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# OLD BUFORD ROAD

BLEDINGTON, CHIPPING NORTON,  
COTSWOLD OX7 6US

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# DESIGN & ACCESS STATEMENT

03.11.2023

## 8 OLD BRUFORD ROAD

## Project Particulars

<b>APPLICANT</b>	Alex Buxton Old Buford Road, Bledington, Chipping Norton Cotswold OX7 6US
<b>ISSUED BY</b>	'Atermon Architecture Contact: Nikos Charalambous RIBA-Imaps E: atermon@outlook.com M: 07749138441
<b>PROJECT DESCRIPTION</b>	Conversion of garage to granny annex
<b>PROJECT ADDRESS</b>	8 Old Buford Road, Bledington, Chipping Norton, Cotswold OX7 6US
<b>LISTED STATUS</b>	Not Listed
<b>CONSERVATION AREA</b>	Not in Conservation Area
<b>ARTICLE 4</b>	No Article 4 (presumed)
<b>ARTICLE 2 (3)</b>	Not applicable
<b>OTHER DESIGNATION</b>	Area of Outstanding Natural Beauty
<b>WARD</b>	Fosseridge
<b>LOCAL AUTHORITY</b>	Cotswold District Council Gloucestershire County Council
<b>DATE</b>	03.11.2023



Bledington Conservation Area Map

**1. Introduction**

Project description:

Conversion of an existing garage with pitched roof to a granny annex

**2. Principle of the development**

The principle of the development is the conversion of an unused garage to a granny annex, allowing for the family to host an elderly relative. There is enough space for on site parking therefore there is no adverse impact of the proposal.

**3. Existing site analysis**

The site is located at the South east corner of Bledington Village. It faces Old Bruford Road which is the way out of Bledington. It is one of the last houses at the village.

At the other side of the street (facing south west) there are open green areas and fields.

The site comprises a two-storey detached dwelling-house within a plot of approximately .....

The application site comprises a two storey mid-teraced dwelling with a pitched tiled roof and a detached garage with pitched roof and dormer.

The site is within the Cotswold AONB and outside Bledington Conservation Area.

The immediate vicinity is mainly characterised by residential dwellings of various styles.

The property enjoys the benefit of a detached garage to its front, with vehicular access straight off Old Bruford Road.

The footprint of the existing building is approximately.... by...., The height is .... at the eaves and... at the ridge

There is an approximately 3m zone set back of the boundary from the street. The building is . limiting the impact of the building to the public footway.



**OLD BRUFORD ROAD**

**Existing site photographs**



Exit of Bledington Village heading south



Approach of house from the north



View of main house and garage building with mezzanine and dormer



View of south and west elevations of the garage



View of front driveway of adjacent property to the south



Approach garage and house from the south

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## OLD BRUFORD ROAD

### 4. Planning History

The site does not have any planning history.

### 5. Proposal

The existing plans of the house indicate that the garage outbuilding has a mezzanine which is already used as an office.

The proposal is for the remodelling of a garage building which has a pitched roof and a dormer into a granny annex. To allow a sleeping area at the current office space, dormers facing at the sides of the outbuilding are formed to match similar roof lines of buildings at the vicinity.

No alterations to the walls are proposed and no increase of footprint is proposed. It is proposed that the walls to be insulated internally.

The existing garage door will be substituted with glazed patio door. These doors would be double glazed painted timber.

The proposed full width dormer facing the adjoining property's front driveway will be fitted with fixed shut windows up to 1.8m from FFL with obscure glazing to eliminate any overlooking.

The dormer is identical to the dormer fronting the applicant property driveway to achieve symmetry.

A round window is proposed to the side gable wall offers views to the fields. The circular shape sits more comfortably against a pitched/triangular shape.

A shower room and a small kitchennette are fitted in the ground floor. A more comfortable staircase provides access to the loft space.

