

© Crown copyright and database rights 2024 Ordnance Survey 100018668



Application No. P23/S2067/HH

1:1,250 scale



South Oxfordshire District Council is licensed to use Ordnance Survey mapping for its own business use as a member of the Public Sector Mapping Agreement.

Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to use Ordnance Survey mapping for their own use.



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

BLOCK PLAN

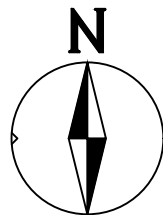
1:500 @ A2
 MAY 2023
 23101.B.BC-03
 REV A
 HAYDEN COOPER

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

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

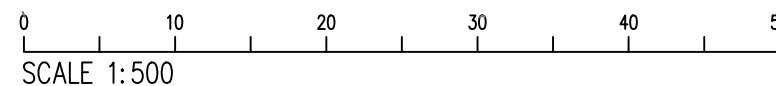


HAC
 DESIGNS



NOTES:

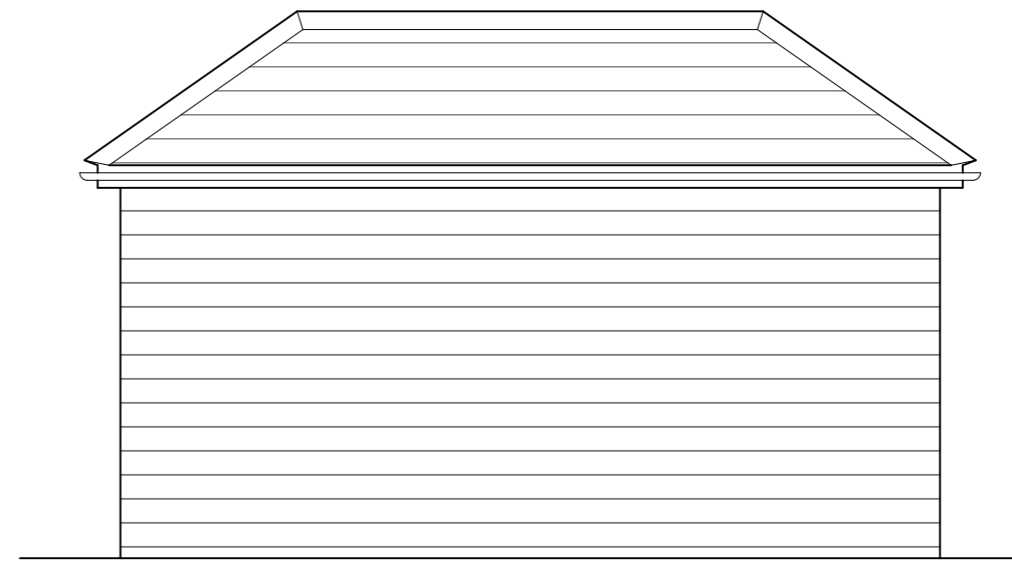
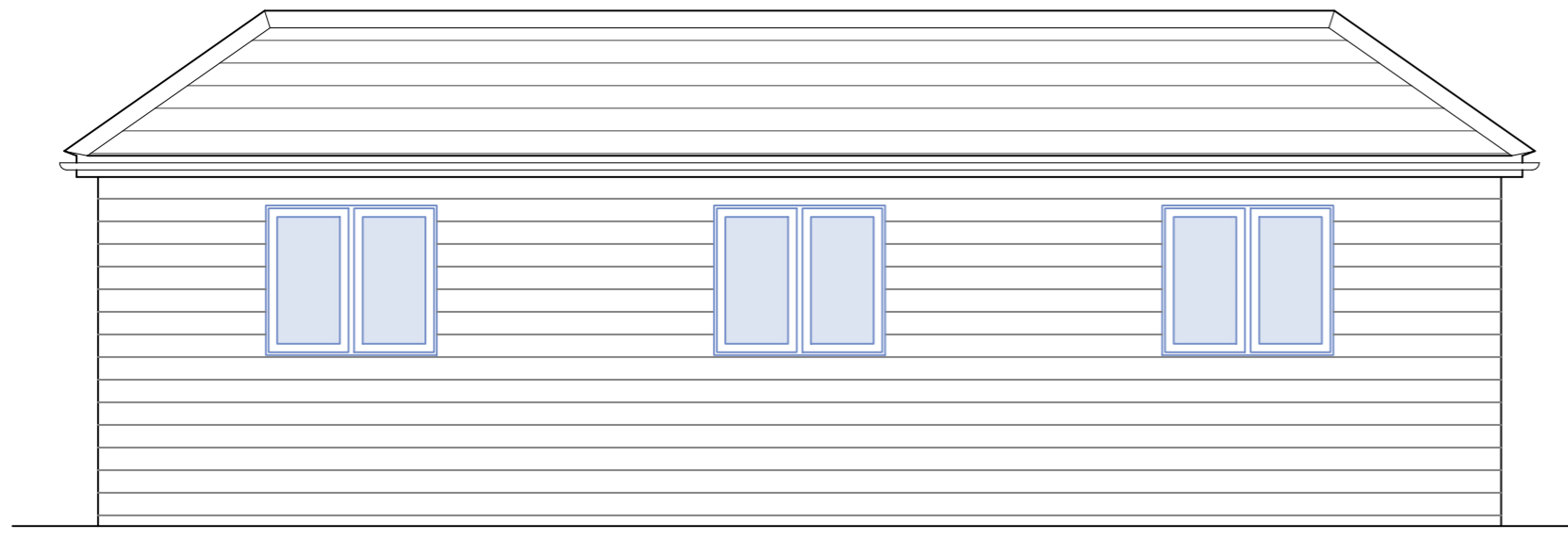
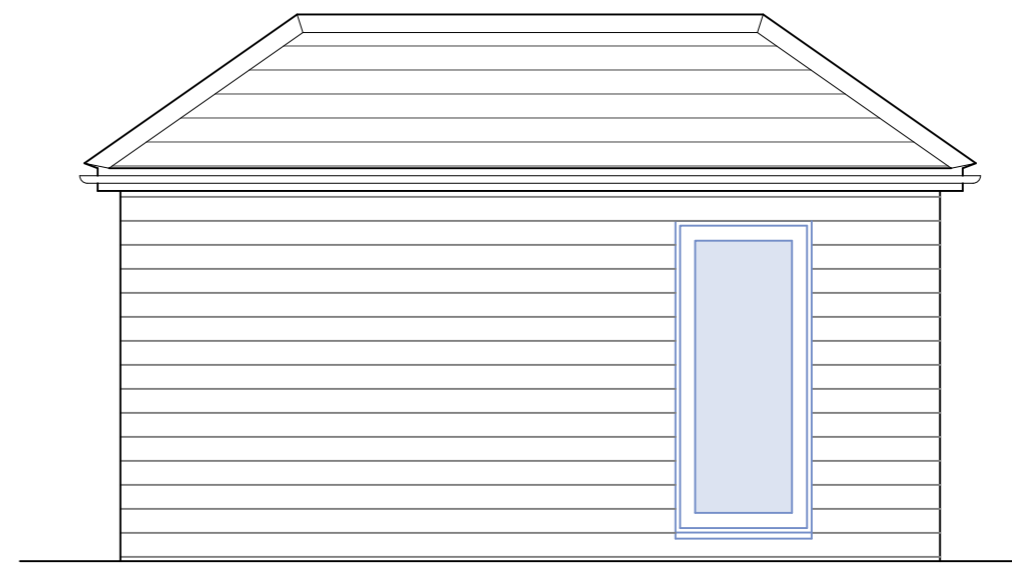
1. CONTRACTOR MUST CHECK DIMENSIONS ON-SITE PRIOR TO COMMENCEMENT OF WORKS.
2. ANY DISCREPANCIES OR UNCERTAINTIES MUST BE NOTIFIED TO THE PRINCIPAL DESIGNER.
3. BOUNDARIES HAVE BEEN ASSUMED ON SITE, CLARIFICATION AND CONFIRMATION OF BOUNDARY MUST BE TAKEN UP WITH A LEGAL PARTY.
4. ALL DRAWINGS ARE TO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



