

Debra Whitford
The Bungalow
White Post Road
Bodicote, Banbury
OX17 4BN

Grounds for Appeal

The Planning Application was made on 21st August 2021 and was about to be decided, when on the 18th October the Planning Officer called my Architect to say that he was happy with the design, siting and scale of the building but the render finish was causing some concern and asked if an extension of time until the 22nd October would be acceptable. This extension of time was granted.

I was a little surprised, two days later, that the Conservation Officer had issues with the external material and then the Planning Officer stated on the 19th October, that only a natural stone facing would be acceptable on the north, east and west faces of the building for the application to be approved. The west elevation faces an existing fence and in a small area where wheely bins could be stored so that they would be screened from the public eye, and it seemed unnecessary to have a stone wall on this elevation where it is not visible from any other properties or people.

My Architect pointed out that the proposal for render was to match the material of the Bungalow that had major alterations which were approved on 13th January 2020 under Application no. 19/02168/F which helped improve the look of the Property hugely. He also stated, in emails, that the intention was to soften the road elevation of the proposed garage with Trellis and planting. A coloured render was also offered to the Conservation Officer for consideration.

These suggestions of alternative finishes were not acceptable, so on the 22nd October 2021 the Application was refused – But the reasons given for refusal were regarding the siting and scale of the proposed Garage, which they had originally stated that they were happy with. A stone faced garage, in my opinion and many others, would look far more imposing and large than the proposed rendered, flat roofed garage which would blend in with the present building. And I also feel that it would look totally out of place in stone.

The reasons for the Refusal can be seen in the Notice of Decision.

My Grounds for the appeal are:-

1. The Planning Officer had previously stated that he was happy with the scale and siting and design of the proposed Garage
2. A render finish for the alterations to the Bungalow have already been accepted as being suitable in the conservation area, which I have received a huge amount of compliments for from neighbours and locals
3. Render is a recognised material in conservations areas and will be less overpowering than stone work where it is close to the public highway
4. The proposed Garage is only single storey with a flat roof so as not to be too imposing and would be useful for screening bins, a car and provide storage for garden equipment and materials
5. I find it difficult to understand that the garage will be harmful to the listed buildings of the old Council Offices as the two buildings are not visible together
6. The proposed building is only just within the conservation area and is surrounded by the Village Hall (a brick built 1970's building), and a mixture of other buildings that are not particularly exceptional in their contribution to the area