

## Ollerton Conservation Area Responses to Consultation

Comments	Actions/Proposed/Taken	Object	Neutral	Support
<p>Overall we would support the proposal / action plan - however it is important to be mindful that most of the properties in the proposed extended area have been enlarged / extended / upgraded / or even demolished &amp; rebuilt. Many of the original properties would not be habitable by today's standards including our cottage which we upgraded &amp; extended 20 years ago.</p>	<p>No action taken</p>			<p>x</p>
<p>We felt it necessary to write to you as we feel somewhat perturbed at the comment made regarding our property "Oak Tree House."</p> <p>Page 32 of the report: Intrusion and Negative Factors</p> <p>There are no intrusive buildings although the suburban character and size of Oak Tree House does not contribute to the character and appearance of the conservation area. There has been usage of leylandii for screening purposes, which is suburban in character and inappropriate to the rural location, especially when poorly maintained – it should be trimmed annually and kept to a reasonable height.</p> <p>The original property that Oak Tree House replaced (Ollerton Hall Cottage) had been enlarged by use of two flat roof extensions and was in a sorry state of repair. We</p>	<p>Document has been revised to take account of the comments made</p>			<p>x</p>

first approached the planning department with plans to update and restore the house. We were told that planning would not be granted for our request. We duly had a discussion with the Planning Officer dealing with our case who suggested a meeting at the property along with our architect AND the Conservation Officer. During the course of the meeting and after walking around the property, the Conservation Officer stated that "it was not the most appealing of buildings and had we considered razing it and doing a rebuild." The planning officer was also in agreement. This was not something we had contemplated but given the comments we pursued this avenue.

Throughout the whole process of both design stage and build we worked hand in glove with both the Planning and Conservation Officers. The original brief was to use the highest quality of materials (hardwood windows and doors, metal guttering/downpipes etc.) Every suggestion that was made we complied with, and to be perfectly frank we had an excellent working relationship with all concerned. To then be placed under the heading of "Intrusion and Negative Factors" is to say the least somewhat of an insult.

We would also like to point out the comment regarding using leylandii for screening purposes; at no point along any of our borders are there any leylandii. Laurel, beech, holly and hawthorn surround our property, perhaps the author is confusing the leylandii that is situated in Ivy Cottages garden? All our borders are trimmed twice a year and maintained to a pristine condition.

Without doubt Oak Tree House is a modern property, it was however built with consideration for the area and engagement with the planning team. The only part of the

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<p>property that is remotely visible from School Lane is the garage area which, when our gates are closed is also hidden apart from the slate roof. Even though the house is not seen from the road a decision was taken to keep the frontage as plain and simple as possible so as not to cause issue. We can't help feel but somewhat singled out given our use of expensive and high quality traditional materials versus numerous other examples within the conservation area, such as use of PVC windows and plastic conservatories which have gone without mention.</p> <p>We are sure you appreciate how uncomfortable this report has made us feel and would be grateful if you would remove the negative connotations as it would seem we are being made an example of, particularly due to the fact of our previous relationship with all concerned.</p> <p>Whilst this letter is concerned specifically with how our property is dealt with in the appraisal, we would look to make a fuller response to the general findings.</p> <p>A reply would be gratefully appreciated.</p>				
<p><b>No comment</b></p>	<p>No comment</p>		<p>x</p>	
			<p>1</p>	<p>2</p>
<p><b>Total Responses received 3</b></p>				