

22nd March 2023

West Oxfordshire District Council

Council Offices
Woodgreen
Witney
Oxfordshire
OX28 1NB

Planning Application at 25 Boundary Close, Woodstock, OX20 1LR

Dear Sir / Madam,

The following points form part of the above planning application & it is requested they be considered fully:

1). Visual Impact & Screening of the site The proposed changes are to both main elevations of the property. The proposals will be somewhat visible from the public road, please see accompanying drawing 0264 (A) GA 003 - Site Plan. The proposed dormer roof will be constructed from insulated timber framed walls with external cedar cladding. The covered area at the rear of the property is to be powder coated aluminium sections. The existing site has a reasonably flat level, as shown on drawing 0264 (A) GA 001 - Location Plan, it is not expected that the levels of the site will have to change to allow construction. There are no new windows on elevations that face other properties, other than:

- 2 new windows on the South (front) elevation.

There are existing windows on these elevations so the visibility of neighbours' properties will not be increased.

2). Foul & Surface Water Drainage The proposals will feed into the existing sewage & surface water drains. It is not anticipated that the proposal will increase the volume of other foul waste or rainwater runoff.

3). Highways considerations The proposals will not affect the affect the volume of traffic on the adjacent roads infrastructure.

4). Sustainability The materials chosen for the construction are to be energy efficient using insulation to the timber framed walls & dormer roof & double glazing to windows, so as to have as low an environmental impact as possible.

5). Amenity The proposal is to allow for the property to serve as a suitable sized home for the applicant's maturing family.

I trust this planning letter & the submitted drawings will furnish the required information. However should you need any further information, please feel free to get in touch.

Yours faithfully,



Barnaby Robinson