

Kevin J Field

Associate of the Chartered Institute of Building

CONSTRUCTION PLANNING & DESIGN • TENDERING & ESTIMATING

Mr & Mrs R. Cooper,
Coopers Lodge,
Aston Road,
Bampton,
Oxon.
OX18 2AL

Design & Access Statement

For

Erection Of New Holiday Let

Coopers Lodge,

Aston Road,

Bampton,

Oxon.

OX18 2AL

October 2023

INTRODUCTION

- 1.1 The Planning Design & Access Statement has been prepared to accord with Section 42 of The Planning & Compulsory Purchase Act 2004 & Circular 01/2006 to supplement the submission of a planning application for the formation of a two bedroom holiday let at Coopers Lodge, Aston Road, Bampton.
- 1.2 The statement will describe the location of the site & what is proposed by the application. The planning policy context will be addressed especially with regard to West Oxfordshire Local Plan 2031. Reference will also be made to the National Planning Guidance as contained within the National Policy Framework (NPPF).

THE APPLICATION SITE & PROPOSED DEVELOPMENT

- 2.1 Bampton is a large village located in the south of the district within the Thames Vale having nucleated settlement pattern & low lying/flood plain location.& classified as a rural service centre.
- 2.2 The site is located to the eastern edge of the village on the southern side of Aston Road. The properties adjoining the application site are bungalows & chalet bungalows.
- 2.3 The site is not within the Bampton Conservation Area or the Cotswolds AONB.
- 2.4 The application site comprises a parcel of land, approximately 0.02 hectare in extent currently forming part of Coopers Lodge, previously used as a builders yard, store & office.
- 2.5 The site is largely flat & comprises Coopers Lodge (existing dwelling) to the north-east corner with the redundant builders office & stores to the northern boundary (now demolished) with builders yard located centrally. To the southern side of the site lies a garage & gardens serving Coopers Lodge. The site is enclosed to the east, south & west with a combination of block walls & timber fences. The site is bounded to the north by the buildings.
- 2.6 A vehicular access exists to the site from the Aston Road & shared with Colt House.
- 2.7 There are no specific archaeological features on the site.
- 2.8 The site is within Flood Zone 1 & is not susceptible to flooding. Development will not increase the risk of flooding elsewhere. See attached flood map.
- 2.9 The general character of the area is one of low key, single storey dwellings in mature gardens, giving way to open countryside to the east.
- 2.10 Local facilities include a Post Office, Convenience Store & pubs etc all within a 15 minute walk/short cycle ride from the proposed holiday let. There is also a bus stop close by with routes to Witney & onward to Oxford, London & Gloucester. The holiday let would also be provided with cycle storage as there are a number of cycle routes within the area.
- 2.11 A previous planning application 17/03927/FUL for conversion to holiday let was approved subject to conditions & has been partially implemented, work now having ceased.

- 2.12 The proposal is to amend the scheme by adjusting the roof height to that of the original office building (see photo at appendix) along with amendments to windows on the front (north) elevation & patio doors to the rear (south) elevation.
- 2.13 Consultation with the Planning Department has been ongoing with email advice on the 28th September 2023 confirming a new Full Application would be required for the amendments.

PLANNING POLICY CONTEXT

3.1 The most relevant Development Plan Policies concerning the proposal are contained in the West Oxfordshire Local Plan 2031.

3.2 Objectives:-

CO2:- Ensure new developments are suitably located and well designed to protect and enhance the individual form character and identity of our towns and villages

CO11: Maximise the opportunity for walking, cycling and use of public transport.

CO15:- Contribute to reducing the causes and adverse impacts of climate change, especially flood risk.

CO17:- Minimise the use of non-renewable natural resources and promote more widespread use of renewable energy.

CO18:- Improve the sustainable design and construction of new development, including improving energy, water efficiency and water management.

3.3 Development:-

Policy OS1 = Presumption in favour of sustainable development.

