

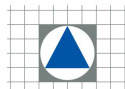
**ROGER COY
PARTNERSHIP**

Supporting Statement

**Proposed conversion/extension of existing garage to
provide bespoke residential annexe**

**Richmond House, Woodway Road, Sibford Ferris,
Banbury, Oxon. OX15 5RF**

May 2020.



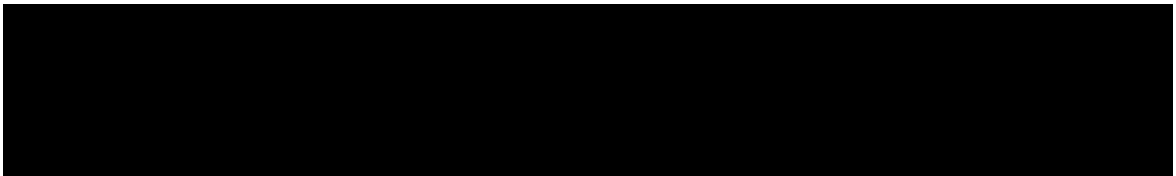
**ROGER COY
PARTNERSHIP**

**BRICKNELLS BARN
32 LIME AVENUE
EYDON
DAVENTRY
NORTHAMPTON
NN11 3PG**

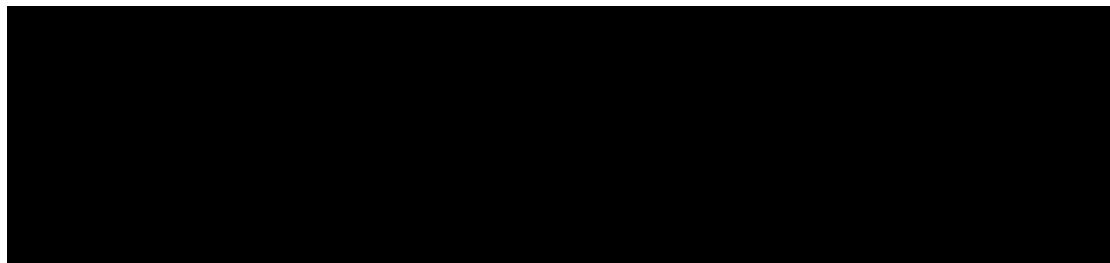
1 INTRODUCTION

- 1.1 This supporting statement has been produced by Roger Coy Partnership for the applicant Mr Charles Matthews, in connection with a Householder Planning Application at Richmond House, Woodway Road, Sibford Ferris, Banbury, OX15 5RF. This application follows a previous Pre-application Enquiry, with the need for specialist accommodation outlined below and as per the previous submission. The design and layout has been amended following comments made by the Officer.
- 1.2 This application seeks permission from the Local Planning Authority for a single storey, bespoke, residential annexe through alteration and extension of the existing garage complex at Richmond House. The proposal is for the use of the applicant, following GP advice in 2018 that immediate consideration for bespoke and appropriate accommodation would soon be necessary to suit his health and mobility needs.
- 1.3 This Statement is supplemented by:
Location Plan Drawing No. 4794/MAP
Survey drawing No. 4794/01
Proposed drawings No. 4614/15.
- 1.4 Richmond House a traditional dwelling of a two storey configuration and not suitable for the applicant to reside in for future long term occupation, due to significant health and mobility issues. The stairs and levels do not allow for ease of mobility and accessibility to the majority of the house and would not be feasible to alter, therefore it is essential that more suitable bespoke accommodation is found to allow the applicant to continue to enjoy an independent lifestyle, along with continued essential support from nearby neighbours, friends and local medical services where possible.
- 1.5 The applicant has been searching for well over a year for a suitable dwelling, principally by employing a “house finder” (Lucy Winfield Property Services). In addition, Charles has registered with local and national estate agents. Property Alerts have been requested through sites such as Right Move, Purple Bricks, and Zoopla. After much investigation, no financially feasible or suitable property has been identified.

1.6



1.7



- 1.8 This proposed scheme for an Annexe seeks to overcome the imperative and pressing essential need for Mr Matthews to live in a property, with informed, bespoke design enabling him to continue to lead as normal and independent life as possible, something Mr Matthews holds in high regard.
- 1.9 The surgery at Sibford Gower still offers a traditional service including a dispensing pharmacy. The Applicant has a good relationship with both GP's and their staff, which is essential when he encounters problems (now more frequent) and remaining in the catchment area is important.
- 1.10 Mr Matthews has a need to remain within reasonable driving distance to 'Oxford University Hospitals NHS Foundation Trust' as these hospitals have the specialist services and consultants required when needed.
- 1.11 As Sibford Ferris is classed as a 'Service village', it offers a local shop and nearby Public Houses, allowing Mr Matthews to enjoy the community without undertaking long journeys.
- 1.12 Remaining in the village will allow Mr Matthews to retain and enjoy the support he has benefited from for the past 20 years, including helpful neighbours who accompany him shopping, assist with prescriptions, and provide support following hospital visits. He has a well-established network of trades people, and specialist services that allow him to live without support from social services, this being wherever possible the preferred option.

