



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

Dr

First name

John

Surname

Williams

Company Name

Address

Address line 1

34 Schofield Avenue

Address line 2

Address line 3

Town/City

Witney

County

Oxfordshire

Country

United Kingdom

Postcode

OX28 1JN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

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:

Brickwork walls, Pebble dashed covered

Proposed materials and finishes:

Brickwork walls, Pebble dashed covered

Type:

Roof

Existing materials and finishes:

Polycarbonate plastic roofing panels

Proposed materials and finishes:

Glass Fibre reinforced glass plastic (GRP)

Type:

Windows

Existing materials and finishes:

White uPVC Windows

Proposed materials and finishes:

White uPVC Windows

Type:

Doors

Existing materials and finishes:

White uPVC doors

Proposed materials and finishes:

White uPVC doors

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

Within the proposed plan drawings "2202_A2_101RevB_Proposed.pdf", see Section A-A, more details on the roof and wall proposals are given.

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 *****

23/02721/PREAPP

Date (must be pre-application submission)

27/10/2023

Details of the pre-application advice received

Dear John Williams,

Town and Country Planning Act 1990

APPLICATION: 23/02721/PREAPP

PROPOSAL: Replace existing 2.5m single storey extension with a new 6 metre single storey extension.

AT: 34 Schofield Avenue Witney Oxfordshire

FOR: John Williams

I write in regard to your enquiry received by the Council on the 11.10.2023 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the Case Officer.

Policies

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

NPPF 2023

DESGUI West Oxfordshire Design Guide

Site Characteristics and Constraints

34 Schofield Avenue is a semi-detached dwellinghouse within the residential area of Witney. There are no special designations or constraints on this site. The proposed works are to replace a 2.5m conservatory for a 6m extension.

Planning History

22/03510/HHD - Erection of a two storey rear extension – Refused.

23/01049/PREAPP - Demolition of existing conservatory and construction of double storey rear extension – Closed.

Application Submission

Officers consider that there are two routes that this proposed works could fall under.

Option 1:

Officers consider that it is likely that the proposed works would fall under the larger home extensions element of the General Permitted Development Order 2015. However as part of the larger home extensions process it would require the applicant to submit the details as part of a "Prior Approval" application. The LPA as part of this application would need to consider all comments made by neighbouring properties as well as considering the amenity of all adjoining premises. The proposed extension would need to comply with the criteria of Schedule 2, Part 1, Class A of the Town and Country Planning Act (General Permitted Development)(England) Order 2015). This pre-application has not assessed the suitability of the proposed works against these criteria as this would be done as part of the Prior Approval application.

Option 2:

Officers consider that the proposed works can also fall under the household planning permission. Based on the information provided, it is likely that the proposed works would be considered acceptable in this location. This is subject to a formal site visit along with all representations and all comments from formal consultee comments.

West Oxfordshire District Council would encourage all applicants to consult with neighbouring properties prior to the submission of any application.

I trust this is of some assistance. If I can be of further help, please do not hesitate to contact me.

Yours sincerely,

Elloise Street

Planner

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

First Name

Surname

Declaration Date

05/12/2023

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

John Williams

Date

2023/12/05