

DESIGN AND ACCESS / HERITAGE STATEMENT

High Cleeve, Over Norton, Chipping Norton OX7 5PH

1.0 SITE ASSESSMENT:

High Cleeve is a detached stone-built family home sited within a garden of approximately 0.3ha. The House sits on a sloping site. The house is not listed and is not within a Conservation Area. The site is within the Cotswolds AONB.

In 2019 approval (19/00431/HHD) was obtained for a side extension arranged over 2+1/2 storeys including a modest semi-below ground section. The building work has been completed but the external works including the construction of a retaining wall and external parking area has yet to be completed.

2.0 PROPOSAL:

This Application seeks approval for the construction of a semi below ground garage with a parking area above at 'upper ground level'.



Looking towards proposed garage location.

3.0 DESIGN:

The Applicant would like to create a garage below the previously approved parking area. The garage will be used for the long-term storage of cars plus 'garden tools and bikes' to remove the need to erect sheds / out-buildings.

The sloping nature of the site means that only 1 +1/2 elevations will be visible once the works have been constructed. The facing walls will be finished in natural stone to match the existing house. Unlike the approved 2019 design the height of the walling will be reduced, and at the upper level a painted metal guardrail will be provided for safety. Above the garage will be parking for 2 cars – as per the 2019 approval.

4.0 ACCESS:

No works adjacent to the highway are proposed. The vehicular and pedestrian access to the property will not be affected by the proposals. Access to the garage will be via a free draining gravel driveway. The route of the driveway has been planned to ensure any trees on the site are not affected by the works. There will be no internal pedestrian connection between the house and the new garage.

5.0 ENVIRONMENT:

No known natural habitats will be disturbed by the works. The site is on an elevated position and has not been identified as being at risk from flooding from either rivers or surface water. The route of the driveway will be routed to avoid any trees and their roots.

6.0 SUMMARY

- Visually the finished work will be very similar to the approved 2019 scheme.
 - The scale and design of the extension is in keeping with the character of the dwelling, the site and with the appearance of the surrounding area.
 - The proposed materials are sympathetic to the existing property and its neighbours.
 - The proposals will not be visible from the B4026.
 - The amenity of occupants of nearby properties is not materially harmed by the proposal.
 - This proposal does not affect the AONB.
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