

Planned Approach Architects

Chartered Architect

Planning

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Environmental Consultancy

The Head of Public Protection and Development Management
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

Larkhill Cottage
College Farm
Wendlebury
Bicester
Oxfordshire
OX25 2PR

Tel: 07929 296003
Email: tim@plannedapproach.co.uk

7th April 2020

Dear Sir/Madam,

Re: Change of Use and conversion of the existing Agricultural Building to form 1no. dwelling.

Site: The Finishing House Barn, College Farm, Wendlebury, Bicester, Oxfordshire OX25 2PR

Please find the attached Planning Application for the change of use and the building work needed to convert this barn into a domestic dwelling. I attach a Design and Access Statement and drawings with the application. I have set out a full list of attachments below.

The building has a current change of use and development consent, 18/01089/Q56, satisfying Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 (as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018).

Relatively minor changes proposed within this application will significantly improve the building and its curtilage with no adverse impact on the landscape, the environment, neighbours or ecology.

This application is to seek approval for the associated construction work, almost identical to that approved by 18/01089/Q56, in terms of layout, elevations, parking, appearance and landscaping, a change of use is also incorporated to cover the proposed modest increase in the area of garden.

No additional formal landscaping is proposed as there are already semi-mature trees adjacent to the barn, and a considerable number of native species trees planted in 2017.

Continued./..



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The fact that there is a current Class Q consent for the conversion and change of use of the barn is a material consideration. The approved scheme was tested against the Class Q regulations and found to be satisfactory. The proposed changes to that scheme are clearly very minor in nature and do not conflict with the principle of that approval when measured against the policies set out within the Local Plan.

I believe your officers will be familiar with the barn, but I have provided a number of photographs of views to and from it, within the Design and Access Statement, along with a plan that illustrates the camera position and directions for each photograph.

I trust that you find the enclosed in order. Please do not hesitate in contacting me if any points require clarification, or if you would like to arrange a site visit.

Yours sincerely,



T P Howard Dip Arch MSc MCIAT RIBA

Encs Listed below:

1. Planning application form
2. Design and Access Statement dated 6th April 2020
3. Drawings:
 - 18.183.01 Rev A Floor Plans, Elevations and Location Plan As Existing
 - 18.183.02 Rev D Floor Plans, Elevations and Site Plan As Proposed
4. Residential units summary sheet (Planning Portal)

The application fee will be paid directly to Cherwell District Council.

Cc Mrs H Howard