

# EDGARS

Planning Services  
West Oxfordshire District Council  
Elmfield  
New Yatt Road  
Witney  
OX28 1PB

**Our Reference:** 860/3298  
**Planning portal Ref:** PP-11551924  
**Date:** 03<sup>rd</sup> October 2022

Dear Sir or Madam,

## **VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION 22/01501/S73**

Edgars have been instructed by the Mr. Harrison, hereinafter known as 'the applicant', in relation to the planning permission 22/01501/S73 relating to Old Rectory Cottage, High Street, Kingham. Planning permission was granted on 13<sup>th</sup> October 2021 for the original application, ref. 21/01189/FUL, which was for:

*Change of use of land to increase the domestic curtilage, removal of garden structures and walls. Erection of a pool house and gym, garden store, greenhouse, art studio and an outdoor pool along with associated landscaping.*

A Section 73 application, reference 22/01501/S73, was then submitted and approved on the 27<sup>th</sup> July 2022 for the following:

*Discharge of condition 6 and variation of conditions 2 and 5 of planning permission 21/01189/FUL to allow amendments to wall and chimney heights, greenhouse model, pool and oil tank locations, and the provision of bat/bird box details.*

The applicant wishes to vary the approved plans listed in Condition 2 under Section 73 of the Town and Country Planning Act 1990. The application to vary these conditions has been made via the planning portal under reference PP-11551924.

The following documents are submitted as part of this application:

- 20031-101 P5 – Proposed Site Plan
- 20031-110 P5 – Proposed Ground Floor Plan
- 20031-111 P5 – Proposed Roof Plan
- 20031-112 P5 - Proposed External Lighting and Ecology Strategy
- 20031-300 P5 – Proposed Elevations
- 20031\_Old Rectory Cottage\_Art Studio – Design & Access Statement

The Old Bank  
39 Market Square  
Witney OX28 6AD

01865 731700  
enquiries@edgarslimited.co.uk  
edgarslimited.co.uk



Directors: Jayne Norris BA(Hons) MSc DipTp MRTPI, David Norris BA(Hons) MRICS AMaPS, Jon Westerman BA(Hons) DipTp MRTPI  
Associates: Paul Slater BSc(Hons) MSc MRTPI