Policy OS2 = General Principles:- all development should:-

Be of a proportionate and appropriate scale to its context

Form a logical complement to the existing scale and pattern of development and/or the character of the area

Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants

Protect or enhance the local landscape and the setting of the settlement

Be provided with safe vehicular & pedestrian access

Not be at risk of flooding

Policy OS3 = Prudent use of Natural Resources

All development proposals (including new buildings, conversions and the refurbishment of existing building stock) will be required to show consideration of the efficient and prudent use and management of natural resources including:-

Making the most efficient use of land and buildings, whilst having regard to the character of the locality.
maximising resources efficiency, including water.
minimising risk of flooding;
making use of appropriate sustainable drainage systems;
using recycled and energy efficient materials;

Policy OS4 - High Quality Design - new development should respect the historic, architectural and landscape character of the locality and should:-

Demonstrate high quality, inclusive and sustainable design

Not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties

Policy H2 - Delivery of New Homes - states that new dwellings will be permitted at the main service centres, rural service centres & villages in the following circumstances:-

On previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies & the proposal complies with the general principals set out in Policy OS2 & any other relevant policies

3.4 Transport:-

Policy T1 & T3:- new development to be designed to maximise opportunities for walking, cycling and the use of public transport along with promoting increased home working by providing high speed broadband.

3.5 Environment:-

Policy EH2:- Landscape Character:- new development should conserve and where possible enhance the character and quality of the local landscape

Policy EH3:- Biodiversity and Geodiversity:- protect and mitigate for impacts on priority habitats, protected and priority species.

Policy EH7:- Flood Risk:- gives guidance on flood management.

3.6 Economic Growth:-

Policy E4:- Sustainable Tourism:- tourist & visitor facilities should be located within or close to service centres

3.7 The Design & Access Statement along with accompanying Sustainability Statement & Biodiversity Assessment seeks to address the above policies.

DESIGN & ACCESS CONCEPTS

- 4.1 The approach adopted has been to design the dwelling retaining elements of the existing building (north & west walls) extending as necessary to reflect the architecture of the main dwelling (Coopers Lodge). The proposal is single storey, fairly modest & appropriate to the location.
- 4.2 Use:- the site was previously a builders yard & office/store within the perimeter of Coopers Lodge, this use now having ceased. The proposed use would be as a single dwelling for use as a holiday let.
- 4.3 Amount:- the site comprises an overall area of approximately 0.02 hectare. The proposal is for one dwelling with a footprint/floor area of 87.34sq metres. This being somewhat less than adjoining properties.
- 4.4 Scale:- the proposed dwelling is some 10.850 metres in width (as per the existing building) by 8.05 metres in depth with a general eaves height of 2.45 metres. The ridge height would be a maximum of 5.50 metres similar to the original building with a pitch of 35°. We feel the proposal is proportionate in scale to & would have little or no impact on adjoining properties.
- 4.5 Layout:- this is dictated by the line of the existing buildings & the pattern of the development that is Coopers Lodge. The space between the proposed building & the nearest dwelling (Bluebells) is some 16.00 metres, a greater distance than many properties adjacent to the site.
- The main habitable rooms are orientated north/south, facing into the site & onto the road. As there are no first floor windows overlooking & loss of privacy will not be an issue.
- Carparking is proposed to the south of the dwelling for two vehicles & there will be storage for four bicycles.
- An area of garden will be provided to the south & east of the dwelling providing a safe & convenient amenity space.
- So far as the internal layout of the dwelling is concerned, all the accommodation is on the ground floor & will comprise kitchen/living room (open plan), two bedrooms & a bathroom, all accessed off a central hallway.
- 4.6 Appearance:- the design of the dwelling reflects the appearance of building on the site. The north wall is retained as existing brickwork with the east & south walls rendered all beneath a pitched roof of reclaimed concrete plain tiles. Windows & doors will be white uPVC. Materials match those already present on site.

4.7 Landscaping:- no major landscaping works are proposed. The proposed holiday let will be enclosed by walls/fences to match those existing on the site incorporating hedgehog gaps/holes. A small patio would be provided with the remaining area laid to grass. The existing garden serving Coopers Lodge would be retained.

Should the council consider additional planting is required, it is respectfully suggested that a landscaping condition could be imposed, requiring the submission, approval and implementation of a landscaping scheme, before work commence.

4.8 Access:- a vehicular access exists off the Aston road serving Coopers Lodge & Colt House. A new gravel drive will be formed to serve the holiday let with parking for two cars. A turning area will be incorporated to allow vehicles to exist the site in a forward direction.