### 6. Planning policy

Relevant policies include:

TNPPF The National Planning Policy Framework  
\_CDCLP CDC LOCAL PLAN 2011-2031  
\_EN2 Design of Built & Natural Environment  
\_EN4 The Wider Natural & Historic Landscape  
\_EN5 Cotswolds AONB

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## Design & Access Statement

\_INF5 Parking Provision  
\_EN7 Trees, Hedgerows & Woodlands  
\_EN8 Bio & Geo: Features Habitats & Species

#### (a) Cotswold District Local Plan Policies

Local Plan Policy EN1 promotes the protection, conservation and enhancement of the built, historic and natural environment in new development.

Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

Local Plan Policies EN4 (The Wider Natural and Historic Landscape) and EN5 (Cotswolds Area of Outstanding Natural Beauty) and Section 15 (Conserving and enhancing the natural environment) of the NPPF would apply.

#### (b) National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) Section 12 requires good design, providing sustainable development and creating better places to live and work with a high standard of amenity for existing and future users.

Section 16 of the NPPF states that historical 'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

#### (c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

The proposed alterations are modest and the dormers are moderately scaled addition, close to the existing built form on the site. The dwellinghouse is located within the settlement and the proposal would not encroach into open countryside nor harm the character or appearance of the Cotswolds AONB.

As such, it is submitted that the proposal is considered to accord with Local Plan Policies EN4 and EN5, and Section 15 of the NPPF.

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(d) Impact on Residential Amenity  
Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect.

## 7. Material considerations

- (a) Design and visual impact
- (b) Impact on the Cotswolds Area of Outstanding Natural Beauty
- (c) Impact on residential amenities of the neighbouring properties
- (d) Highways

### (a) Design and visual impact

The proposed annex are of a modest design and scale rendering them subservient to the main dwelling. The annexe would be visible from Old Burford Road but the bulk is not significantly changed or increased. It is submitted that no significant adverse visual impacts for the proposed development and the proposed development is considered to accord with the objectives of Cotswold District Local Plan Policy EN2.

### (b) Impact on the Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

The proposal site is within the settlement of Bledington, with residential dwellings to both sides. It is submitted that the proposal would have no material impact on the setting and character of the Cotswolds AONB and therefore complies with Policy EN5 with regard to its impact on the Cotswolds AONB and the relevant guidance of the NPPF.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material

considerations indicate otherwise.'

The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031. The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration..

It is submitted that the proposed alterations are modest and the dormers are moderately scaled addition, close to the existing built form on the site.

The dwellinghouse is located within the settlement and the proposal would not encroach into open countryside nor harm the character or appearance of the Cotswolds AONB.

As such the proposal is considered to accord with Local Plan Policies EN4 and EN5, and Section 15 of the NPPF.

### (c) Impact on residential amenities of the neighbouring properties

Owing to the scale, siting and position of the proposed development to relative neighbouring properties, the proposal is considered not to impinge on the residential amenities of the neighbouring properties having regard to loss of light or overlooking. As noted above, the proposed dormer facing the front driveway of the adjoining property is formed in order to increase the habitable room height of the loft space. these windows will be fixed shut and obscure glazed up to 1.8m from FFL.

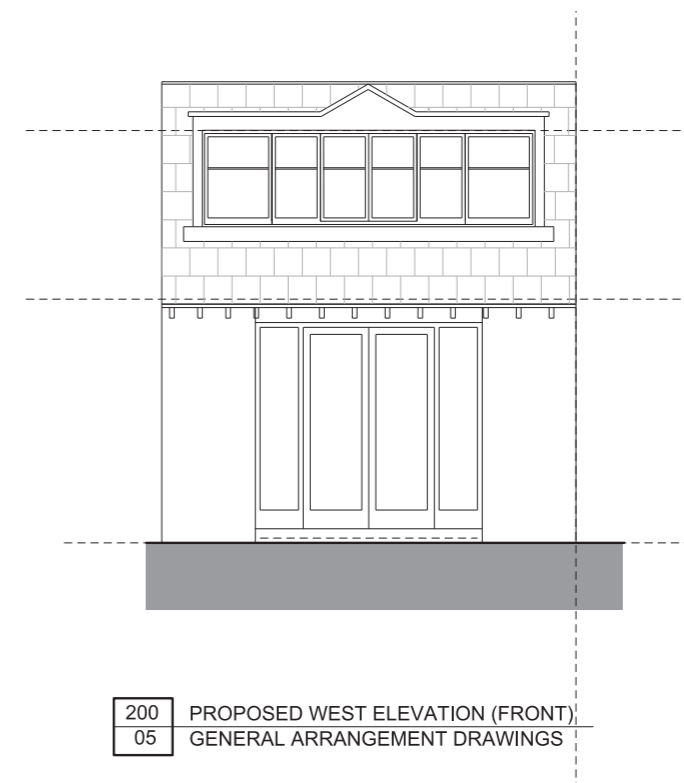
A condition to any approval to ensure that the detached outbuilding remains incidental to the main dwelling in the interest of the amenity of the residents of neighbouring properties would be acceptable.