Registered in England and Wales, Company No. 4219821 VAT No. 768 4805 83

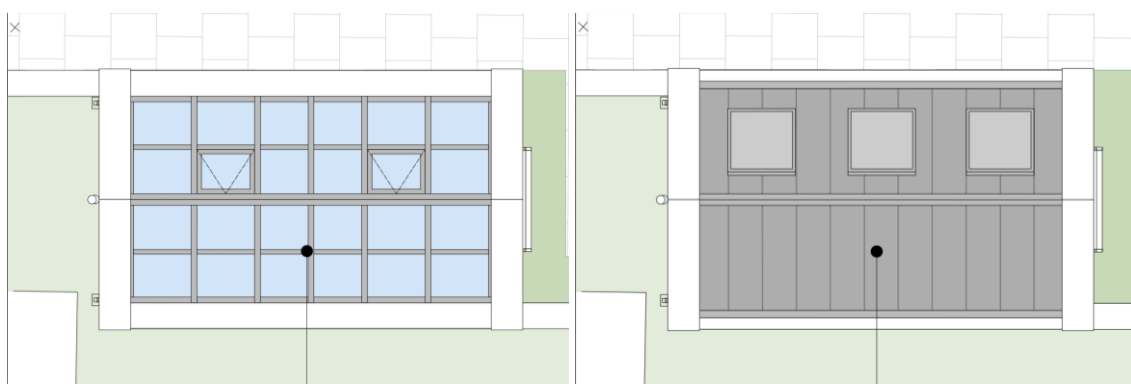


- 495.PL.003 P4 – Landscape site plan
- 495.PL.005 P3- Landscape section

### Proposed Changes

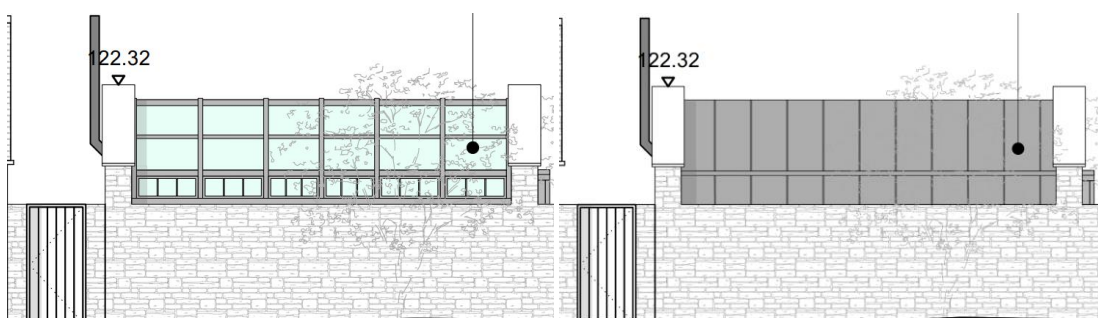
This application seeks to vary the approved plans for the art studio. The art studio is situated at the south western end of the stone wall, as part of the wider scheme of the new pool house, garden store, greenhouse, outdoor pool and new garden.

The approved design of the art studio is as a glazed conservatory design. The siting and scale of the proposed art studio is to remain the same but the material palette for the roof of the art studio has been revised after taking into consideration the over-heating to the originally fully glazed conservatory design. Figure 1 below highlights the change in design from the approved plans (left), where it is fully glazed, and the proposed plans (right), where the zinc cladding will be utilized.



**Figure 1:** Approved roof plan (left) and proposed roof plan (right)

As shown in Figures 2 and 3 below, the south-east facing elevation will display the roof slope clad in zinc and the north-west facing elevation, which will remain glazed as per the approved design, has a revised roof slope clad in zinc with three no. rooflights flush with the roof slope.



**Figure 2:** Approved south-east facing elevation (left) and proposed south-east facing elevation (right)



**Figure 3:** Proposed south-east facing elevation (left) and proposed north-west facing elevation (right)

Having regard to development plan, Policy OS4 (High Quality Design) outlines that new development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings. One of the additional requirements within this policy outlines that new development should demonstrate resilience to future climate change, particularly increasing temperatures.

With this in mind, it is considered that the revised design for the art studio would respect the character of the locality and the other aspects of the development. As identified in the accompanying design statement the revised roof material has been carefully chosen to work well alongside the Cotswold stone wall and the Welsh slate roofing of the pool house and garden store roofs. Additionally, through reducing the amount of glazing on the building it will reduce the over-heating of the building and therefore demonstrates a resilience to increasing temperatures by taking measures to reduce its impacts.

### **Variation of Conditions**

Table 1 below details the approved plans listed under Condition 2 of 22/01501/S73 and the amended plans hereby proposed. No changes are proposed to any other details approved through applications 21/01189/FUL and 22/01501/S73.

### **Summary**

This application seeks to vary condition 2 of the planning permission 22/01501/S73. It is not considered that the alterations will be materially different to, or have any additional impacts over and above the previously approved plans, and such are considered acceptable in respect of local planning policies and design guidance.

I trust that the above is self-explanatory and that you have the requisite information however, if you require anything further please do not hesitate to contact me.

Yours sincerely,

*Paul Slater*

**Associate Director- Edgars Limited**



<b>Table 1: Approved and Amended Plans:</b>		
<b>Approved Drawing Reference</b>	<b>Amended Drawing Reference</b>	<b>Notes</b>
20031-000 P2 Location Plan		No change proposed.
20031-101 P4 - Proposed Site Plan	20031-101 P5 – Proposed Site Plan	Updated to reflect the revised art studio design.
20031-110 P4 - Ground Floor Plans – Proposed	20031-110 P5 - Ground Floor Plans – Proposed	Updated to reflect the revised art studio design.
20031-111 P4 - Proposed Roof Plan	20031-111 P5 - Proposed Roof Plan	Updated to reflect the revised art studio design.
20031-112 P3 – External Lighting and Ecology	20031-112 P5 - External Lighting and Ecology	Updated to reflect revised art studio design – lighting and ecology mitigation proposals unaffected
20031-300 P4 Elevations – Proposed	20031-300 P5 Elevations – Proposed	Updated to reflect the revised art studio design.
20031-301 P4 Elevations – Proposed		No change proposed.
20031-305 P2 Elevations - Proposed		No change proposed.
20031-306 P1 Elevations – Proposed		No change proposed.
495-PL006_REV P3 Greenhouse Floor Plans – Proposed		No change proposed.
495-PL006_REV P3 Greenhouse Elevations – Proposed		No change proposed.
495-PL004_REV P3 Greenhouse Cross Section		No change proposed.
495-PL003 P3 Greenhouse Site Plans	495-PL003 REV P4 Landscape site plan	Updated to reflect the revised art studio design.
495-PL005_REV P3 Greenhouse Cross Section	495-PL005_REV P4 Landscape section	Updated to reflect the revised art studio design.