2

THE SITE

- 2.1 The existing property Richmond house is located within Sibford Ferris along Woodway Road, accessed by entry through double gates off a block paved road. Two additional properties also utilise this access.



Figure: Red line indicative of site – refer to OS map for accurate plan.

- 2.2 The house has the benefit of large grounds to the north, east and south, being accessed from the west. The grounds are landscaped with grassed areas, trees and hardstanding, allowing ease of vehicular and pedestrian access.
- 2.3 The buildings on site consist of the main dwelling Richmond House, an annexe/office and 'L' shaped garage building, which forms part of this Planning Application.
- 2.4 All buildings on site are constructed from local Cotswold stone found in the vernacular with clay tiled roofs. The windows to the house are stone mullion with white uPVC insert windows. Arch decorative features of the host property are carried through to the proposed conversion.

- 2.5 The site is not within the Sibford Ferris Conservation Area and there are no listed properties on/or adjacent the site.
- 2.6 A Tree Preservation Order is noted near to the site, it is not thought that the proposed scheme will have any impact upon.

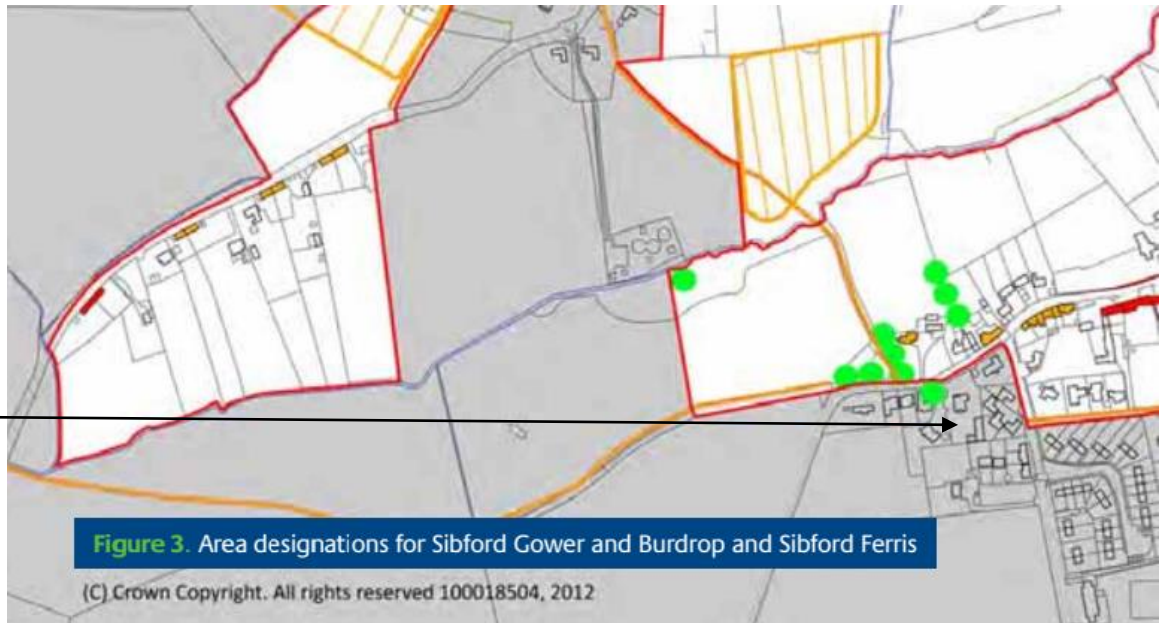


Figure 2: Extract from: Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal.

- 2.7 It is noted that this site is not within an area of flood risk.

3 PLANNING HISTORY

- 3.1 Only one planning application relating to the site could be found during an online search this is thought to have no impact on this appraisal and is detailed below:

95/01057/F

Aldsworth @Richmond
House PLOT 6 Sibford
Ferris Banbury Oxon

Enclosed porch.

27/06/1995

Determined
Application

- 3.2 The LPA considered that the development would be acceptable as long as the annexe remained in the ownership of the main house (Richmond House), as proposed. The Officers considered that an extension to the garage would be acceptable, as proposed with this householder application.