Subject to this condition, the proposed development is considered to accord with the objectives of Cotswold District Local Plan Policy EN2 and the residential amenity considerations contained in Section 12 of the NPPF.

Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect.



The near by rooflines and lines of eaves with straight and gabled lines provided reference for the extended dormers of the outbuilding



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Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

### (d) Highways

The application confirms that no new or altered access to the site is proposed, there would be no change on site to the amount of parking.

The site would retain current space for off-street parking and no significant increase in vehicular movements is anticipated.

It is therefore submitted that the proposal complies with parking standards and Local Plan Policy INF5.

## 8. Precedents

There are a significant number of applications that have been approved in recent years in Bledington proposing the construction and conversion of outbuildings into annexes or home offices.

The most recent and relevant ones that were found follow:

23/01105/FUL | Demolition of existing garage, studio and associated garden walls and erection of double garage and attached study/office and associated garden walls | Glebe Cottage Chapel Lane Bledington Chipping Norton Gloucestershire OX7 6UZ

23/00436/FUL | Change of use of garden outbuilding to mixed use as holiday let/ancillary outbuilding (retrospective) | The Old Post Office Main Street Bledington Chipping Norton Gloucestershire OX7 6UX

23/00059/FUL | Demolition and removal of outbuildings and erection of replacement outbuilding | 2 Main Street Bledington Chipping Norton Gloucestershire OX7 6UX

23/01106/LBC | Demolition of existing garage, studio and associated garden walls and erection of double garage and attached study/office and associated garden walls | Glebe Cottage Chapel Lane Bledington Chipping Norton Gloucestershire OX7 6UZ

22/01499/FUL | Replacement of garage with annexe, erection of single-storey rear extension and porch | Hazel Tree Cottage Old Burford Road Bledington Chip-

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22/00185/FUL | Erection of single storey detached garden room/home office | Trinders Main Street Bledington Chipping Norton Gloucestershire OX7 6UX

18/01416/FUL | Single storey oak framed garden outbuilding | Post Office Main Street Bledington Gloucestershire OX7 6UX

## 9. Strategies

### Energy & Sustainability.

The annex will be insulated internally. The new roof will be insulated.

The new building fabric will comply with current Building Regulations

### Refuse collection

Any additional refuse from the annex will be collected at the bins of the main house.

### Parking & Cycle store

No additional parking is proposed nor required. There is adequate space in front of the house for off-street parking

