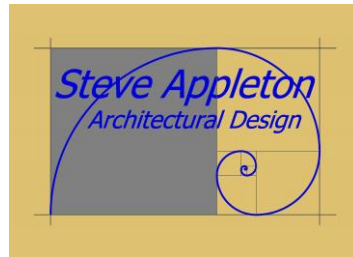


Heritage Statement

2 Witney Lane,
Leafield
Oxfordshire
OX29 9PG
for
Mr and Mrs Davison

Prepared by
Steve Appleton MCIAT



April 2024

Site location & context

No. 2 Witney Lane is a modest one & a half storey terraced cottage located on the east side of Witney Lane & lies within both the Leafield Conservation Area & the Area of Outstanding Natural Beauty. The original property dates from the 17th century but is not listed.

The external walls are built in natural stone with a stone slated roof to the front & brown plain tiled roof to the rear.

There is a single storey rear extension dating from the 1930s, housing the kitchen & breakfast room & an adjoining family bathroom which was added in the 1960s. There are two double bedrooms & a single bedroom on the first floor.

There are 4no. grey/green painted timber casement windows to the front elevation, 2no. within render clad dormers.

The windows to the rear elevation are white framed pvcu casement & fan light windows.

The front garden is laid to lawn with a drystone wall on the front boundary where it abuts the public footpath.

The rear garden is generally laid to lawn with a concrete patio area.



Photo 1: Front view of the property from Witney Lane.

There is a group of 3no. Grade II listed properties across the road from no.2 Witney Lane, namely the Leazings, Linden & Witney Cottage.

This householder planning application is for part demolition of slightly more than 50% of the boundary wall, the area to the right hand side of the garden gate & path as shown in the photo above. This is to create a new vehicular access onto Witney Lane to include dropped kerbs onto the highway, & the construction of a gravel surfaced permeable parking area for two vehicles.

The property currently does not benefit from any off street parking & Mr & Mrs Davision wish to now add this to the property.

Street parking along this length of Witney Lane is generally difficult, due to its narrow width & the quantity of properties without off street parking facilities, & therefore can suffer from overcrowding with vehicles along a sometimes busy highway. Therefore, the removal of potentially 2no. parked vehicles from the street will help to benefit the street scene & the traffic flow along Witney Lane.



Photo 2: View looking south along Witney Lane with no.2 on the left.

A pre-planning application was submitted by Mr & Mrs Davison on 19th February & the reply from Mr Pearson was as follows:-

"I can confirm that the proposed access and driveway will require planning permission as the access will be onto a classified road.

Therefore, you will need to submit an application which would then be considered on its merits.

You can apply for planning permission online via the Planning Portal at www.planningportal.co.uk Alternatively, you can print forms from our website at www.westoxon.gov.uk and find an explanation of the information you will need to submit with your application.

I trust this is of some assistance".

Impact Upon the Conservation Area

The proposed parking area together with the part removal of the garden wall have a minor impact upon the street scene, however with the retention of nearly 50% of the existing wall length & the sensitive treatment of the new wall opening together with the use of gravel to provide a permeable surfacing, I suggest that any potentially negative impacts will be kept to a minimum. As mentioned above the the removal of potentially 2no. parked vehicles from the street will help to benefit the street scene & the traffic flow along Witney Lane.

