

Our ref: NI12160

20 Western Avenue
Milton Park
Abingdon, Oxfordshire
OX14 4SH
T +44 1235 821 888

Date: 03 December 2021

Jessica Werett
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Jessica,

Town and Country Planning Act 1990

Appeal by DUSEK DESIGN ASSOCIATES LTD

Site Address: 18 Linksway, Northwood, HA6 2XB

Further to your letter dated 23 November I comment as follows on the Council's written statement in relation to the above appeal.

In relation to paragraph 2.1, the Comparison Plan submitted with the original application (drawing no. 1366/P/10 – Appendix 2 of the Appellant's Statement) shows that that our proposal dwelling is comparable with the existing dwelling and approved scheme, and with regard to the latter is smaller in most areas.

As far as paragraph 2.2 is concerned, and the massing of the building, the submitted plans demonstrate that the proposal complies with separation distances to boundaries, whilst not encroaching any 45 degree lines from either neighbour as the building is far enough away not to be an issue.

The Council maintains in its statement (paragraphs 2.4 to 2.6) that the proposed development is out of keeping with the street scene and the setting of the Copse Wood Estate ALSC. Since the appeal was submitted, planning permission has been allowed on appeal for a replacement dwelling at 9 Linksway (APP/R5510/W/21/3273177 – see section K of the Planning Appeal Form). In allowing the appeal the Inspector noted:

"Within the ASLC there is considerable variation with individually designed large properties. The newer dwellings are commonly of a far more modern design, fill much of the plot widths and are of a large scale. As such, there is no consistency to the built form in the ASLC. While these newer dwellings may pre-date the current development plan, they form part of the character and appearance of the area and the context that the appeal scheme would be seen in" (paragraph 8).

The Inspector in the 9 Linksway appeal also noted in paragraph 9 that while the proposed dwelling would not follow the style, scale or appearance of the one it replaces, and that it would also not directly replicate any existing properties in the ASLC. it nevertheless draws together a number of architectural features that are found at properties close by, much like the proposal for no. 18 the subject of this appeal. The Inspector found that while not as consistent in terms of architectural style as the existing dwelling, it would not appear incongruous with the existing context of built form.

I have reviewed the suggested conditions with my Client and have no comment to make on these.

Our ref: NI12160

Yours sincerely,
for RPS Consulting Services Ltd

A handwritten signature in black ink, appearing to read 'R Boother', with a small dot at the end.

Richard Boother
Associate Director
boother@rpsgroup.com
+44 1235 838218