

Development Management and Regeneration

Paul Feehily – Interim Director of Development Management and Regeneration

Cherwell

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Our Ref: 17/00136/NMA

11th January 2018

Dear Sirs

Non-Material Amendment to 16/00193/REM – Amendment to the appearance of plots 50 and 51, land South West of Bicester, Adjoining Oxford Road and Middleton Stoney Road, Bicester

Application Number 17/00136/NMA

Please find enclosed the decision notice in respect of the above mentioned Non-Material Amendment application submission which has been refused. The reason for refusal is given in more detail below.

It is considered that due to the visually prominent position of the two dwellings situated between the existing public right of way through the development and the 'Greenway' that the proposed amendments, which also include a minor increase in the size of the dwellings, are material and therefore require planning permission. Furthermore whilst I have no objection to the amended rear elevation and 2 side elevations as indicated, I do not consider the front elevation to be acceptable in design terms having regard to the generally blank front elevation, window sizes serving non-habitable rooms, the false windows to the garage with the hipped roof and the general lack of natural surveillance from the dwellings over their frontages, all of which are a retrograde step from the approved plans.

Having regard to the above, I am happy to consider alternative elevations which, if considered acceptable, may subsequently be able to be considered as an NMA.

If you wish to discuss the above matter further, please do not hesitate to contact me.