4 DEVELOPMENT PROPOSAL

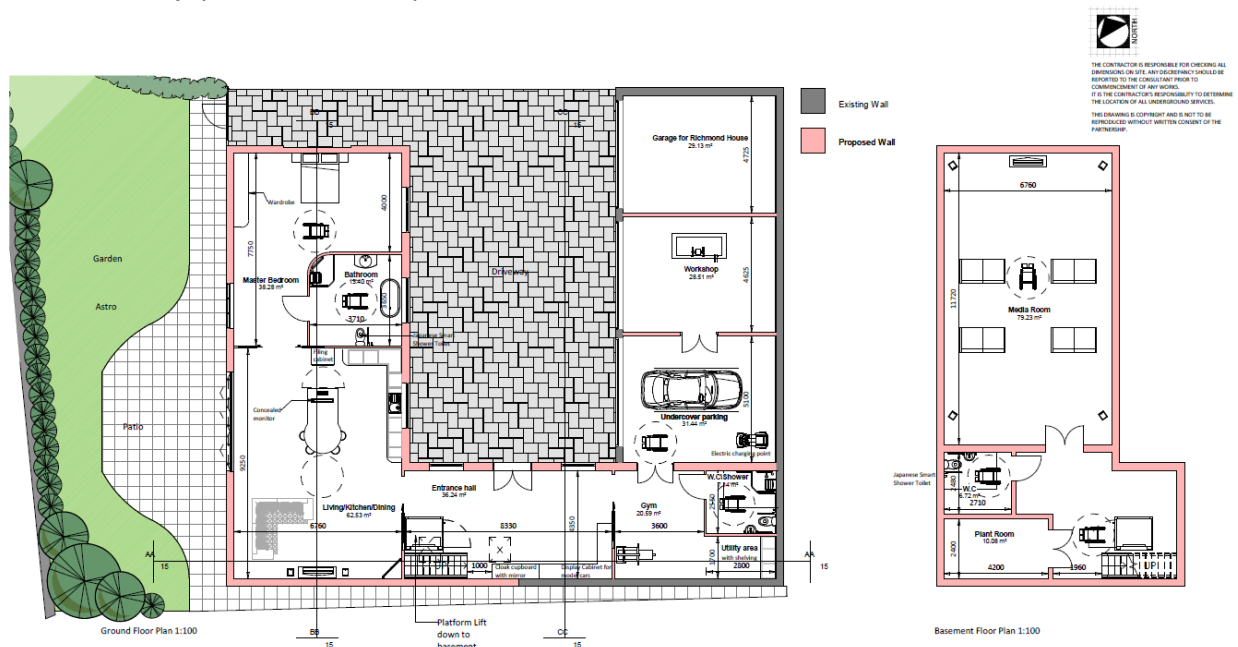
4.1 This Householder Application seeks the approval of Cherwell District Council for a bespoke designed annexe adjacent the main dwelling through conversion and extension to be provided within the grounds of Richmond House. The existing dwelling will remain in the ownership of the applicant.

4.2 AMOUNT

The development of the annexe is proposed within the existing residential amenity space of Richmond House. The existing garage/carport, which has spaces for 5+ cars, will be incorporated and extended to provide the annexe whilst retaining part for the parking and garaging for both Richmond House, and the Annexe.

4.3 SCALE

The proposed annexe is single storey. The overall ridge height will be in line with the existing garages and set well below the eaves of surrounding properties. It has been designed with hipped roofs to minimise any impact. The proposed footprint of the building has been decreased from the previous Pre-application enquiry, a basement has been incorporated to provide the applicant with sufficient space to continue to relocate and enjoy his hobbies and passions.



4.4 APPEARANCE

The proposed annexe will be subservient to Richmond House and similar to those in the surrounding area; in terms of scale, materials and design which includes stone and tiles to match Richmond House and neighbouring properties incorporating details and features reflecting Richmond House. The Officer considered that the choice of materials was appropriate for the context and this remains as per the first Pre-application Enquiry.

4.5 LAYOUT

The proposed site layout utilises the existing driveway as a boundary and allows ease of vehicular movements to both properties. The existing 'L' shape of the garage is retained in its corner position of the plot, allowing the new annexe to be developed without impacting upon Richmond House.

4.6 ACCESS

An existing gateway and driveway serves Richmond House and is suitable for sharing with the proposed annexe allowing safe access to and from the public highway.

4.7 ACCESSIBILITY

The proposed dwelling will be provided with an undercover level access threshold, suitable for wheelchair use. The layout will support the applicant in enjoying as independent living as possible but can be future proofed to accommodate predicted requirements.

5

PLANNING POLICY

5.1 Cherwell Local Plan 2011-2031 (Part 1) supports residential development within the built up limits of the village of Sibford Ferris/Sibford Gower due to its categorisation as a Service Village. This allows Minor Development, Infilling and Conversions.

5.2 It is considered that this development is minor in nature and also provides a partial conversion, providing an essential resident accommodation within the village.

5.3 The proposal will not affect neighbouring amenity, privacy or highway issues due to the nature of the location. Parking and turning can be accommodated within the site which is considered capable of supporting both the existing dwelling and annexe and is compliant within planning policies.

6

SUMMARY AND CONCLUSIONS

6.1 This Householder Planning Application seeks to illustrate the special circumstances and justification for providing an accessible home for a long standing and local member of the community within Sibford Ferris.

6.2 It is considered that this proposal also meets the policies of the new Local Plan and will provide an essential need.

6.3 We will continue to engage with Officer's at Cherwell District Council regarding this proposal to seek a positive outcome for the Applicant.

7

SITE PHOTOGRAPHS



Front Elevation of Richmond house: illustrating arch details.



Existing entrance gates to Woodway Road and hardstanding.



Site area proposed to support new dwelling.



Existing garage: forming the conversion to a dwelling.