### Security

The doors and windows to the annex would be SBD/ADQ compliant

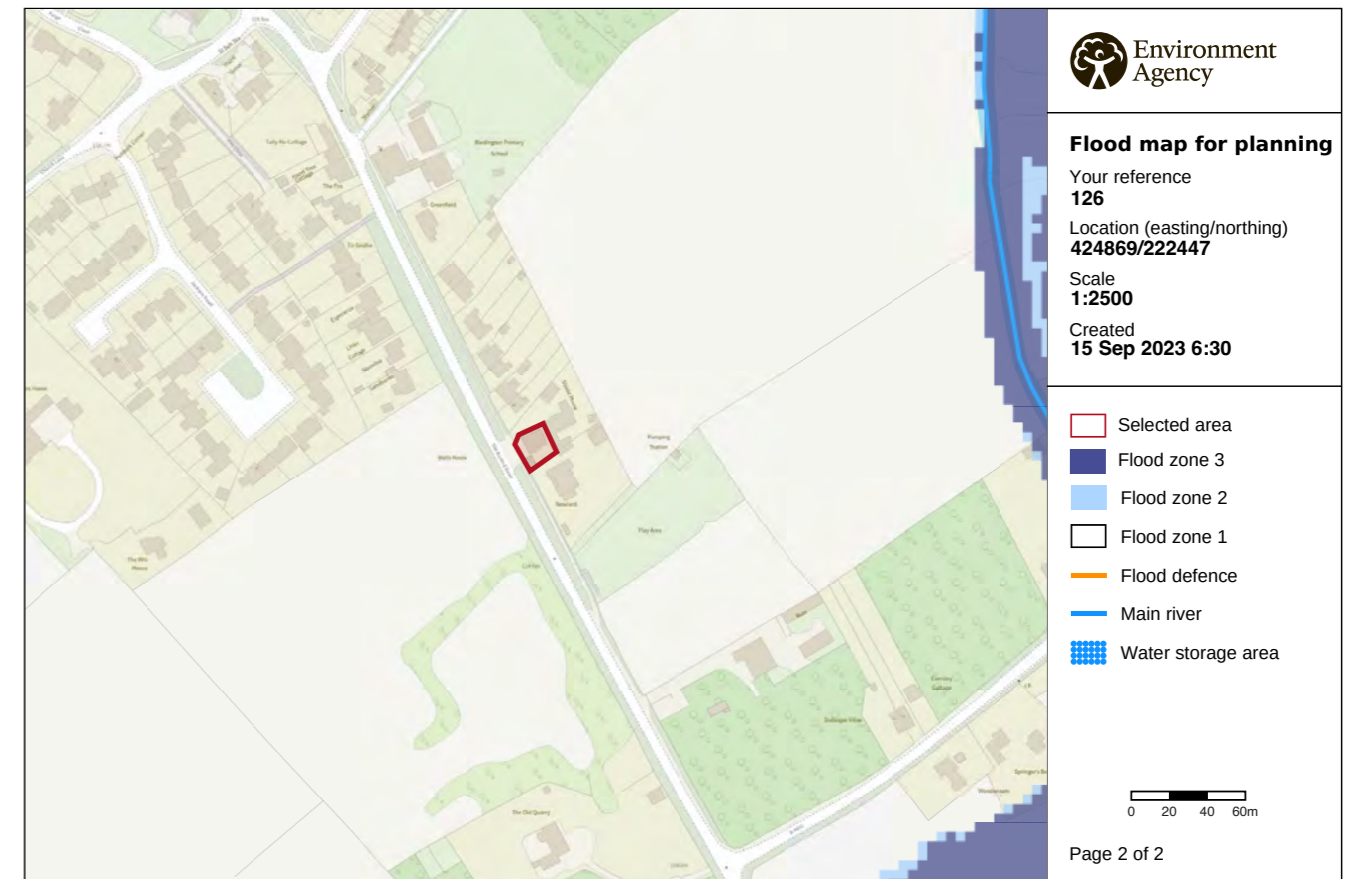
### SUDs

The nature of the proposal is such that Sustainable Drainage Systems are not applicable.



The image above is taken from our 3D computer model shows the view of the proposed garage looking through the site entrance from the public highway, and shows that the design is traditional and in keeping with the existing cottage and sits comfortably within the street scene.

