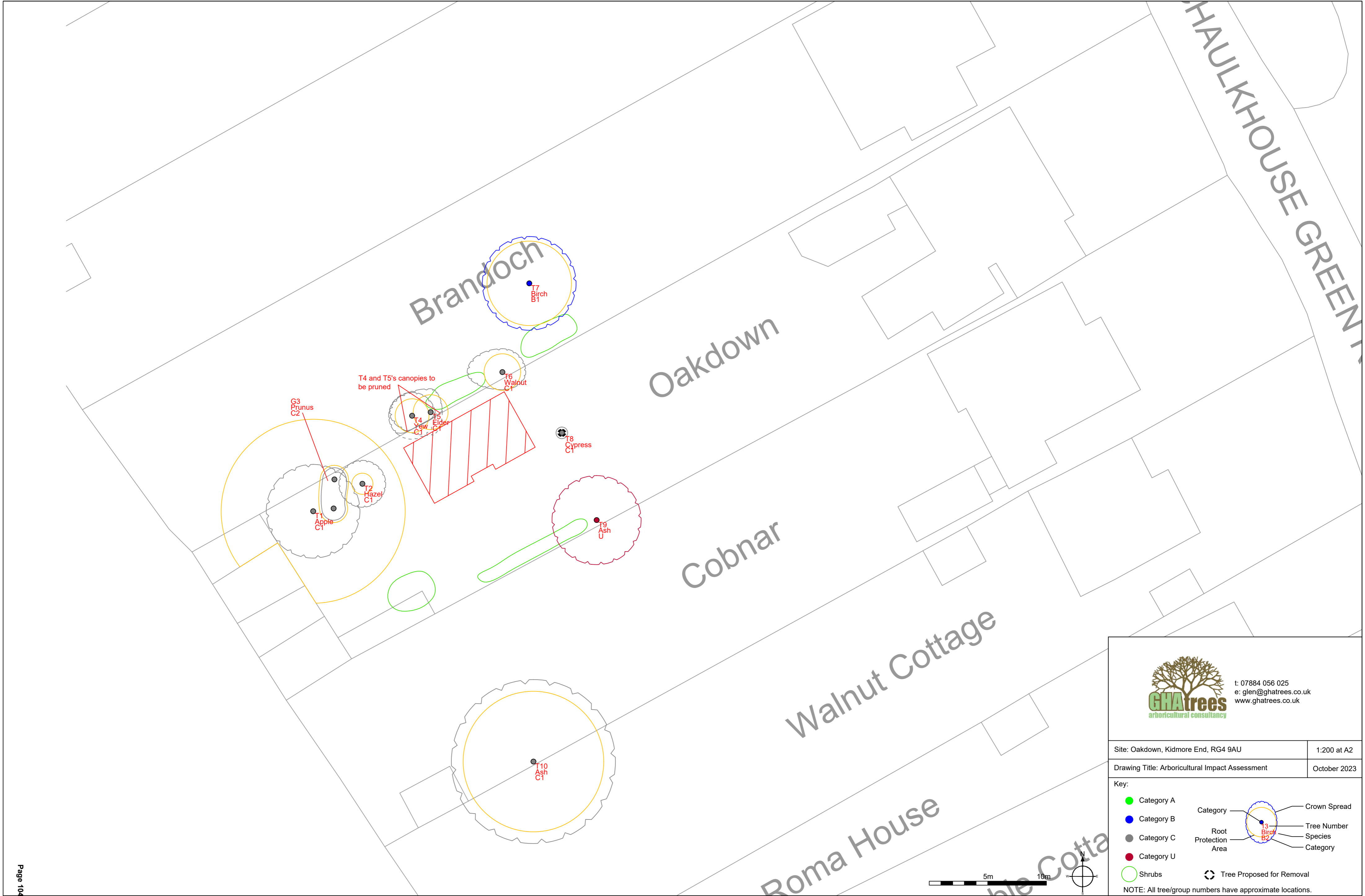
ROOF PLAN 1:100

- NOTES:**
1. CONTRACTOR MUST CHECK DIMENSIONS ON-SITE PRIOR TO COMMENCEMENT OF WORKS.
  2. ANY DISCREPANCIES OR UNCERTAINTIES MUST BE NOTIFIED TO THE PRINCIPAL DESIGNER.
  3. BOUNDARIES HAVE BEEN ASSUMED ON SITE. CLARIFICATION AND CONFIRMATION OF BOUNDARY MUST BE TAKEN UP WITH A LEGAL PARTY.
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  7. NON-SPECIFIED MATERIALS MUST BE CONSULTED AND APPROVED BY ALL RELEVANT PARTIES PRIOR TO INSTALLATION.



GROUND FLOOR PLAN 1:50





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 e: glen@ghatrees.co.uk  
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Site: Oakdown, Kidmore End, RG4 9AU	1:200 at A2
Drawing Title: Arboricultural Impact Assessment	October 2023

Key:

- Category A
- Category B
- Category C
- Category U
- Shrubs
- ⊗ Tree Proposed for Removal

Category

Root Protection Area

NOTE: All tree/group numbers have approximate locations.

# Appendix 3

## RECOMMENDED CONDITIONS

<b>Application Reference:</b>	<a href="#">P23/S2067/HH</a>	<b>Case Officer:</b>	<b>Victoria Clarke</b>
<b>Site address:</b>	<b>Oakdown, Chalkhouse Green Road, Kidmore End, RG4 9AU</b>		
<b>Committee Date:</b>	<b>31 January 2024</b>		

<b>Condition No.</b>	<b>Wording and reasons</b>
<b>1</b>	<p><b>Commencement 3 years</b></p> <p>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.</p> <p>Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.</p>
<b>2</b>	<p><b>Approved plans</b></p> <p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 23101.B.BC-01, 23101.B.BC-02 and 23101.B.BC-03 REV A, except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>
<b>3</b>	<p><b>Materials as on plan</b></p> <p>The exterior of the development hereby permitted shall only be constructed in the materials specified on the application form and plans/supporting documents hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the visual appearance of the development in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
<b>4</b>	<p><b>Prevention of overlooking</b></p> <p>The proposed windows on the ground floor of the rear (north) elevation of the development hereby permitted shall be obscure glazed with a minimum of level 3 obscurity and fixed shut non-opening windows unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.</p>
<b>5</b>	<p><b>Tree Protection (General)</b></p> <p>Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are</p>

shown to be retained, and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.