



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Council Offices • Elmfield • New Yatt Road
Witney • Oxfordshire • OX28 1PB

Application for Planning Permission

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

jake

Surname

bernardini

Company Name

Address

Address line 1

19

Address line 2

New Road

Address line 3

Town/City

Woodstock

County

Country

Postcode

OX201JE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

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:

brick/masonry external skin with beige/pink pebble dash render

Proposed materials and finishes:

Timber frame structure with renderboard/render externally. Light beige/light stone colour. Textured monocouche render Vertical high grade cedar or redwood cladding with wood treatment to prevent greying. Oak feature beams and columns to front entrance with wood treatment to prevent greying.

Type:

Roof

Existing materials and finishes:

Dark brown plain concrete tile over main roof and front porch. Dark grey Torch-on felt installed over rear lower flat roofs.

Proposed materials and finishes:

Dark brown Plain concrete Marley roof tile to match existing on front and part of the rear elevation. Lower flat roof will have a green roof system laid over. The upper flat roof will be GRP (glass reinforced polyester) laid to falls.

Type:

Windows

Existing materials and finishes:

Original Aluminium white windows.

Proposed materials and finishes:

Neutral/Pastel coloured Aluminium windows to match neighbouring properties. Final colour to be approved by planning. Black aluminium to rear projection windows. Double glazing. No trickle vents required due to MVHR system installation.

Type:

Doors

Existing materials and finishes:

Timber front door with timber sidelights in a dark brown colour. White UPVC side and rear doors. White Aluminium sliding door to rear elevation.

Proposed materials and finishes:

Aluminium composite front door to entrance in a dark grey colour (colour subject to planning input/approval). Neutral/Pastel Aluminium side door (colour subject to planning input/approval). Black aluminium sliding door to rear elevation.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Tall wooden fences run along both sides of the boundary line. The front elevation has a stone wall to the east elevation, and a medium height wooden fence to the west elevation.

Proposed materials and finishes:

Existing tall wooden fences will remain and be repaired where required to both boundaries in the main garden. The front elevation stone wall and wooden fence will also remain, but be lined with natural and wild planting to soften these.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac is laid over driveway which continues down the side of the property. Some concrete paving has also been laid on the front elevation to create a hard feature garden area.

Proposed materials and finishes:

Cotswold 10mm gravel/chippings will be installed to create 2 parking spaces. The gravel/chippings will be installed in a Gravel grid to prevent sinkage, movement of gravel, and stop anything spreading onto the pedestrian walkway and main road. Dark Grey Stone paving/tiles to be installed to create a walkway to the front entrance door to comply with Part M mobility access

Type:

Lighting

Existing materials and finishes:

None

Proposed materials and finishes:

Two entrance lights fitted to the feature oak frame either side of the entrance door with PIR motion sensors. Low wattage LED warm lighting with a max kelvin of 2700k. Very low level and dimmed downlights fitted along both front elevation boundaries within the wild planting to create a soft feature. PIR motion sensor LED lighting installed periodically along side access under the enclosed overhang.

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

PA 1208/101
PA 1208/102
PA 1208/103
PA 1208/104
Design & Access Statement - 19 New Road
Sustainability Statement - 19 New Road

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Vehicle Type:

Cars

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

PA 1208/102
PA 1208/104

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes

No

If Yes, please provide details:

A bin/waste storage area has been allocated away from the front elevation. The bin/waste storage will be located securely along the side access of the proposed development next to the side exit door for easy access. The storage area will not be visible the front elevation and also the side (west) elevation

Supporting documents: PA 1208/103 & PA 1208/104

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

Paper, Glass, food, and garden waster recycling bins will be stored in the designated bin/waste area along with the general waste bins.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- 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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

21/12/2023

Declaration made

Declaration

I/We hereby apply for Full 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

jake bernardini

Date

21/12/2023