

## 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/21/3286867

Appeal By

MISS DEBRA WHITFORD

Site Address

The Bungalow White Post Road  
Bodicote  
BANBURY  
OX15 4BN

#### 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  No
- 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes  No
- 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  No
3. Can the Inspector see the relevant parts of the appeal site from public land? Yes  No
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  No
- 4.b. a neighbour's land or property to judge the appeal proposal? Yes  No
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  No
- 6.a. Is the site within a Conservation area?  
Please attach a plan of the Conservation area.  
 see 'Questionnaire Documents' section Yes  No
- 6.b. Is the site adjacent to a Conservation Area? Yes  No
- 6.c. Is the site within a green belt? Yes  No
- 6.d. Is the site in an Area of Outstanding Natural Beauty? Yes  No
- 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building? Yes  No
- 7.b. Would the proposed development affect the setting of a listed building? Yes  No
- Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

see 'Questionnaire Documents' section

8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building? Yes  No

If yes, please send a copy of the site notice and the required local advertisement.

see 'Questionnaire Documents' section

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

Please attach a plan showing the extent of the Order and any relevant details.

see 'Questionnaire Documents' section

## 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

Notwithstanding the details submitted, the external walls of the development shall be constructed in natural stone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract. The development shall be retained as such thereafter.

Reason - To ensure that the development is constructed and finished in materials which are in harmony

with the building materials used in the locality and to safeguard the character and appearance of the Bodicote Conservation area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Note regarding above condition - the Council submits the following condition is necessary to make the development acceptable, but we are aware the appellant disagrees.

### 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

21/02883/F

Completed by

Matthew Swinford

On behalf of

Cherwell District Council

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/21/3286867

Appeal By MISS DEBRA WHITFORD

Site Address  
The Bungalow White Post Road  
Bodicote  
BANBURY  
OX15 4BN

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

**Relates to Section:** PART 1

**Document Description:** 6.a. A plan of the Conservation Area.

**File name:** Bodicote Conservation Area Map.pdf

**File name:** Bodicote Conservation Area Appraisal April 2008.pdf

**Relates to Section:** PART 1

**Document Description:** 7.b. A copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

**File name:** LB - Brown Thatch, Bodicote - Historic England listing.pdf

**File name:** LB - Yew Tree Cottage, Bodicote - Historic England listing.pdf

**Relates to Section:** PART 1

**Document Description:** 8. A copy of the site notice and/or the required local advertisement.

**File name:** Press Notice.pdf

**File name:** Site Notice.pdf

**Relates to Section:** PART 1

**Document Description:** 9. A plan showing the extent of the Order and any relevant details.

**File name:** TPO plan.pdf

**File name:** TPO 36-2017 G1.pdf

**Relates to Section:** PART 3

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

**File name:** Site Location Plan.pdf

**File name:** Block plan.pdf

**File name:** Proposed plans\_elevations.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:** Planning application neighbour 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.

<b>File name:</b>	Neighbour list for planning application.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.b.ii. All representations received from interested parties about the application.
<b>File name:</b>	Consultee list and responses.pdf
<b>File name:</b>	Neighbour list and comments.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.c. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	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 and access 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 - C28 C30.pdf
<b>File name:</b>	Local Plan 2011-2031 - PSD1 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 3.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>File name:</b>	Cherwell Residential Design SPD Adopted July 2018 part 4.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 the officers report.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	10/12/2021 11:42:14
<b>LPA</b>	Cherwell District Council