

REASONS FOR REFUSAL

- 1 By reason of its complicated form and contrived layout, increased scale and massing in comparison to the existing buildings, and unsympathetic detailing and appearance, the proposal is considered to represent poor design that fails to integrate well with the attractive rural character, qualities and appearance of the area, causing harm to the setting and significance of the designated Sibford Gower and Burdop Conservation Area and nearby Grade II Listed Buildings, in particular Lane Head, contrary to Policy ESD15 of the Cherwell Local Plan (2011-2031), Policies C28 and C30 of the Cherwell Local Plan (1996) and government guidance contained within the National Planning Policy Framework.
- 2 By reason of the siting and two-storey height and scale of the dwelling and the position of first floor windows, the proposal is considered to result in unacceptable harm to the amenities of the occupiers of Rye Hill Lodge by reason of its overall domination and overbearing impact and the likely loss of privacy enjoyed by the occupiers of this property. Furthermore, the restricted outdoor amenity space and obscure glazing of the master bedroom are considered to result in a poor living environment for future occupiers of the proposed dwelling. Therefore the proposal is contrary to the provisions and aims of Policy C30 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 (Part 1) and Government guidance within the National Planning Policy Framework.
- 3 By reason of the restricted width and alignment of the highway and lack of either separate footway or turning provision, additional traffic movements generated as a product of this proposal will unacceptably increase the risk to the safety of other highway users in the immediate vicinity of the site. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan (2011 - 2031) Part 1 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

For the avoidance of doubt, the plans and documents considered by the Local Planning Authority in reaching its decision on this application are Application Forms, Documents 3139 DA&HS and 3139 WMS, Site Location Plan and drawing numbered 3194-1.02.2 B.