SCALE 1:500

©Crown Copyright and database rights 2019 OS Licence no. 100019980

Appendix 2



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

PROPOSED GROUND FLOOR PLAN & ELEVATIONS

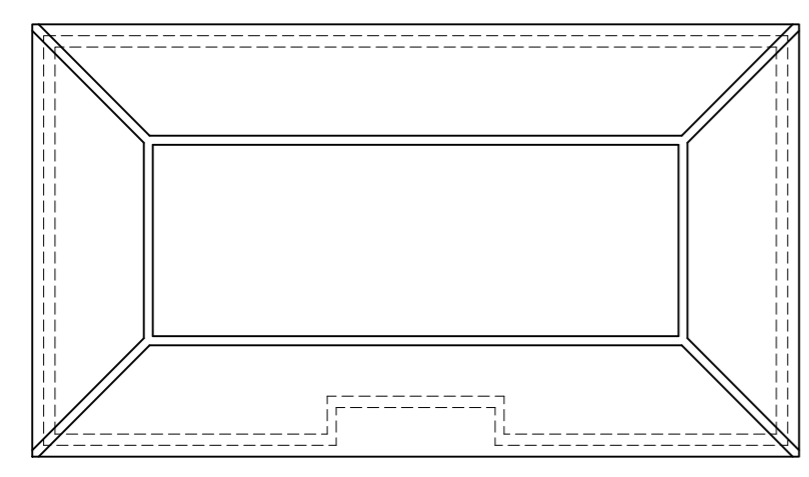
1:50 @ A2
 MAY 2023
 23101.B.BC-01
 HAYDEN COOPER

