

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/C3105/D/21/3273937
Appeal By	MR BLACKWELL
Site Address	Heath Barn Sibford Gower Banbury Oxfordshire OX15 5HQ

#### PART 1

- |  |     |                                     |    |                                     |
|--|-----|-------------------------------------|----|-------------------------------------|
| 1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3. Can the Inspector see the relevant parts of the appeal site from public land?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:  |     |                                     |    |                                     |
| 4.a. the appeal site or property to judge the appeal proposal?   | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| The site is set well back from the road and the inspector will need to enter the property and walk around the building to gain a full appreciation of the site and relationship between the two buildings.               |     |                                     |    |                                     |
| 4.b. a neighbour's land or property to judge the appeal proposal?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?                            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.a. Is the site within a Conservation area?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.c. Is the site within a green belt?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 6.d. Is the site in an Area of Outstanding Natural Beauty?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 7.b. Would the proposed development affect the setting of a listed building?   | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?  | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |

9. Is any part of the site subject to a Tree Preservation Order? Yes  No

## PART 2

### Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

### Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes  No

### Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes  No

### Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies  N/A

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes  No

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes  No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes  No

11.d. any other conditions you regard as necessary? Yes  No

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

the box below

Prior to the commencement of the development hereby approved, a schedule of materials and finishes for the external walls and roof(s) of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Prior to the commencement of the development, full details of the junctions of the new connecting element and the existing buildings, at a scale of 1:20 or similar suitable scale, including a cross section detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

### PART 3

- 12.a.i. All the plans submitted with the application;
- [see 'Questionnaire Documents' section](#)
- 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;
- [see 'Questionnaire Documents' section](#)
- 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;
- [see 'Questionnaire Documents' section](#)
- [see 'Questionnaire Documents' section](#)
- 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;
- [see 'Questionnaire Documents' section](#)
- 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;
- [see 'Questionnaire Documents' section](#)
- [see 'Questionnaire Documents' section](#)
- 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- [see 'Questionnaire Documents' section](#)
- 12.e. Design and Access Statement (if submitted);
- [see 'Questionnaire Documents' section](#)
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);
- [see 'Questionnaire Documents' section](#)
- [see 'Questionnaire Documents' section](#)
- 12.g. Extracts from relevant policies which have been saved by way of a direction;
- [see 'Questionnaire Documents' section](#)
- 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;
- [see 'Questionnaire Documents' section](#)
- 12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application.
- [see 'Questionnaire Documents' section](#)
- 12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;
- 12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to

this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

12.l. Your Authority's CIL charging schedule is being/has been examined;

12.m. Your Authority's CIL charging schedule has been adopted.

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/C3105/D/21/3273937

Appeal By MR BLACKWELL

Site Address  
Heath Barn  
Sibford Gower  
Banbury  
Oxfordshire  
OX15 5HQ

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 3

**Document Description:** 12.a.i. All the plans submitted with the application

**File name:** 213\_03\_303-Existing - GF Plan.pdf

**File name:** 213\_04\_301-Proposed Sections.pdf

**File name:** 213\_05\_203-Existing Elevations N and S.pdf

**File name:** 213\_03\_300-Proposed Plans.pdf

**File name:** 213\_05\_300-Proposed Elevations E and W.pdf

**File name:** 213\_05\_201-Existing Elevations E and W.pdf

**File name:** 213\_05\_300-Proposed Elevations N and S.pdf

**File name:** 213\_03\_301-Proposed-Block Plan.pdf

**File name:** 213\_03\_304-Existing - Block Plan.pdf

**File name:** 213\_03\_200-Site Location Plan.pdf

**Relates to Section:** PART 3

**Document Description:** 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided

**File name:** List of all plans and documents.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

**File name:** Application notification letter.pdf

**File name:** Site Notice.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

**File name:** Neighbour list - no neighbour and no comments received.pdf

**File name:** Consultee list and responses.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.ii. All representations received from interested parties about the application.

**File name:** Neighbour list - no neighbour and no comments received.pdf

**File name:** Consultee list and responses.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.

**File name:** Appeal notification letter.pdf

<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A list of the addresses of the people who were notified of the appeal.
<b>File name:</b>	Appeal Notification List.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	Officer Report.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.e. Design and Access Statement (if submitted).
<b>File name:</b>	Design Statement.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Local Plan 1996 Title and Front Page.pdf
<b>File name:</b>	Local Plan 2011-2031 - Title and Front Page.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	Local Plan 1996 - H19 C28 C30.pdf
<b>File name:</b>	Local Plan 2011-2031 - ESD10 ESD13 ESD15.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.g.Extracts from relevant policies which have been saved by way of a direction.
<b>File name:</b>	Saved Policies 1996.pdf
<b>File name:</b>	Saved Policies Local Plan 2011-2031.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
<b>File name:</b>	CDC Home Extensions Guide.pdf
<b>File name:</b>	Cherwell Residential Design SPD Adopted July 2018 part 2.pdf
<b>File name:</b>	Cherwell Residential Design SPD Adopted July 2018 part 1.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
<b>File name:</b>	Relevant Planning History taken from Officers Report.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	13/08/2021 10:38:28
<b>LPA</b>	Cherwell District Council