

DSD/lja/092/21

12th July 2021

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Dear Sirs

Section 73 Application
Land Adjoining and West of Stonecroft House, Clifton Road, Deddington
Erection of 7 one and two storey age restricted dwellings for older people (60+ years),
formation of means of access, and associated landscaping and infrastructure

We have been instructed by Blue Cedar Homes Limited (the applicant) to submit a Section 73 application to vary Condition 2 (approved plans and documents) attached to planning permission no. 20/03467/F for the above development.

Condition 2 sets out the range of plans and documents that the approved development must follow. The reason for the condition is: -

“For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to safeguard the character and appearance of the area, the significance of heritage assets, the living conditions of neighbouring residents and local highway safety and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.”

The following sets out the main changes proposed of which the majority are to ensure that all the properties comply with M4(2) requirements. The changes are as follows: -

Site Plan

Managers Store Added
Plot 7 moved north
Plot 4 and 5 detached.
Plot 5 rotated and moved north
Plot 6 Moved North
Plot 1 and 2 rotated.

Plot 1 and 2

Cat-slide roof to rear replaced by single pitched roof over entire width of plot and main roof pitch reduced Ridge height maintained Car port roof lowered

Plot 1

Slot windows to front elevation removed and large window added to bedroom 2 Rooflights removed.

Internal changes to comply with M4(2) and improved useability generally

Plot 2

Window added to kitchen

Rooflights Removed

Internal changes to comply with M4(2) and improved useability generally

Plot 3

Change of building form to eliminate cat side, to create single pitched roof over entire building.

Ridge height maintained

Windows and front door widened.

Porch added

Internal changes to comply with M4(2) and improved useability generally

Plot 4

Materials changed to red brick

Slot windows widened

Porch added

Internal changes to comply with M4(2) and improved useability generally

Plot 5

Material to rear elevation changed to render Step removed from rear elevation Cat-slide added over car port following detachment from plot 4.

Windows widened and small window added to side elevation Internal changes to comply with M4(2) and improved useability generally

Plot 6

Black timber panels added to front and rear elevations Windows widened to front and rear elevations and reduced to north.

Internal changes to comply with M4(2) and improved useability generally

Plot 7

Material changed to red brick with stone lintels and sills.

Eaves height raised, pitch reduced to 40 degrees, ridge height maintained Dormers removed

Porch widened Rear extension widened Internal changes to comply with M4(2) and improved useability generally

Entrance Wall

Managers store incorporated.

We trust that you will agree that the proposed changes are not significant and do not affect the principles of the original development. We trust that planning permission will be granted for the suggested amendments.

Yours faithfully



D2 Planning Limited