



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

Mr

First name

Chiloboka

Surname

Chiyasa

Company Name

05/09/2008

Address

Address line 1

18 Guild Close, Witney Oxfordshire OX28 5DL

Address line 2

Address line 3

Town/City

Witney

County

Oxfordshire

Country

United Kingdom

Postcode

OX28 5DL

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

The work comprises a single storey front extension and double storey rear extension to extend the kitchen to the front and lounge to the back on the ground floor; and a new en-suite bedroom on the first floor. The work will not affect the property's vehicular or pedestrian access to the highway.

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:

The existing walls are constructed of masonry which is finished with red face brick dressed with white smooth decorative render.

Proposed materials and finishes:

The proposed walls will also be constructed of masonry which will be finished with red face brick dressed with white smooth decorative render to match the existing finishes and blend with the original building and surrounding environment.

Type:

Roof

Existing materials and finishes:

The existing roof is constructed of timber trusses finished with concrete pan tiles on the rear double storey section and of structural timber joists finished with flat roof felt on front single storey section of the building.

Proposed materials and finishes:

The proposed roof will also be constructed of timber trusses finished with concrete pan tiles on the rear double storey section and of structural timber joists finished with flat roof felt on front single storey section of the building to match the existing finishes and blend with the original building and surrounding environment.

Type:

Doors

Existing materials and finishes:

The existing external doors are composite doors with glazed apertures.

Proposed materials and finishes:

The proposed external doors will also be composite doors with glazed apertures to match the existing finishes and blend with the original building and surrounding environment.

Type:

Windows

Existing materials and finishes:

The existing windows comprise white uPVC framed double glazed windows.

Proposed materials and finishes:

The proposed windows will also be white uPVC framed double glazed windows to match the existing finishes and blend with the original building and surrounding environment.

Type:

Lighting

Existing materials and finishes:

The existing lighting is internal and external LED lamps.

Proposed materials and finishes:

The proposed lighting will be internal and external LED lamps to match existing fittings and blend with the original building.

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

2204-101 - Existing plans and elevations RevE
2204-102 - Block plan and proposed plans RevE
2204-103 - Location plan, section and elevations RevE

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

23/01137/PREAPP

Date (must be pre-application submission)

05/06/2023

Details of the pre-application advice received

Planning Assessment

The single storey front extension will enlarge the kitchen to the front elevation by approximately 1m. The two storey rear extension will replace the existing ground floor extension with a two storey extension to provide more living space and an additional bedroom on the first floor measuring 4.4m in length and 6.3m in height. The materials that will be used will complement the existing palette of materials on the street. Officers consider the principle of development acceptable, however, the current form and design of the 2 storey rear extension is considered poor design. It is suggested that if the 2 storey extension was to be slightly off set the design could be supported. The current proposal is uncomfortable, and Policies OS2 and OS4 seek a high quality of design. Policy OS2 clearly advises that new development should be proportionate and appropriate in scale to its context and should form a logical complement to the existing scale and pattern of development and should relate well to the character of the area. Similarly Policy OS4 seeks a high quality of design that respects, inter alia, the historic and architectural character of the locality, contributes to local distinctiveness and, where possible, enhances the character and quality of the surrounding. The NPPF also makes it clear that creating high quality buildings and places is fundamental to what the planning and development process can achieve and the recently published National Design Guide provides advice on the components of good design which includes the context for buildings, form and scale, appearance, landscaping, materials and detailing. Officers would recommend applicants to be mindful of window placements to ensure that there is no overlooking or loss of privacy. West Oxfordshire District Council would encourage all applicants to consult with neighbouring properties prior to the submission of any application.

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Norbert

Surname

Biro

Declaration Date

15/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Chiloboka Chiyasa

Date

15/11/2023