

Planning Statement

For

Variations to Approved Plans
(17/02372/F)

At

The Old Post Office
Sibford Ferris
OX15 5RG

Introduction

The building has the benefit of approved plans for alterations and extensions under Cherwell Planning application number 17/02372/F. Since having the plans approved and studied the internal design, and consulted with the building regulations, certain alterations and variations were deemed necessary to ensure the alterations proved to be successful.

Proposal

The following items represent the main variations:

- 1) It is proposed to remove the window to the rear wall of the The Snug and form a door as shown on the new plans and elevations (OB 100 and OB 200) under the existing lintel. This also allows direct access to the rear garden from the main part of the house. By making the door the same width as the window opening the existing lintel can remain causing no harm to this part of the structure. By using timber doors and frame along with glazing beads, as shown on the drawings, the opening will not cause harm to the listed building as it is not on a principal elevation in general view to the public. The Snug is an 'inner room' for the purposes of building regulations and would normally require an escape door or window, in this instance any alterations to create an 'escape window' would not be possible as it would require a minimum size sash and this would not allow the fenestration to match the existing proportions of the other window, whereas a door would allow an escape access and would also therefore not need to match the proportions on the other windows as it would be a separate entity.
- 2) The wall between the single storey rear extensions (Dining and Kitchen and the Study on new drawings) were separated from the main house by an original wall that had an existing opening. It is proposed to increase the width of this opening to that shown on the drawing OB 100. During the original application the conservation Officer in his report on the application did not object to the opening being increased providing that "*a section of the wall should be retained to show the historic plan form*". This will be achieved by leaving the piers and supporting the wall above with a lintel that creates a downstand; thus leaving the opening with a frame to suggest a wall was there originally.
- 3) It is proposed to omit the roof light from the flat roof immediately behind the main part of the building as annotated on drawing OB 110. It is felt that this is not a requirement and will possibly create an issue with maintenance and may cause issues by creating inadequate drainage to the roof and that may have an impact in the future on the fabric of the building.
- 4) It is proposed to increase the number of rooflights to the single storey part of the rear buildings to allow more sunlight into the kitchen and dining room. The orientation of the rooms means the horizontal windows face East and West and will only receive sunlight in the early morning or late evening. The proposed rooflights will be of the conservation style; details of which form part of the documentation submitted.
- 5) It is proposed to create an additional access from what is now to be the kitchen into the garden, see OB 100. This will be of the same style as the previously approved application, i.e. Crittall style windows. Details of these are also part of the submitted documentation.

Summary

The proposed works, highlighted on the new drawings, form minor variations from the approved scheme and do not create any harm to the listed building and therefore we feel that these variations will not cause any demonstrable harm to the setting of the listed building nor to the amenity of the surrounding buildings and occupants that would prevent these variations from being approved.