

Sonning Common Parish Council
Minutes of the PLANNING COMMITTEE Meeting
held at the Village Hall, Wood Lane, Sonning Common
on Monday 4 February 2013 at 19.30 hrs.

Present: Mr Greenwood (Chairman), Ms Hunt, Mr Kedge (ex officio), Mrs Lewis, Mr Rawlins, Mr Reynolds and Mr Stoves (ex officio).

Two members of the public were present.

P13/134 Apologies for absence: Ms Noble

P13/135 Declarations of Interest: None

P13/136 Public Question Time: None

P13/137 New Applications:

137.01: P13/S0051/HH: Highwood House Blounts Court Rd, Peppard Common RG9 5HB
First floor side extension. (Re-submission of lapsed consent P08/E0267)
A neighbour of the property and the home owner made statements to the Committee regarding this application.

The Committee recommended the refusal of this planning application as it fails SOLP 11 policies D4, G6 and D1. See letter attached.

137.02: P12/S3091/O: 15 Baskerville Road - Amended

Demolition of 15 Baskerville Road and the erection of three chalet bungalows, access and parking.

The Committee recommended the refusal of this planning application as it fails SOLP 11 policies G6, G2, D4 and T1. See letter attached.

137.03: P12/S2909/HH: 15 Kennylands Road, Sonning Common RG4 9JR

Erection of a single storey side and rear extension.

The Committee recommended the approval of this planning application.

P13/138 Applications granted: None.

P13/139 Applications refused: None.

P13/140 Matters for future consideration: None.

Date of next Meeting: Monday 18th February 2013 at 19.30 hrs.

Chairman

Dated

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Letter to SODC regarding **P13/S0051**

February 8th 2013

Mr T Wyatt,
South Oxfordshire District Council
Benson Lane
Crowmarsh Gifford
Wallingford OX10 8NJ

**P13/S0051/HH: Highwood House Blounts Court Rd, Peppard Common RG9 5HB
First floor side extension. (Re-submission of lapsed consent P08/E0267).**

We believe this proposal breaches SOLP 11 policies D4, G6 and D1.

In our opinion the upper story side extension is so close to its neighbour "Conifers" that its mass and height would be un-neighbourly and represent an over development of this side of Highwood House (Policy G6)

The large dressing room window overlooking "Conifers" garden causes concern in that:

- a) It is too large (Policy D1)
- b) It would represent an invasion of privacy and amenity value for its owner, thus breaching Policy D4.

We feel that the problem of the dressing room window and ridge height should be addressed and resolved to the satisfaction of both parties.

Yours sincerely

Mr B Greenwood
Chairman Planning Committee
Sonning
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February 8th 2013

Mr T Wyatt,
South Oxfordshire District Council
Benson Lane
Crowmarsh Gifford
Wallingford OX10 8NJ

Ref: P12/S3091/O: 15 Baskerville Road (amended). Demolition of 15 Baskerville Road and the erection of three chalet bungalows, access and parking.

We are strongly opposed to this development on the grounds that it fails SOLP 11 policies G6, G2, D4 and T1.

This high density housing proposal, if accepted, will be intrusive and have a significantly adverse effect on the surrounding well established and low density residential area (policy G2). It will be out of character.

It is a considerable over development of the site – the proposed three properties being too close together and cramped (policy G6) as well as sharing the same access onto an old established residential road (policy T1)

The impact of this dense development will reduce the amenity value and privacy of its surrounding neighbours, particularly the residents of Green Lane – a very quiet and low density residential area.

This sort of backland development will be against the principles of our Neighbourhood Development Plan which will set out a structured and coherent planning policy which respects the needs and character of our village. We are sure these aims are in accordance with the policies and strategic planning laid out in SODC's Core Strategy.

Yours sincerely

Mr B Greenwood
Chairman Planning Committee
Sonning
Common Parish Council