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

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

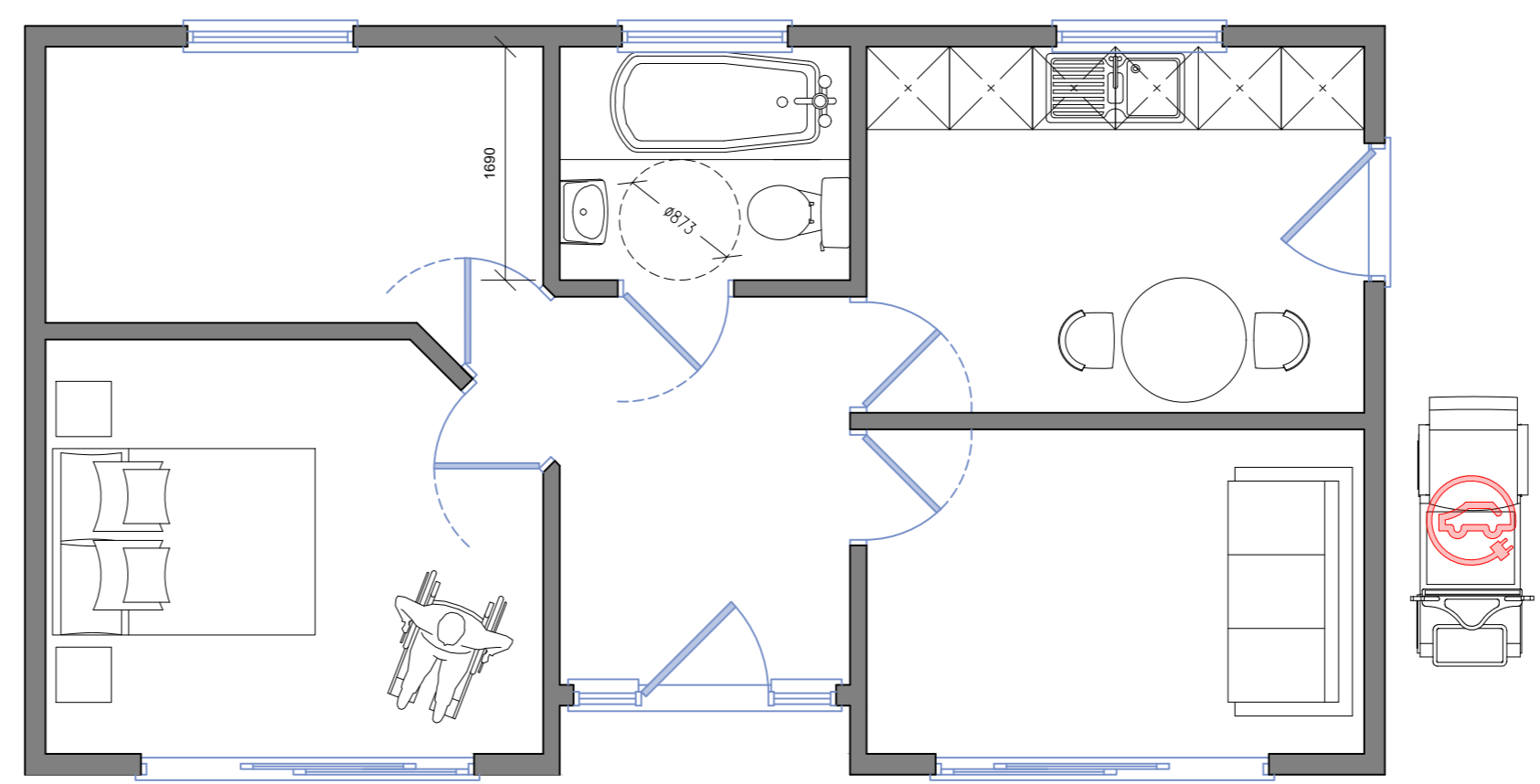


HAC DESIGNS

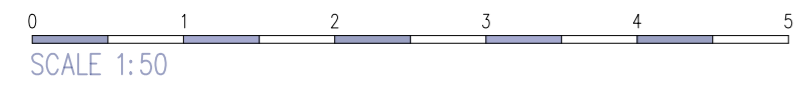


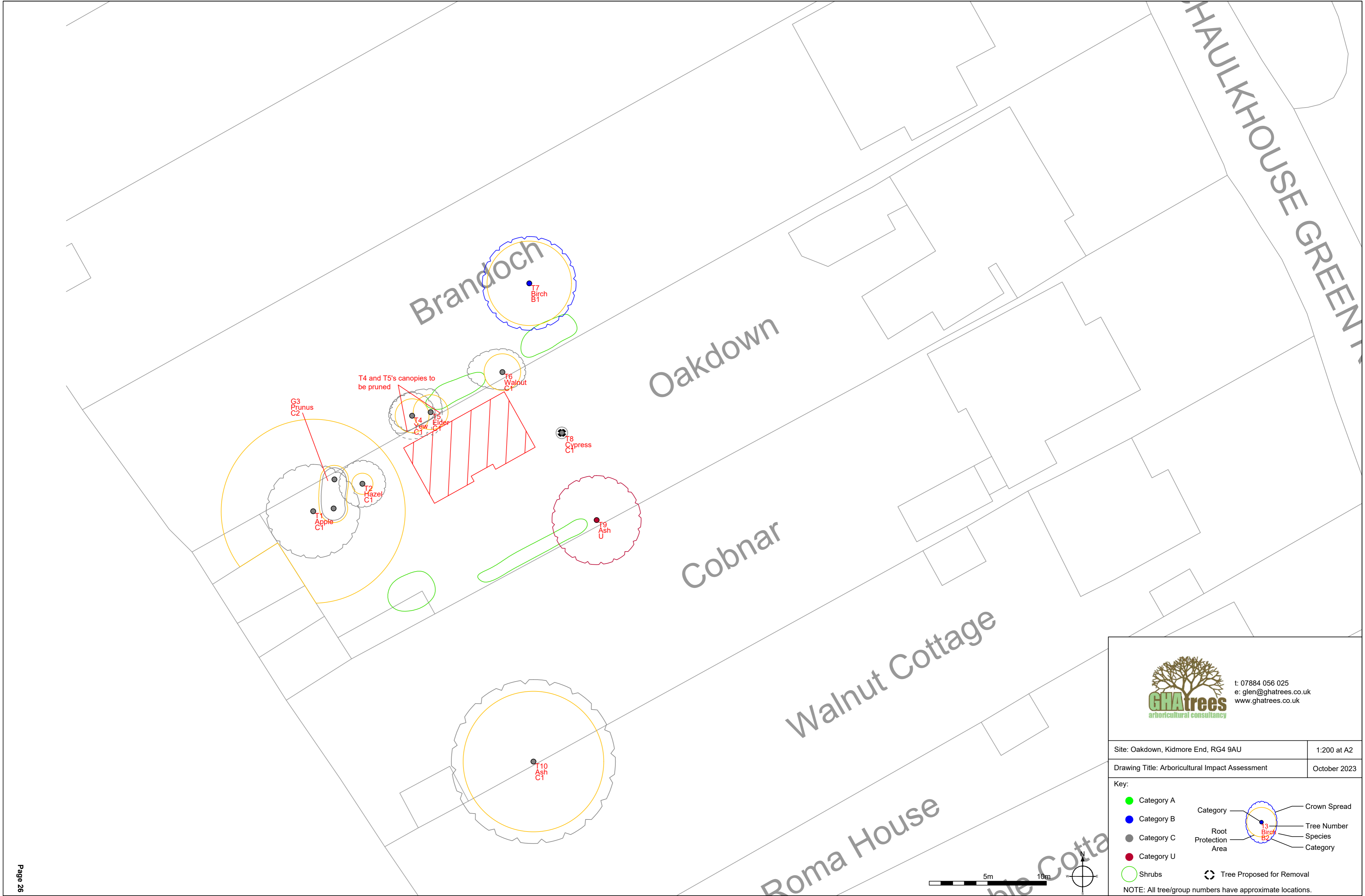
ROOF PLAN 1:100

- 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.
 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.



GROUND FLOOR PLAN 1:50





t: 07884 056 025
 e: glen@ghatrees.co.uk
 www.ghatrees.co.uk

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
- Category
- Crown Spread
- Tree Number
- Species
- Category
- Root Protection Area
- Tree Proposed for Removal

NOTE: All tree/group numbers have approximate locations.

Appendix 3

RECOMMENDED CONDITIONS

Application Reference:	P23/S2067/HH	Case Officer:	Victoria Clarke
Site address:	Oakdown, Chalkhouse Green Road, Kidmore End, RG4 9AU		
Committee Date:	31 January 2024		

Condition No.	Wording and reasons
1	<p>Commencement 3 years</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>
2	<p>Approved plans</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>
3	<p>Materials as on plan</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>
4	<p>Prevention of overlooking</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>
5	<p>Tree Protection (General)</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>

	<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.</p>
--	---

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