

COMMENTS ON EASTFIELD HOUSE PLANNING APPLICATION

Letter of 30 June 2020 to SODC from Mr and Mrs Huntington of Eastfield Lane, Whitchurch:

From: [Julie Huntington](#)
To: [Tom Wyatt](#)
Cc: pearl.slatter@southoxon.gov.uk ; [Harry Butterworth](#)
Sent: Wednesday, June 30, 2010 10:33 PM
Subject: Planning Application Reference P10/E0852

Dear Mr. Wyatt,

Planning Application Reference P10/E0852

During the limited time available since we received notification of the above planning application I have briefly reviewed the documents. I believe the application is very misleading as it understates the massing of the extension almost to the point where it does not exist at all. My issues are as follows:

The Computer generated images – these appear throughout the application on almost all the documents, but they do not demonstrate a true reflection of what is proposed. On one (which includes the silver and blue car) the extension on both sides of the house is almost completely obscured by foliage. On the second (black and silver car) the extension is hardly shown at all. In reality the roof line on the western side of the extension is taller than the main building at that point behind (not shown) and the remainder is hidden by a tree. On the eastern side, apart from a very small bit of the roof line, it is not shown at all! I believe these misrepresent what is proposed and should be removed from all the documents within the application.

The front elevation Drawing 344 / 007 The drawing that shows the new extension's relationship with the existing house plays down the massing of the new extension at the rear of the south elevation. It only identifies the extension very faintly behind a lines of trees, which do not exist.

The Design Statement

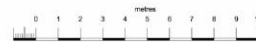
The two adjoining properties (Eastfield Cottage and Tanglewood) – the new building will be the two closest adjoining properties, but yet they seem to have been ignored. It is difficult to gauge the relationship of the new development against these properties as they are not shown clearly on the plans and the elevations. The only photograph of Eastfield Cottage is shown on Fig 22, but there is no reference to it. However there are numerous photos of other properties.

Existing scale and massing – It states *'The scale and massing of the existing building has been taken into consideration with the design of the proposed extension to ensure that it is almost completely concealed when viewed from Eastfield Lane.'* Because it is not obvious from the information sent, I have superimposed the new extension on to the existing Eastfield House extension (**see next page**) where **it clearly is** visible on both sides of the house and 'envelops' the existing property. Therefore the statement should be corrected when viewed by the public on the web site.

Existing Residential Development – It states that *'the existing, two storey housing represents limitations on scale, height and massing of the proposed extension. The layout of the proposed extension has taken into consideration the need not to increase overlooking of adjoining properties and gardens.'* Again this is just not true as the plans show the windows looking over a number of the adjoining gardens. Therefore the statement should be corrected when viewed by the public on the web site.



South elevation (front) outline massing elevation.



4.6 Building Height – It states that ‘*Given the nature of both the visual context of the site and the form of the existing building, it is considered appropriate to limit the building to a maximum of **two** stories.*’ Plans 344/002 / 003/ 004 clearly show three levels. Therefore the statement should be corrected when viewed by the public on the web site.

Economic Viability – The current owner of Eastfield House purchased the premises approximately 3 / 4 years ago and should have been aware of the site’s constraints (conservation area; mature trees, some of which have subsequently been removed; adjoining residential properties; access etc). If there is a problem with the viability, the owners should not have purchased the building in the first place and should not be allowed to use it as a reason to overrule the planning constraints.

Number of rooms - although it states that there is a net addition of only 18 rooms, there are in reality an extra 34 rooms plus kitchens and ancillary rooms and therefore effectively the extension is twice the size of the existing house. There is no reference to this within the design statement and it helps to indicate the scale of the extension which will accommodate 75% of the rooms within the new development.

Tree Survey – The Tree Survey Report stresses the importance of retaining trees (see Para 1.11) and I think this comment is disingenuous as the owners removed 5 or 6 mature trees (assume category A) in a historic avenue of limes on a Sunday last year. Neighbours objected, but unfortunately no one knew who to contact at SODC on a Sunday. As a result SODC has put TPO on the remaining trees to prevent any further trees being removed.

The tree identified as T25 is not actually within the boundary of the site. I am assuming if it was it would have been removed when the other similar trees were removed last summer. It should not be shown as such on the plans.

Transport Assessment – Para 3.3 Pedestrian access – it states that there are footpaths in close proximity to the site and these give direct access to both the wider residential properties, which act as a source of staff and direct access to nearby bus stops. I can confirm there are no footpaths on Eastfield Lane and the entrance on to the High Street is very narrow and awkward for pedestrians.

Statement of Community Engagement – those attending the exhibition were shown only a limited level of information that presented the extension proposals in the most favourable way (note CGI’s). There was no reference to the second floor see appendix 4 of the statement. Please note that neither the residents of the adjoining Eastfield Cottage, nor Tanglewood were invited to attend. Additionally, the exhibition took place during the summer holidays when many people like us were on holiday. I am also aware of additional residents who objected to the proposals, but are not listed on the schedule.

In Appendix 5 under reference 20 it states that amendments have been made to take account of my objections. From what I can establish, no significant changes have been made to the proposals.

I have only had time to glance through the documents and I may have other issues when I consider it carefully. My major concern is that anyone looking at the application and the CGI's in particular, which are scattered regularly throughout the documents, will be misled. I therefore believe the CGI's should be removed from all the documentation and the misleading comments removed or at least corrected to give a more balanced view. I believe this needs to be done before the public start to view otherwise it does not represent a true reflection of what is proposed. Overall the application is riddled with inaccuracies and as such undermines the integrity of the planning process.

Yours Sincerely,

Julie and Neil Huntington