

Anthony Sam
PO71W0082

Anthony Pettorino

From: Anthony Pettorino
Sent: 16 March 2007 14:55
To: 'samantha.bird@southoxon.gov.uk'
Cc: 'MCD Consultancy Limited'
Subject: 23 Newlands Ave, Didcot - Amended documents
Attachments: 070315 - Design statement.pdf; View 1.pdf; View 2.pdf; Newlands Ave - 130-B - Site & floor plans.pdf; Newlands Ave - 150-C - Elevations.pdf

**AMENDMENT
NO. 2**

Dear Samantha,

Further to our meeting last week, I have considered your comments regarding the current proposal. My understanding is that you felt that the development was 'borderline' in that the open corner on the site was best left untouched due to the relief it gave from the adjacent rows of semi detached houses. You felt that you would not be able to support it in its current form and suggested that the way forward was to 'test it at appeal'.

My understanding is that you did not have any major issues with the design of the house itself, but did so with the principle of building on the corner site.

We discussed a few minor issues such as size of amenity space and potential overlooking of the retained garden to 23 Newlands Avenue. On this front, I have repositioned the first floor bedroom window to the side elevation (revised plans and elevations attached) and maintain that the proposed new garage only helps by providing a solid barrier at ground floor level. The design of the rear garden optimises access from ground floor living spaces and actually provides three separate outdoor living areas. The angled orientation will also exaggerate the perceived depth of the site from the rear elevation.

On the more major issue of the 'openness' of the corner as it exists, I have attempted to address this by way of a revised design statement that refers to relevant government and local policies supplemented by two photo-montage renderings of the site from two different view points.

What I am hoping to do is demonstrate by way of providing you with additional information that the proposed development is appropriate for this site and that it does enhance the immediate area and that it is neighbourly in all aspects.

The attached design statement makes reference to PPG3 and PPG13 as well as to your own Local Plan.

I hope the additional information will give you the comfort to support the scheme and thereby avoid the appeal process.

If, as I hope, that I have been successful in convincing you of the merits of the development and there remain minor design issues, I will be happy to address these as soon as possible to avoid delays in determining the application.

Sincerely,

Anthony Pettorino
Acting for MCD Consultancy Ltd
07976 260865

S.O.D.C.
19 MAR 2007
PLANNING

PS: the attached images are also in the revised design statement. Hard copies are in the post so they can be registered as part of the application.