

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2017**

SCREENING OPINION

Agent/Applicant: Edgars Limited
The Old Bank
39 Market Square
Witney
OX28 6AD

Application Reference: 24/00188/FUL

Description Of Proposed Development : Variation of condition 2 (approved plans) and compliance with conditions 3 (sample materials) and 4 (window and door details) of permission 22/00562/FUL - First floor extension to rear, replacement roof to existing dwelling, new windows and altered openings to rear

Location: Elishas Cottage Church Westcote Chipping Norton Gloucestershire

The above application was received by Cotswold District Council on 22 January 2024 and was not accompanied by an Environmental Impact Assessment with a formal Environmental Statement.

The development falls under Schedule 2 of the above regulations and is within a "sensitive area" because it falls within an Area of Outstanding Natural Beauty as defined in Regulation 2, subparagraph (1) Interpretation. Having considered the criteria stated within Schedule 3 the Local Planning Authority concludes that it will have no significant environmental effects having regard to its nature, size and location and therefore **will not** require the submission of an Environmental Impact Assessment.

Yours faithfully

Robert Weaver
Chief Executive
Cotswold District Council

