

# Consultee Comment for planning application 21/04166/F

<b>Application Number</b>	21/04166/F
<b>Location</b>	The Pheasant Pluckers Inn Burdrop OX15 5RQ
<b>Proposal</b>	Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building
<b>Case Officer</b>	Wayne Campbell
<b>Organisation</b>	Conservation (CDC)
<b>Name</b>	Conservation (CDC)
<b>Address</b>	Conservation Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
<b>Type of Comment</b>	Object
<b>Type</b>	
<b>Comments</b>	<p>Thank you for consulting the Conservation Team on the above application. There are concerns with the description of the application ?Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building?. The proposed structure is different in terms of location, design and function to that permitted at appeal for 16/02030/F. The original building was intended as ancillary accommodation to the pub whereas this application is for a standalone cottage. Therefore the application should be considered as an entirely new development not a replacement development with the accumulative impact of both structures being taken into account. The application should be considered to be a new application and the accumulative impact would need to be considered. It is noted that in the Inspector?s report he refers to the single storey nature of the building which would look like a natural addition to the public house ?There is nothing before me to lead me to conclude that the proposed building would appear as anything other than an ancillary building to the PH as it would be single storey and sited clearly within the PH?s curtilage. It would simply appear as a continuation of the ad-hoc nature of ancillary style buildings which currently exist around the PH, such as the converted bottle store. Neither would it close the gap between the PH and neighbouring buildings in a harmful way. The PH would still appear as a building on the edge of Burdrop slightly separate from the rest of the village?. There are also concerns with the design of the building which is overly domestic and does not respect the surrounding vernacular buildings.</p>
<b>Received Date</b>	15/02/2022 20:20:43
<b>Attachments</b>	