

JPPC ref: MC/8324

Planning Services
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

18th March 2024

Dear Sir/Madam

Application for a single storey extension to House 3 at Church Farm Buildings, Nether Westcote, Chipping Norton, Gloucestershire, OX7 6SD

Planning permission 22/00204/FUL granted various design changes to planning permission 20/03726/FUL, which was for the redevelopment of existing barn and surrounding yard to create 3 no. dwellings within the current envelope, with associated parking structures and landscaping.

This application seeks to create an extension to the east of House 3, which would provide a larger dining and living area for this plot. The extension would be constructed from materials to match the existing dwelling and would be single storey in scale.

The permitted development rights for the dwellings were not removed under 22/00204/FUL. These rights would allow for a side extension to Unit 3, which could be up to half the width of the dwelling and up to 4m in height. The proposed extension would have a width of 4.6m and a depth of 8.3m. Its height to eaves would be 2.8m and 4m to its highest point where it would connect with Unit 3.

Unit 3 has a new owner who requires additional living space hence this application for a modest extension. The scheme has been amended from the previously withdrawn application to significantly reduce its height and its linear and simple form is appropriate as an extension to a converted agricultural building. We are willing to forego Class A permitted development rights across all three units if this extension were to be granted.

The extension would carry on the roof form of the building and would read as a subservient extension to the dwelling, closely replicating the form of the historic lean-to element off Unit 1. The materials of the extension would match the existing and the scale of development would be minor when considered against the built form of the existing building. There would be no harm to the character and appearance of the area as a result of the development.

There would be no neighbour impact, as no overlooking would be achieved and there would be no loss of light to neighbouring properties.

The John Phillips Planning Consultancy

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The windows would look over the private garden or open countryside to the east. The amount of glazing is proportionate to the extension and there would be no harm to the countryside as a result of this.

There is no CIL payment due as the proposal relates to an extension to a dwelling of less than 100sqm. There is no requirement for any financial contribution as the development relates to a householder extension of a minor scale.

Yours faithfully



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