APP/C3105/W/22/3295704

Blaze-Inn Saddles (formerly The Pheasant Pluckers Inn) Street Through Burdrop Sibford Gower Oxfordshire OX15 5RO

Additions to Statement of Case:

Further to my previously submitted Grounds of Appeal and Statement of Case, I wish to submit an additional statement and supply further evidence to be considered as part of the overall Appeal.

Planning Conditions:

The LPA have refused our application based on the possibility that we could build 2 structures within our car-park. We believe that we have made our position very clear and that the LPA have chosen to ignore our Description of the proposal. Regardless of that, our understanding is that any Condition attached to Planning Permission becomes LAW and cannot be breached or ignored. Therefore, we believe that Cherwell Council's Planning Department could have very easily imposed a Condition that would have satisfied any concerns in regard to 2 structures being erected within our car-park.

New Buildings alongside Listed Buildings within Conservation Areas:

We have provided photographic proof of numerous examples of new Buildings/Dwellings alongside Listed Buildings within Conservation Areas in a 5-mile radius from our property, 2 are actually in Burdrop.

We find that the Case Officers comments that "the proposal has an unsympathetic appearance, appearing as an incongruous feature" is offensive and simply ridiculous when looking at what has previously been allowed in and around the immediate area.

Photograph 0554 New Dwelling alongside a Listed Building in Swalcliffe

Photograph 0561 New Dwelling alongside a Listed Building in Wiggington

Photograph 0563 New Dwelling alongside a Listed Building in Wiggington

Photograph 0565 New Letting Accommodation alongside a Listed Building in Wiggington

Photograph 0566 New Letting Accommodation alongside a Listed Building in Wiggington

Photograph 0567 New Letting Accommodation alongside a Listed Building in Wiggington

Photograph 0568 New Dwelling built between 2 Listed Buildings in Wiggington

Photograph 0582 New Dwelling alongside a Listed Building in Sibford Gower

Photograph 0585 New Dwelling alongside a Listed Building in Sibford Gower

Photograph 0586 New Dwelling alongside a Listed Barn in Sibford Gower

Photograph 0594 New Dwelling attached to a Listed Building in Burdrop

Photograph 0598 New Dwelling attached to a Listed Building in Burdrop

continued

Pubs with Detached Letting Accommodation:

We have provided 3 examples of nearby pubs that have detached Letting Accommodation in their car-parks.

The Lamphet Arms in Tadmarton. Photo 0557

The Horse and Groom in Milcombe. Photos 0573, 0574

The Gate Hangs High in Hook Norton. Photo 0578

Third Party Malicious Falsehoods and Bogus Claims:

For the last 16 years the LPA have published Objections to our various planning applications that contain vicious, malicious and untruthful comments.

We have attached sample copies of Third-Party Objections that contain some extremely offensive and untruthful statements.

There are also submissions from various addresses that we believe originate from persons not actually living there.

Conclusions:

We firmly believe that the LPA could have dealt with our application more professional and should
have given more weight and policy consideration to the financial benefits and long-term viability of a
rural public house. Furthermore, the LPA should have vetted and rejected many of the third-party
comments before publication.

Signed: Geoffrey Richard Noquet	Dated:



























