

26th July 2021

George Smith

Cherwel District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Dear George

Non-Material Amendment to Application 21/01437/F --- Two storey detached replacement dwelling with semi basement at New Rectory, Acre Ditch, Sibford Gower, OX15 5RW

We write under the provisions of Section 96A of the Town and Country Planning Act 1990 in respect of the above matter and submit an application for a non-material amendment to planning permission 21/01437/F.

The application package comprises the following documents:

- Completed forms and ownership certificates;
- Site Location Plan;
- Revised plans, sections and elevation
- A statement of justification as set out below; and,
- The statutory application fee of £234.00.

Section 96a permits applications for non-material amendments to planning permissions in order to avoid the need for a new planning application to be submitted, allowing instead for the existing permission to be amended whilst remaining subject to the original conditions and time limits.

As a non-material amendment application is not an application for planning permission, the Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

The planning application was submitted 4th April 2021 and planning permission was granted on the 14th July 2021 for a new dwelling to be constructed at the New Rectory. Between these two dates, the applicant raised the possibility of extending the basement to cover the building's full footprint. This and increase the dwelling's accommodation will facilitate the inclusion of the following spaces as depicted in drawing 253_03_304-Proposed Basement Plan:

- Games room
- Gym
- Wine cellar

- Guest bedroom with lightwell and external stair

The external stair accessing the basement in the permitted scheme has been relocated from the west side of the house to the south to serve the basement level bedroom as a fire escape and lightwell. Planting beds extend along the front elevation to conceal the lightwell.

It is asserted that this alteration will not be visible from the public realm, will not impact on the amenity of adjoining owners, nor impact the setting of the conservation area.

I would be happy to discuss any of the above matters and please do not hesitate to let me know should you require any further detail on, or amplification of, the above matters.

Paragraph 38 of the Framework notes that local planning authorities should approach planning decisions in a positive and creative way and that decision-makers at every level should seek to approve applications for sustainable development where possible.

We trust the attached files will enable the prompt registration of the accompanying non-material amendment application and we look forward to the application receiving favourable consideration.

Yours sincerely

Jonny Gabe

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