

27th March 2023.

Dear Sir/ Madam,

Micheli Lower End, Alvescot Bampton, Oxfordshire, OX18 2QA

Please find enclosed an application for the demolition of existing stables and erection of new dwelling together with associated works at Micheli Lower End Alvescot Bampton Oxfordshire OX18 2QA.

The application is supported by the following documents:

- Location plan;
- Existing/ proposed block plan;
- Ecology survey;
- Proposed elevations.

Also see attached a cover letter which contains the Planning Statement which outlines how the application accords with both National and Local Planning Policy.

We look forward to discussing the application with you in due course.

If you have any questions or require further information, please let me know.

Kind regards,

Donncha Murphy
Nova Planning

PLANNING STATEMENT

Introduction

Permission was recently granted under reference 22/03000/FUL for the demolition of existing stables and erection of new dwelling together with associated works. This application seeks planning permission to amend the design of the approved scheme to address the needs of the applicants going forward.

The application site relates to a stable building associated with and to the west of residential property Micheli, the site adjoins the built-up area of Alvescot. The existing property Micheli falls within the Alvescot Conservation Area, the proposed dwelling and its curtilage will adjoin the Conservation Area.

Alvescot Conservation Area.

Relevant Planning History

22/03000/FUL | Demolition of existing stables and erection of new dwelling together with associated works. | Micheli Lower End Alvescot Bampton Oxfordshire OX18 2QA – Approved.

The Principle of Development

The principle of development was considered acceptable under planning reference - 22/03000/FUL. The proposal seeks a modest increase in the floor area from the previously approved scheme.

Design, Scale and Form

The footprint of the property has been increased slightly in order to facilitate the needs to the applicants. The building needs to be fully wheelchair accessible.

The height, scale and design of the dwelling has not changed from the previous consent.

As such, the proposal complies with policies OS2 and OS4 of the adopted WOLP 2031.

Visual and Heritage Impact

The height of the dwelling approved has not increased. The width of the dwelling has been increased by approximately 1m.

The proposal changes are considered to be minimal and as such there would be no adverse impact on the visual amenity of the area and the Conservation Area.

Residential Amenities

The revised location of the dwelling maintains sufficient distance to the neighbouring properties to ensure that there will be no adverse impact on the surrounding properties.

Highways

The parking and layout were considered acceptable under the previous application. There has been no change to the scheme in this regard.

Planning conditions

Condition Number 6 of the previous consent outlined that:

No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

A subsequent discussion with the case officer Ms Esther Hill outlined that this condition was added in error. We would request that this condition was omitted on any future consent.

Condition No. 5 has requested a surface water drainage report is submitted. This is being prepared by the applicant now. We hope to get this submitted during this application. We will discuss this with the officer once the application is registered.

Conclusion

In light of the modest changes proposed to the previous consent, the application is considered to accord with adopted West Oxfordshire Local Plan 2031 Policies OS1, OS2, OS4, H2, EH2, EH3, EH7, EH10 and T4, the NPPF 2021 and the West Oxfordshire Design Guide 2016.

We respectfully request that the proposal development is approved.