



WEST OXFORDSHIRE  
DISTRICT COUNCIL

planning@westoxon.gov.uk  
01993 861420

Council Offices • Elmfield • New Yatt Road  
Witney • Oxfordshire • OX28 1PB

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="1"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Lechlade Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Oxfordshire"/>
Town/city	<input type="text" value="Langford"/>
Postcode	<input type="text" value="GL7 3LE"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="424655"/>	<input type="text" value="202737"/>
Description	
<input type="text"/>	

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## Applicant Details

### Name/Company

Title

MR

First name

GILES

Surname

BENDIG

Company Name

### Address

Address line 1

1 & 2

Address line 2

Lechlade Road

Address line 3

Oxfordshire

Town/City

Langford

Country

UK

Postcode

GL7 3LE

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

[Redacted]

Email address

[Redacted]

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## Agent Details

### Name/Company

Title

Mr

First name

Tony

Surname

Herring

Company Name

Tony Herring Associates Ltd

### Address

Address line 1

Chartered Architects

Address line 2

Studio 15

Address line 3

Radstone

Town/City

BRACKLEY

Country

United Kingdom

Postcode

NN13 5PZ

### Contact Details

Primary number

01280841356

Secondary number

[Redacted]

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Email address

info@thadesign.co.uk

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## Site Area

What is the measurement of the site area? (numeric characters only).

965.00

Unit

Sq. metres

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## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

ALTERATIONS AND REFURBISHMENTS WITH 2-STOREY SIDE ADDITIONS AND NEW VEHICLE ACCESS TO LECHLADE ROAD LANGFORD

Has the work or change of use already started?

- Yes  
 No

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## Existing Use

Please describe the current use of the site

PRIVATE DWELLINGS

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

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## Materials

Does the proposed development require any materials to be used externally?

Yes

No

material)

**Type:**

Walls

**Existing materials and finishes:**

LOCAL RANDOM COURSED RUBBLE STONE

**Proposed materials and finishes:**

LOCAL RANDOM COURSED RUBBLE STONE BUFF RENDER TO UPPER REAR STOREY

**Type:**

Roof

**Existing materials and finishes:**

BLUE/BLACK NATURAL SLATE

**Proposed materials and finishes:**

BLUE/BLACK NATURAL SLATE

**Type:**

Windows

**Existing materials and finishes:**

WHITE UPVC BARRED D/G WINDOWS

**Proposed materials and finishes:**

PAINTED TRADITIONAL FLUSH CASEMENT TIMBER 3XG WINDOWS

**Type:**

Doors

**Existing materials and finishes:**

PAINTED TIMBER

**Proposed materials and finishes:**

NATURAL OAK

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

TREATED TIMBER VERTICAL BOARDED FENCE PLANTED HEDGING

**Proposed materials and finishes:**

TREATED TIMBER VERTICAL BOARDED FENCE PLANTED HEDGING

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

CONCRETE PATHS GRASS LAWN AND PLANTED BEDS

**Proposed materials and finishes:**

BUFF STONE CHIPPINGS GRASS LAWN AND PLANTED BEDS

**Type:**

Lighting

**Existing materials and finishes:**

HALOGEN FLOODLIGHTS

**Proposed materials and finishes:**

WALL MOUNTED LED DOWNLIGHTS

Type:

Other

**Other (please specify):**

RAINWATER GOODS

**Existing materials and finishes:**

BLACK UPVC HALF ROUND GUTTERS AND R/W PIPES

**Proposed materials and finishes:**

BLACK CAST SPIGOTTED HALF ROUND GUTTERS AND R/W PIPES

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

650.01B SITE LOC BLOCK PLAN  
650.02A SURVEY OF EXSTG.  
650.03C PROPOSED PLANS  
650.04C PROPOSED ELEVATIONS  
650.05A NEW VEHICLE ACCESS  
DESIGN AND ACCESS STATEMENT

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## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

650.05A

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

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## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

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## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

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## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.



- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

AN EXISTING 'KLARGESTER' TREATMENT SYSTEM IS IN PLACE

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## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

650.03 PROPOSED PLANS

Yes

No

If Yes, please provide details:

650.03 PROPOSED PLANS

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## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

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## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

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## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

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## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

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## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

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## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Yes

No

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## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

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## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

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## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

MS

First Name

ABBY

Surname

FETTES

Reference

22/01198/FUL

Date (must be pre-application submission)

25/08/2022

Details of the pre-application advice received

A FULL APPLICATION WAS SUBMITTED AND THE DECISION NOTICE STATED ` By reason of its form, siting, design and scale, the proposed development would erode the appearance of the modest traditional host dwellings which would have a negative impact on not only the street scene but the surrounding similar neighbouring buildings' and  
`The development as proposed would fail to complement the existing pattern of development and would have a transformative and dominating impact on the visual amenity of the street scene`

However, a new adjacent detached dwelling 1A which is much bigger was recently supported. A street scene has been submitted with this revised application to demonstrate the context and suitability of the proposals.

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## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

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## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

The Applicant

The Agent

Title

MR

First Name

GILES

Surname

BENDIG

Declaration Date

25/08/2022

Declaration made

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## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tony Herring

Date

08/09/2022