

# Planning Statement

Erection of a new dwelling and garage within the residential curtilage of the existing dwelling known as Field Farm, (Revised scheme to planning permission ref: 23/00393/FUL to include resiting of the garage/bin store/Air Source Heat Pump and extension to planning unit).

**In respect of:**

Field Farm, Nether Westcote, Chipping Norton, Gloucestershire, OX7 6SD

**By**

McLoughlin Planning Ltd

**Date of Document**

October 2023



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## Contents Page

1.0	Introduction .....	2
2.0	Site Description and Planning History .....	3
3.0	The Proposed Development .....	4
4.0	Planning Policy Context.....	5
5.0	Analysis of Planning Considerations.....	6
6.0	Summary and Conclusions.....	8



## 1.0 Introduction

1.1. McLoughlin Planning has been instructed by Prof. Michael and Mrs Alison Earl, (Hereafter referred to as the Applicant) to submit a revised planning application to planning permission 23/00393/FUL, for the following changes:

- Extending the planning unit to the north of the site, within existing residential garden to Field Farm
- Relocation of garage to allow for ease of vehicular movements within the site.
- Addition of bin store and air source heat pump.

1.2. With the above objectives set out, this Statement is structured as follows:

- Section 2 – Site Description and Planning History
- Section 3 – Planning Policy
- Section 4 – Planning Considerations
- Section 5 – Summary and Conclusions

1.3. This application is accompanied by supporting plans prepared by:

- Tyack Architects
- Arboricultural Impact Assessment
- Ecological Survey

1.4. As and when relevant, these will be referred to.



## 2.0 Site Description and Planning History

- 2.1. This section of the statement sets out the site description within the context of the surrounding area, and the relevant planning history pertinent to this application.

### Site Description

- 2.2. The proposal site comprises part of the residential curtilage of the property known as "Field Farm", the site has been part of the garden of Field Farm since before the applicant's ownership in 2001. There have been no boundary changes since the applicant's ownership. Historical dated aerial photography from getmapping.com also backs this up please see these details exhibited as Appendix 1. The site is located in the village of Nether Westcote approximately five miles to the East of Bourton-on-the-Water and approximately two miles East of Upper Rissington. The proposed dwelling would be accessed via the lane that runs North from the A424 which links Nether Westcote to the wider area. The site is self-contained and screened from wider views as it is enclosed by mature and well-established trees and hedgerow which all form part of the residential curtilage.
- 2.3. Parts of Field Farm is over 100 years old and first appears on the 1882 Ordnance Survey Map before undergoing substantial reconfiguration in 2000. The building known as Field Farm is of a typically Cotswold Vernacular. The site is close to but not within the Nether Westcote Conservation Area (NWCA).
- 2.4. The proposal site is located within Flood Zone 1 (low risk) as defined by the Environment Agency's most up to date flood risk maps. The site also lies within the Cotswold Area of Outstanding Natural Beauty (AONB). The site is not covered by any land use designations that would otherwise restrict development. The Public Right of Way reference HWE11 runs North to South along the east of Broadmere which is to the east of Field Farm, and which would be the only location the site may be visible from the public realm.

### Planning History

- 2.5. The site itself has seven historic planning applications of note relating to three different sites, listed below:
- CD.5395/J: Removal of existing barn and erection of new barn



- 99.02463: Extensions and alterations to house. Demolition of existing extension to house: Permitted March 2000
- 00.01557: The conversion of an outbuilding into ancillary accommodation – permitted: 30/08/2000
- 00.01789: The erection of a double garage – permitted – 02/10/2000
- 20/03468/PLP: Permission in principle for the erection of one dwelling – refused – 29/10/2020.
- 21/04095/PAYPRE: Pre-application for the erection of a dwelling, Field Farm, Nether Westcote. Case Officer summarised that overall, the site is considered to form part of the settlement. The erection of a single dwelling could therefore be acceptable in principle having regard to Local Plan Policy DS3.
- 22/02988/FUL: Erection of a dwelling and garage within residential curtilage of existing dwelling – Permitted 11/10/2022.
- 23/00393/FUL: Variation of condition for the erection of a dwelling and garage within residential curtilage of existing dwelling - Variation of condition 2 (plans) of permission 22/02988/FUL to enable amendments to design of approved dwelling. Permitted 22nd March 2023.

### **The Proposed Development**

- 2.6. The application is a revised scheme to planning permission ref: 23/00393/FUL for the Erection of a new dwelling and garage within the residential curtilage of the existing dwelling known as Field Farm.
- 2.7. The design, layout and materials of the house will be the same as the previously permitted dwelling under planning permission ref: 23/00393/FUL.
- 2.8. The changes proposed as part of this application are as follows:
  - Extension to the proposed planning unit to include more of the garden of Field Farm.
  - Within this part of the site to re-site the garage back into the site to allow for a better layout and parking to the front of the garage.
  - The application also includes a new bin store and Air source heat pump sited to the side of the proposed garage.
- 2.9. Please refer to Proposed Plans prepared by Tyack Architects for further information.



