

Thames Farm Barn. Lower Shiplake.

Application P16/S4292/FUL

Background.

This barn was originally built without planning permission and retrospective permission was refused by SODC. At appeal permission was given but it was stipulated that if in 10 years it was not used for agricultural use it was to be demolished.

Several applications and permission have since been granted for change of use, the last for a single house conversion but none seem to have been vigorously marketed. We now have yet another application, P16/S4292/FUL, for conversion to four terraced homes.

Reasons for refusal by Shiplake Parish Council.

This application would be out of character with the surrounding area where there are only a few detached single houses.

The development would considerably increase the number of inhabitants and consequently the number of vehicles.

Upper and Lower Bolney lanes are private unmade bridleways suitable only for farm vehicles and heavy duty 4x4's. Upper Bolney Lane is single track without passing places.

The extra traffic would cause safety problems exiting on the very busy A4155.

In addition the increase in people and particularly children would pose a safety problem crossing A4155. There is also no footpath along the A4155 adding an additional problem. Thus this application is unsustainable given the lack of safe and convenient pedestrian accessibility to and from local amenities.

The application is therefore not in accordance with policies H4, H11, H12 and T1 of the South Oxfordshire Local Plan.

The JHHNP does not cover an increase in houses in this area and specifically excluded residential development on sites immediately adjacent.