

Proposed outdoor pool and plant room

DESIGN STATEMENT

The planning and listed building approval for internal and external alterations including the erection of a glazed link (23/01548/HHD) and (23/01549/LBC) at Bell House Chipping Norton Road Little Tew was received on the 5th of June 2023.

The current application is for minor amendments to the approved scheme (23/01548/HHD).

In the intervening time since planning consent was granted various consideration has been given to the refinement of the site proposals. An outdoor pool in the northwest part of the garden for the owners' enjoyment has been proposed. The proposed pool follows the linear arrangement of site structures and is proportionate with the host property and the overall plot size.

There would be adequate parking and amenity provision remaining to serve the dwelling. The plot size is large and will not appear overdeveloped once the pool is built. Well-screened landscape enhancements are also proposed so that they do not appear unacceptably intrusive in the larger landscape or harm the setting of the Cotswold Area of Outstanding Natural Beauty.

A dual-pitched timber-clad structure attached to the consented outbuilding is also proposed to house the pool plant and other pool paraphernalia.

Access

No change.

Conclusion

The above amendments are considered low-key and felt necessary to improve the functionality of the dwelling and in a way now enhance the property and its setting within the landscape. The outdoor pool is appropriate for the size of the property. The area's character, which is an integral part of the Cotswold Area of Outstanding Natural Beauty (AONB), is not negatively affected by these proposals.