Precedent from garage conversion from planning permission ref 23/01115

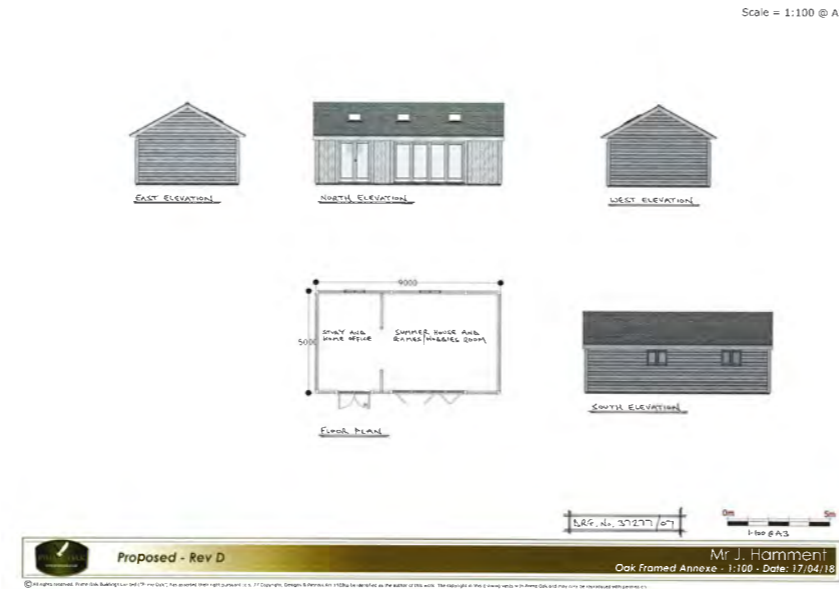


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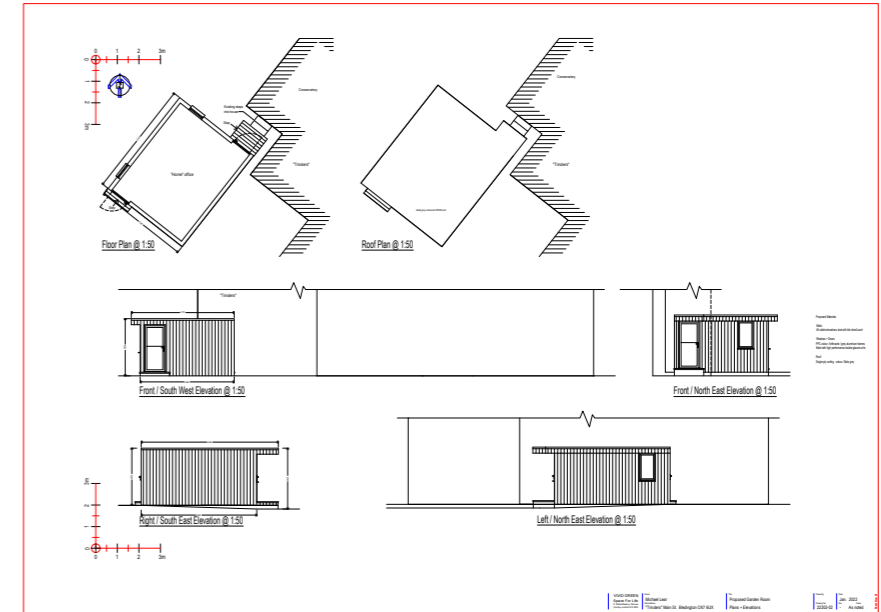
**10. Conclusion**

It is submitted that the proposal complies with the above Local Plan Policies and material considerations. The proposed development is very common in the vicinity.

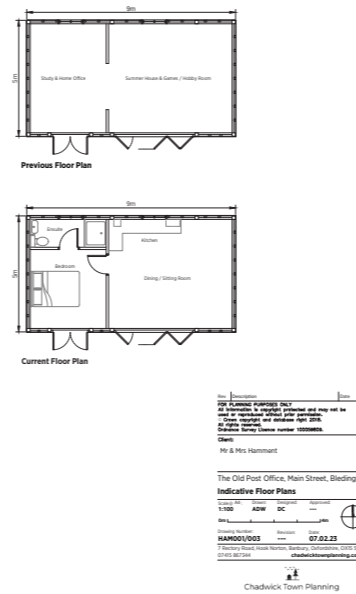
The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m<sup>2</sup> of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.



Precedent new outbuilding design from planing permission ref 18/01416/FUL



Precedent new outbuilding contemporary design from planing permission ref 22/00185/FUL



Precedent of outbuilding that can be used for holiday let/granny annex from planing permission ref 23/00436/FUL



Precedent of garage conversion from planing permission ref 23/01499/FUL



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