



The Friends of Abingdon
Civic Society

Comments on a proposal to demolish the bungalow at 5 Northcourt Lane, Abingdon and erect 2 four bedroom houses.

1 April 2011

Application number 11/00219/FUL

The Friends of Abingdon has looked at this application and has consulted residents in the neighbourhood. We object to this plan on the grounds that it is contrary to the policy for the Northcourt Conservation Area, as adopted by the Vale in July 2008. The boundary of the conservation area was changed in 2008 to include both sides of Northcourt Lane, specifically to protect the rural ambience of the lane. The proposal would have a deleterious effect on this rural lane. The existing bungalow is reasonably inconspicuous whereas the proposed two large houses built on rising land will be very dominant and will affect the setting of the listed building Joymount. While the Friends recognise that some of the existing trees will need to be replaced, the proposed replacement by shrubs will create a very suburban atmosphere in what is one of the few remaining rural enclaves in the area. We note that the occupants of number 3 have looked after the leylandii hedge next to their property so that it is now almost worthy of a preservation order. It is clearly visible from the entrance to the lane and we hope that its destruction will be strongly discouraged so long as it is properly maintained.

We also have concerns about traffic in the area. The size of the houses would seem to indicate a minimum of two cars and possibly up to four per property all adding to the existing problems. The lane is getting increasingly dangerous for pedestrians and cyclists with no footpath and speeding traffic and all trying to avoid puddles and potholes, particularly as there are also a blind bend and a difficult junction with Clevelands. Traffic which is hurrying to escape humps and traffic lights at the end of Northcourt Road has already increased as a result of high density housing development in Northcourt Road.

Consequently, we hope that this application will be refused.

Friends of Abingdon member of Executive Council responsible for Planning Matters

Note: Despite my address, I am writing in an official capacity and not as a resident of the area.

Outcome: Application withdrawn