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CH/Im/4728
24th June 2021

F.A.O Mr N Stock
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Mr Stock

Re: Proposed Garage Building – Brooklands Garage, Bodicote

Please find this letter accompanying an application submitted at the above address. This application seeks permission for a 5-bay garage adjacent to approved dwelling house, which has almost been completed. The proposal follows planning history relating to a proposed garage on the site over the last couple of years and seeks to secure permission for the garage as per previously refused application reference: 20/00841/F.


The latest planning history relating to the site, resulted in an appeal dismissal due to the previous application being approved and not being revoked as part of the appeal process. The approved garage is in a position not ideally situated for the applicants and the appeal sought to address the Officer's concerns for the refused application.

The Planning Inspectorate considered the garage located in the clients preferred location under planning appeal reference: APP/C3105/W/20/3263029. Paragraph 9 of the Appeal Decision confirmed that *'in isolation therefore, I find that the appeal would not be harmful.'* However, concerns were raised over the already approved scheme; effectively enabling the applicant if approved, to construct 2no. garage buildings. We seek through this process to not only gain approval for the preferred garage position, but to revoke/confirm the removal of rights to build approved permission.

From the Appeal Determination the garage in the preferred/proposed position is considered to have a 'close relationship' with the dwelling, better sits in the landscape and allows for natural lighting of the properties living spaces.

During the previous applications we have endeavoured to work with Cherwell District Council at all stages to provide complete and thorough applications to meet validation and Officer requirements. We seek to continue to work with CDC as this application progresses. We trust that this application can be dealt with swiftly and with the support of the Local Authority considering the Inspectors Appeal commentary. Should any further information be required during the application, please let us know and we will seek to provide by return.

Yours sincerely


Charlene Hurd
Planning Assistant



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