

PLANNING STATEMENT

LANTERN HOUSE, SHILTON ROAD, BURFORD

Reserved Matters Application

Mr Edwin Allen

July 2023

Carter Jonas

Date: July 2023

Client: Mr Edwin Allen

Client or Job Number: J0072210

Contacts: Huw Mellor

Mayfield House
256 Banbury Road
Oxford
OX2 7DE

T: 01865 511444

F: 01865 310653

CONTENTS

1.0 INTRODUCTION AND BACKGROUND	4
2.0 THE PROPOSAL	4
3.0 SUMMARY AND CONCLUSIONS	5

1.0 INTRODUCTION AND BACKGROUND

- 1.1 Lantern House is a large, detached house that fronts onto Shilton Road in Burford, with a very generous surrounding garden area that runs to the rear of the existing house and where it fronts onto the A40.
- 1.2 Outline planning permission was granted on the site on 30th July 2020 for the “provision of two self-build/custom housebuilding plots with new driveway on land to the rear of Lantern House following the demolition of the existing attached garage. All matters reserved except for access” under the terms of application reference 20/01210/OUT.
- 1.3 In compliance with the terms of condition 1(a), this submission now comprises of the necessary reserved matters application, made within three years of the date of the July 2020 outline consent.

2.0 THE PROPOSAL

- 2.1 The proposal remains in the overall consented form of two detached new dwelling houses set on their own plots at the rear of Lantern House, with vehicular access to them taken from Shilton Road.
- 2.2 The indicative site layout plan submitted at the outline stage detailed a pair of detached houses, set in a staggered fashion, with vehicular access to the two houses branching off the new vehicular access route running into the rear of the site (through the demolished existing site garage) from Shilton Road and with a pedestrian access leading to a bin storage area onto the A40, all as shown and approved at the outline stage.
- 2.3 The two new houses are designed as handed L-shaped pairs effectively on the site, traditional, two storey properties in appearance, and with rooms in the roof space (like many of the other houses in the locality) to create a pair of 5 bed units. They would stand in the run of houses to the east of the site at this point in the settlement (as advised in the note to the outline consent). They would be constructed with traditional materials – natural stone walls, stone slate roofs, painted timber windows/doors - to complete the vernacular look.
- 2.4 Each of the houses would have dedicated car parking in a mix of integral and forecourt parking spaces.
- 2.5 Each of the houses would have relatively large gardens of their own, well in excess of the Council’s Design Guide Standards for properties of this size.
- 2.6 A pedestrian access out onto the A40 for bin store provision is shown provided, as per the outline site layout.
- 2.7 An ecological report is submitted with this application (in compliance with the requirements of conditions 4 and 6 of the outline consent) and contains a raft of site enhancements including various habitat creation and management measures, which combine to ensure that the development contributes positively to enhance local biodiversity, as required. These are detailed on the submitted site layout drawings and comprise bird and bat boxes, invertebrate hotels, log piles and a wildflower meadow planted as a buffer to the A40.
- 2.8 Condition 5 of the outline consent requires the submission of external lighting details, and they are set out on the proposed site layout drawings and detail the provision of 1.6m high wall mounted IP rated

wall lights in various locations on the site. This lighting would provide a relative low-level form of discrete illumination and not result in any undue light spill.

- 2.9 Finally, a scheme of landscaping is shown too on the proposed site layout plans. Soft landscaping takes the form of new, indigenous hedge and tree planting, shrub planting and the wildflower meadow. Hard landscaping takes the form of permeable rolled gravel driveways and parking areas and stone patios. The site layout includes a mix of boundary enclosures too in the form of 1.8m high local stone walling, 1.8m high painted close boarded fencing and 1.2m high metal fencing. It is a comprehensive mix of landscaping across and around the site that will assist to embed seamlessly the new development into the established local context and provide for a high-quality development, characterful of the existing, surrounding development.

3.0 SUMMARY AND CONCLUSIONS

- 3.1 This reserved matters application faithfully follows the principles and terms of the outline consent in all of its constituent parts.
- 3.2 Importantly, and as advised at the outline stage, the siting of the two houses are now positioned closer to the A40 and in line with the dwellings in the east, in order to form a logical complement to the pattern and layout and character of existing, adjoining development in the area.
- 3.3 Required details of ecological enhancement of the site are supplied and demonstrate a number of improvement measures.
- 3.4 This application represents a straightforward submission of the reserved matters required in connection with the original outline consent for the site and should reasonably be approved as submitted.

