



WEST OXFORDSHIRE [planning@westoxon.gov.uk](mailto: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, and for relevant demolition of an unlisted building in a conservation area

### 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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Cotswold Lodge"/>
Address Line 1	<input type="text" value="Aston Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Oxfordshire"/>
Town/city	<input type="text" value="Bampton"/>
Postcode	<input type="text" value="OX18 2AF"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="431881"/>	<input type="text" value="203165"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Andrew

Surname

Ogg

Company Name

### Address

Address line 1

Cotswold Lodge

Address line 2

Aston Road

Address line 3

Town/City

Bampton

County

Oxfordshire

Country

United Kingdom

Postcode

OX18 2AF

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 proposal is for the creation of an oak framed car port to the front drive for two cars, for the rebuilding of the front boundary wall with new electric gates for vehicular access and a pass gate for pedestrian access and for a swim spa to the rear garden.

Has the work already been started without consent?

Yes

No

## Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

This is the only application type that allows for works in a Conservation Area but in fact there is very little demolition. It is only the front garden boundary wall which is proposed to be demolished and rebuilt using the same existing stone but rebuilt to a higher level. This is sought to improve the appearance of the existing dilapidated wall, to aid privacy in being raised and to provide a greater buffer against road noise.

## 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:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Existing Cotswolds oolitic limestone wall, random rubble style

**Proposed materials and finishes:**

Cotswolds oolitic limestone wall, random rubble style, re-laid using same material

**Type:**

Walls

**Existing materials and finishes:**

Cotswolds oolitic limestone wall, random rubble style

**Proposed materials and finishes:**

To the proposed car port this is to be an oak framed structure with timber cladding to the gable ends

**Type:**

Roof

**Existing materials and finishes:**

Redland concrete plain tiles to main house

**Proposed materials and finishes:**

Redland concrete plain tiles to proposed car port

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Existing concrete drive and gravel

**Proposed materials and finishes:**

Permeable block paving to replace impermeable concrete and limited areas to provide vehicular access and turning

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

0017-AL(02)0001p01- Location Plan  
0017-AL(02)0002p01- Existing Site/ Block Plan  
0017-AL(02)0003p01- Existing Ground Floor Plan  
0017-AL(02)0006p01- Existing North (Main) Elevation  
0017-AL(02)0007p01- Existing East Elevation  
0017-AL(02)0009p01- Existing West Elevation  
0017-AL(04)0149p01- Proposed Site/ Block Plan  
0017-AL(04)0150p01- Proposed Ground Floor Plan (Front Wall/ Car port)  
0017-AL(04)0151p01- Proposed Ground Floor Plan (Swim Spa to Rear Garden)  
0017-AL(04)0152p01- Proposed Roof Plan (Front Wall/ Car port)  
0017-AL(05)0134p01- Proposed North (Main) Elevation (Rights of Light Study)  
0017-AL(05)0135p01- Proposed North (Main) Elevation  
0017-AL(05)0136p01- Proposed North Elevation from main road  
0017-AL(05)0137p01- Proposed West Elevation  
0017-AL(05)0138p01- Proposed East Elevation  
0017-AL(01)1000p01- Design & Access Statement

## 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

If Yes, please describe:

The provision of the car port allows for 2 cars to be parked just off of the drive. There are two spaces within the existing integrated garage and with these two spaces there will be 4 designated spaces to park as well as the drive itself, more than enough for a dwelling of this size.

## 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

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Existing tree (T1) identified as a non native species of 'Catalpa' to be removed to facilitate works. Shown on drawings 0017-AL(02)0003p01, 0017-AL(02)0006p01 and 0017-AL(05)0138p01 and further referred to in Design & Access Statement

## 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

## 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

James

Surname

Anderson

Declaration Date

02/12/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

James Anderson

Date

2023/12/03