## 3.0 Planning Policy Context.

- 3.1. This section of the statement provides an overview of the policies relevant to the determination of the planning application. Under the provision of Section 38(6) of the Town and Country Planning Act, application for development has to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.2. In this case, the development plan comprises:
- The Cotswolds District Local Plan 2011-2031 (Adopted 3<sup>rd</sup> of August 2018)
  - Cotswold Design Guidance
- 3.3. Material Considerations include:
- Cotswold Landscape Character Assessment

### **Cotswold District Local Plan 2011-2031**

- 3.4. The Cotswold District Local Plan was adopted in August 2018 and sets out the policies for shaping new development up to 2031. The relevant policies are as follows:
- DS1 Development Strategy
  - DS3 Small Scale Residential Development within Non-Principal Settlements
  - EN1 Built, Natural and Historic Environment
  - EN2 Design of the Built and Natural Environment
  - EN4 the Wider Natural and Historic Landscape
  - EN5 Cotswold AONB
  - EN10 HE: Designated Heritage Assets
  - EN11 HE: DHA – Conservation Area
  - INF4 Highway Safety
  - INF5 Parking Provision

### **Neighbourhood Plan**

- 3.5. Nether Westcote does not have an adopted Neighbourhood Plan, nor is there an emerging one being prepared.



## 4.0 Analysis of Planning Considerations.

- 4.1. The principle, siting and design of the new dwelling has been established through the previous planning permission, therefore this application purely focuses on the changes to the previous Planning Permission.
- 4.2. This section of the Planning Statement deals with the policy considerations for each part of the proposed development as follows:
  - Extension of planning unit to the north of the site.
  - Resiting of the garage.
  - Proposed bin store and air source heat pump.

### **Extension of the Planning Unit to the north of the site**

- 4.3. The first change to be assessed as part of the application is to extend the residential planning unit to the north of the site. The change in residential curtilage would not result in a change of use as the lawful use for the section of land is established residential curtilage associated with Field Farm, However, due consideration should be given to the impact on neighbouring living conditions.
- 4.4. Due consideration should be given to the impact on neighbouring living conditions resulting from the proposal. The only neighbouring dwelling that has the potential to be impacted would be that of Field Farm, however this dwelling would still benefit from a significant residential curtilage that would not compromise the living conditions of either property , the land in question is also part of the wider garden tot the property and would not have an impact on the primary amenity area immediately adjacent to the property.

### **Resiting of the Garage**

- 4.5. The second aspect is to re-site the approved garage. back within the site in the area that would now be proposed to be used as part of the garden area for the new property. The purpose of this is to allow for greater turning space within the site, whilst also moving parking away from the front of the dwelling. The size scale and design of the proposed garage would remain the same as the previously approved garage, the siting of the garage is proposed as such that would overlap the previously approved siting to ensure both garages would not be able to be implemented.



### **Proposed Bin Store and Air Source Heat Pump.**

- 4.6. The revised application also proposes a small bin store and air source heat pump to be sited adjacent to the garage, the bin store and air source heat pump are sited as such, set away from neighbouring property and discreetly located as to not have an impact on the surrounding area.
- 4.7. To support the application, a revised tree report has been submitted and a note for Cotswold Wildlife Survey advising that the previous preliminary ecological appraisal is still applicable and relevant in this case. The tree report has considered and assessed the resiting of the garage, where it highlights that the resiting of the garage, proposed bin store and air source heat pump would not lie under the canopies of any of the trees, so it is not anticipated that there will be any conflict over accumulating leaf litter in the gutters and/or shedding branches.





## 5.0 Summary and Conclusions

- 5.1. In terms of the principle of development, it has been demonstrated through the previous planning permission the dwelling can be supported with the size, scale and design in this location.
- 5.2. The statement has demonstrated that proposed changes to include an increase in size of the planning unit, the resiting of the garage and the addition of a bin store and Air source heat pump would not result in any adverse impact on the surrounding area or have significant impact on neighbouring living conditions. The proposal has demonstrated it meets the policy requirements set out within the Cotswold District Local Plan and guidance contained within the Framework.
- 5.3. Therefore in accordance with (Section 386 of the Town & Country Planning Act 1990) as amended the proposed development accords with the provisions of the Development Plan and as a result, Planning Permission should be granted subject to appropriate conditions where and if required.



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