

Mr & Mrs L Burton
38 Over Norton Road
Chipping Norton
Oxfordshire
OX7 5NR

PROPOSED SUNROOM EXTENSION

PLANNING STATEMENT

Randell Burton Ltd.
1 West Street
Chipping Norton
Oxfordshire
OX7 5LH

February 2023

Introduction

This application is for the creation of a simple sun room on the rear of No 38 Over Norton Road. No 38 is a simple residential property originally created as a single level home. It was altered and extended in 1998 and 2000 to form the current multi-level dwelling.

The site is within Chipping Norton development boundary and is surrounded by residential property. The site is also within the Cotswold's Area of Outstanding Natural Beauty (AONB) but is outside the Chipping Norton Conservation Area.

Design

The new Sun Room is to be a simple timber construction with a flat roof and fully opening Bifold doors on two sides, the remaining walls are the access from the original building, containing the existing kitchen area and the side of the living room.

The Site

Is a full residential property with a large garden area, extending to approximately 1/3 acre. The extension is to be built over the existing terraced patio, this area was constructed when the original house was built in 1935.

Scale

The proposed sun room will extend to less than 4m from the original property

Landscaping

The proposed development would not result in any unacceptable adverse levels of landscape or visual impact

Access

Access to the site will be from the existing adopted highway, currently serving Over Norton and Chipping Norton.

Policy

The proposed extension currently complies with the current planning policies within the district.