

Submission from Charles Luxton – No Oven Cottage - 19/02780/FUL

Thank you for hearing my representation today, it is right we are deciding this application at committee as it is not straight forward. There are policy reasons to refuse the application BUT we believe there are very good reasons, overriding reasons, to grant it.

The existing 2 story annex at No oven cottage is an ugly eyesore. It has a huge impact on St John the Evangelist by renowned architect G.E Street. Add to that the 15m high Yew hedge planted in the churchyard to screen the annex, and the result is terrible.

The fact is that this annex is not going away. It is ugly, but with refurbishment will be used for years to come. Given the way things are in this part of the world I suspect you will see an application for its conversion to a separate dwelling at some point, at the very least it will be retained on hope value, a real shame.

Crucial this proposal provides the opportunity to remove this blot on the village and replace it with a sustainable new home that will quietly disappear.

The local plan does not rule out new housing in Little Tew, it allows windfall developments of exceptional or innovative design. I believe that this design is exactly that.

The question is what should innovative design look like in a conservation area. Whilst this might be about statement architecture elsewhere, in Little Tew it should be about sympathetically referencing and weaving new sustainable buildings into the existing built fabric.

In this case losing something ugly and badly placed by creating a new very low energy home that appears as a walled garden, of which there are many of locally.

Single story and placed behind an open joint stone wall with one opening the building will disappear.

A concern was raised about the view from the churchyard but the plan is to extend the existing yew hedge the full length of the boundary and maintained it at around 2.5m. This will actually improve the current relationship between No-Oven's garden and the church.

I believe that the two images sent to you over the weekend show this and whilst the planning report states that the design is not innovative or exceptional it does not say why.

The opinion of the Little Tew residents is important in this matter. We presented the scheme to both the church warden and Vicar, who are excited about getting sunlight into the churchyard and supportive of opening up the view. And at the village meeting, Little Tew's version of a parish council meeting. The 25 residents at that meeting were in general agreement that the improvement to the village was significant and beneficial. There was one objection, mainly concerned with flooding which has not been raised as a concern by the council. That is one objection in a village like Little Tew with the a proposal for a new house right next to the church. To me that speaks volumes.

The decision on this application really boils down to professional judgement rather than black and white principle. We have set out the planing principles that allow you to support this application and I truly hope you will grasp this opportunity for significant improvement to Little Tew.