

JPPC ref: nw/8358
Portal ref: PP-

Planning Registration
West Oxfordshire District Council

Online submission

10th November 2022

Dear Sir / Madam

Application for a minor material amendment to Planning Permission 21/03347/FUL (as already amended by 22/02041/S73).

Proposal: Demolition of existing dwelling and outbuildings. Erection of a replacement dwelling and outbuilding together with associated works and landscaping.

At: East Lodge The Green Kingham Chipping Norton

For: S Hanson

This covering letter accompanies an application minor material amendment to the above planning permission

The amendment seeks to make minor changes to the permitted elevations and floorplans (condition 2) and to provide details of the roofing material (condition 9) and ecology enhancements (conditions 7 and 11).

This amendment seeks to make the following minor amendments to the permitted scheme:

2662-1100-I – Proposed Site Plan

This would replace revision F (as previously amended) and is altered with a slightly longer east facing wing at the northern end of the dwelling, the inclusion of a lean-to bin store on the garage building and bat and bird boxes indicated in retained trees. Slightly extended walls are shown at the eastern site entrance. The roof material for the garage is changed from those reclaimed from the dwelling to reconstituted stone slate to match the remainder of the buildings.

The John Phillips Planning Consultancy

Partners:

Adrian Gould MRTPI Ltd

Neil Warner MRTPI Ltd

Henry Venners Ltd



Bagley Croft
Hinksey Hill
Oxford OX1 5BD
T: 01865 326823
E: planning@jppc.co.uk
W: www.jppc.co.uk

2662-1110-G Proposed Ground Floor Plan

This would replace revision D and indicates the lean-to bin store and slightly extended home office in the smaller eastern wing. The position of the opening door from the sitting room is moved. Slightly extended walls are shown at the eastern entrance.

2662-1111-I Proposed First Floor Plan

This would replace revision E and indicates bedroom 3 – a bunk room – as slightly extended to accommodate 3 single beds more comfortably. Slightly extended walls are shown at the eastern entrance.

2662-1112-G Proposed Roof Plan

This would replace revision D and shows the extended entrance wall returns and eastern wing.

2662-1120-G Proposed Elevations

This would replace revision D. It shows the revised door arrangement to the south elevation from the sitting room and includes an image of the sample roof material (condition 9) and to include details of the ecology mitigation for conditions 7 and 11.

2662-1121-I Proposed Elevations

This would replace revision E. It shows the proposed lean to bin store, revised roof materials for the garage, extended eastern wing and includes details of the ecology mitigation for conditions 7 and 11

Condition 2 would then read as follows:

2. The development shall be carried out in accordance with the following plans accompanying the application:

2662-1100-I Proposed Site Plan
2662-1110-G Proposed Ground Floor Plan
2662-1111-I Proposed First Floor Plan
2662-1112-G Proposed Roof Plan
2662-1120-G Proposed Elevations
2662-1121-I Proposed Elevations

Condition 7 would then read as follows:

The development shall be completed in accordance with the recommendations in Section 5 of the Ecological Impact Assessment, dated 27th September 2021 prepared by Wildwood Ecology and submitted with application ref: 21/03347/FUL, as well as drawing no. 2662- 1120 G. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority.

Condition 9 would then read as follows:

The roof(s) of the building(s) shall be covered with reconstituted stone slates laid in diminishing courses from Cardinal Slates unless otherwise approved in writing by the Local Planning Authority.

Condition 11 would then read as follows:

Integrated bird and bat boxes shall be provided on elevations of the buildings, as shown on drawings 2262-1120-G and 2262 1121-I, before the dwelling hereby approved is first occupied and thereafter permanently retained.

We look forward to receiving confirmation that the application has been registered.

Yours faithfully



Neil Warner BA(Hons) MSc MRTPI
Principal
Director of Neil Warner MRTPI Ltd, a Partner of JPPC

Email: 
Direct dial: 