



WEST OXFORDSHIRE planning@westoxon.gov.uk
 DISTRICT COUNCIL 01993 861420

Council Offices • Elmfield • New Yatt Road
 Witney • Oxfordshire • OX28 1PB

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Rebecca

Surname

Costar

Company Name

Address

Address line 1

Underdown Farm The Downs

Address line 2

Address line 3

Town/City

Standlake

County

Oxfordshire

Country

United Kingdom

Postcode

OX29 7TB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

- Extension to the rear of the property comprised of both single storey and double storey elements.
- Ground floor extension to span the rear of the house to include a more appropriately proportioned entrance for a farming family, a family room with bifolds, and a farm office.
- First floor to include a new master bedroom with openable doors and glass Juliet balcony, for this growing family.
- New windows in extension (to match existing and reuse existing in some cases), and new bifold doors. French doors to be reused existing.
- Small amount of remodelling to first floor to ensure the spaces flow and work practically.
- No bathroom, kitchen, utility movement so very little impact on drainage/sewer systems.
- Single storey extension to feature pitched lean to roof with two 940mm x 1400mm velux windows.
- Double storey to feature traditional pitched roof as with existing gables.
- Proposed single storey stepped back from proposed double storey by 500mm to add aesthetic appeal and to offer balance with existing subservient two storey gable element.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Natural stone and lime mortar

Proposed materials and finishes:

The stone we will use will be from Cotswold Natural stone and will be the same mix as in the existing building -this is a mixture of subtle grey, natural grey, lower buff and Cotswold buff.

Type:

Roof

Existing materials and finishes:

Reproduction Cotswold stone slates

Proposed materials and finishes:

Double storey pitched roof: Reproduction Cotswold stone slates. Single storey pitched lean to roof: Britmet Liteslate in colour 'Oak'. Speciality tiles for low pitch roofing.

Type:

Windows

Existing materials and finishes:

Reconstituted stone lintels and plain tile sub cills. Window frames are Residence 9 UPVC in English Oak.

Proposed materials and finishes:

Reconstituted stone lintels and plain tile sub cills. Window frames Residence 9 UPVC windows in English oak to match the existing.

Type:

Doors

Existing materials and finishes:

Front and rear door: Natural wood. Rear french doors: Painted wood to match windows.

Proposed materials and finishes:

Proposed side door will be reused (the existing back door). Rear french doors will be reused (the existing rear french doors). Proposed master bedroom doors and the bifold doors in the family room will both be Origin coated aluminium in Natural oak to match the other windows in the property.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Sheet 00: Location plan and site plan.

Sheet 01: Existing plans and site context.

Sheet 02: Existing Elevations.

Sheet 03: Proposed Plans.

Sheet 04: Proposed Elevations.

Sheet 05: Design and Access Statement.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/00778/PREAPP

Date (must be pre-application submission)

16/03/2023

Details of the pre-application advice received

Officers considered the design of the proposal to be acceptable in this location and commended that the design has been stepped down and back from the existing property to give a secondary and subservient feel.

It was noted that a site visit should be carried out.

The additional bedroom raised questions about parking, but parking is in no way affected, there is plentiful space to the front of the property for several off street parking spaces.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- The Applicant
 The Agent

Title

Mrs

First Name

Rebecca

Surname

Costar

Declaration Date

17/04/2023

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Amy Prior

Date

26/06/2023