Space will also be provided for storage of cycles.

The main entrance to the property will be fully wheelchair accessible & internal circulation routes would be accessible.

CONCLUSION

- 5.1 We feel that this statement along with the Sustainability Statement & Biodiversity Assessment demonstrates that the proposal is policy compliant.

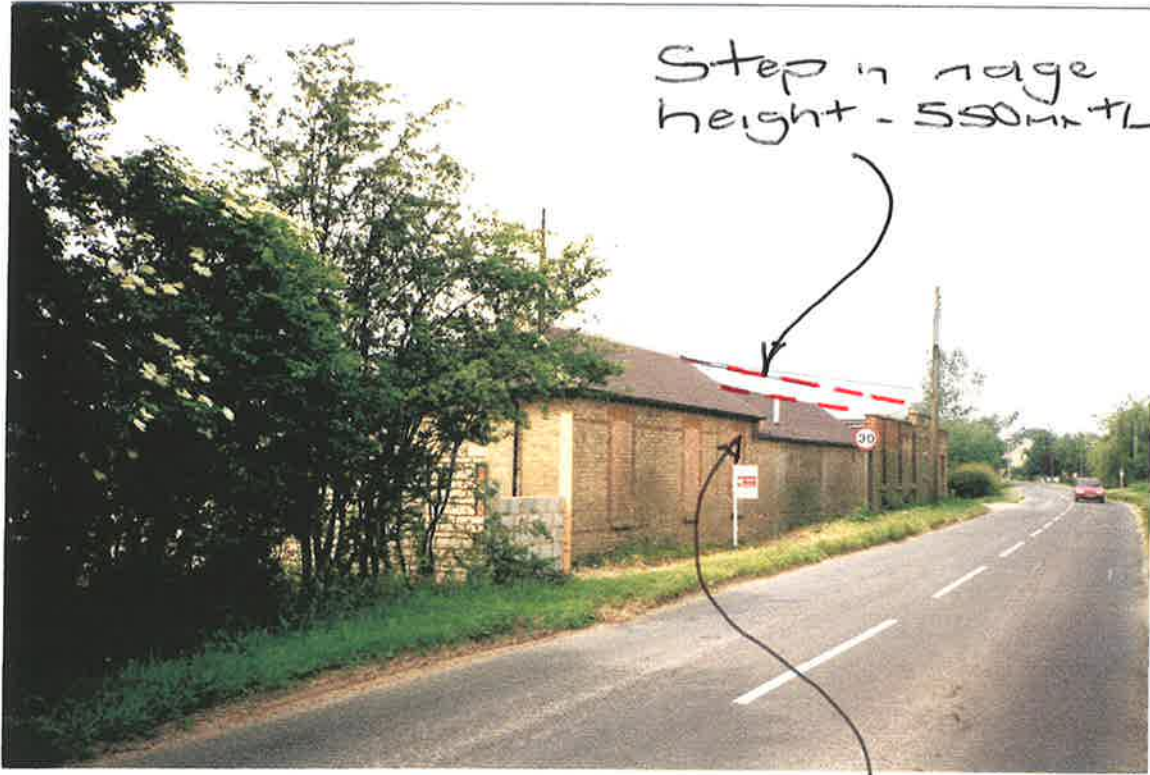
The proposed holiday let is on land adjoining the built up area previously developed & is within a rural service area. The proposal has been designed to respect the scale, pattern & character of the surrounding area. The building respects the form, scale, massing, external materials & colours of adjoining properties. The proposal will not harm the amenities of existing or new residents & creates no loss of privacy. Safe access & parking is provided along with cycle storage. The site is not susceptible to flooding. The proposal, we believe is therefore in accordance with Policy OS1, OS2, OS4 & H2.

We believe the proposal makes best use of the land, incorporating sustainable drainage (SuDS) & where possible will use recycled/sustainable materials in accordance with Policy OS3.

Compliance with Policies T1 & T2 along with EH2, EH3, EH7 & E4, we believe is demonstrated within the statement.

We believe this statement demonstrates that the proposal is sustainable development plan compliant & accordingly planning permission should be granted, subject to the imposition of appropriate conditions.

APPENDIX A



Step in ridge
height - 550mm TL

Step in eaves

ORIGINAL BUILDING