

Our Ref: 784-B030341

Your Ref: PP-11695769

Sarah Hegerty
Planning Department
West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
OX28 1PB

15 November 2022

Dear Sarah,

MINOR MATERIAL AMENDMENT APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT (1990)

Following the grant of planning permission at The Poultry Farm, Worsham, Witney, Oxfordshire for a replacement dwelling (reference: 22/00207/FUL) and a subsequent minor material amendment application to include alterations to the garage design (reference: 22/01296/S73), this application seeks to make a further minor material amendment to the scheme under Section 73 of the Town and Country Planning Act (1990).

The following plan is submitted with this Section 73 application:

Site Plan – Amended site plan including pool, dated 15/11/22

The proposed changes solely relate to the addition of an outdoor swimming pool within the rear garden of the approved house. This was excluded from previous applications because the location of the ground source heat boreholes were unknown so its position could not be finalised,

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but now that the applicant knows where these will be located they would like to seek an amendment to the application for the swimming pool to be incorporated within the approved design.

The proposed swimming pool will be 11m long and 6m wide, with a depth of 1.35m. All spoil from the excavation will be taken off-site for disposal.

No additional outbuildings or aboveground built form is required nor proposed as part of this amendment. No plant room is required as the pool will be heated using the house's ground source heating system. The proposed location is well contained within the curtilage of the house, inside the red line boundary and - as it is an entirely in-ground pool - there will be very limited landscape and visual impacts as a result.

The Arboricultural Impact Assessment produced for the original application indicates a root protection area of T45 (a Category C plum tree) to the south-west of the proposed pool location. However, this tree has since unfortunately blown down during a big storm that occurred in the previous spring. Therefore, there will be no impact on existing trees. An appropriate replacement tree is to be planted with the completion of the landscaping in due course.

All construction traffic required to install the proposed swimming pool will be parked on-site and its construction will take place alongside the groundworks for the approved development to minimise disruption.

It is considered that the proposed change to the site plan is minor and is appropriate given that it will not materially impact upon the site or its wider environment. This application is therefore commended for your approval.

Should you have any questions about the proposal please do not hesitate to get in touch.

Yours sincerely,



Seth Williams
Planning Director
Tetra Tech Planning