

## Application for Approval of Reserved Matters following Outline Approval

## Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

John

Surname

Henry

Company Name

### Address

Address line 1

2 Silvermead

Address line 2

Address line 3

Town/City

Worminghall

Country

undefined

Postcode

HP18 9JS

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Proposal: Outline:- 1 new dwelling  
Location: The Beeches, Heyford Road, Steeple Aston, OX25 4SN  
Parish(es): Steeple Aston

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Access. Access to and within the site, circulation routes and how these fit into the surrounding access network.  
Appearance. ...  
Landscaping. ...  
Layout. ...  
Scale.  
  
Environmental Impact Statement was not required

Has the work already started?

- Yes
- No

## Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

- Drawing title: Ground Floor Plan Drawing Number: A001
- Drawing title: Proposed Site Plan Drawing Number: A033
- Drawing title: First Floor Plan Drawing Number: A002
- Drawing title: Elevation 1 Drawing Number: A010
- Drawing title: Elevation 2 Drawing Number: A011
- Drawing title: Elevation 3 Drawing Number: A012
- Drawing title: Elevation 4 Drawing Number: A013
- Drawing title: Site Survey Drawing Number: A031
- Drawing title: Aerial View Drawing Number: A034
- Drawing title: Existing Site Plan Drawing Number: A032
- Drawing title: E-mail entitled app ref: 21/02147/OUT located at The Beeches, Heyford Road, Bicester, OX25 4SN sent on 20th October 2021 at 14:39
- Drawing title: Victoria House Location Map Drawing Number: A030
- Drawing title: Roof Plan Drawing Number: A003
- Drawing title: Victoria House Section Plan Drawing Number: A020

Please list all drawing numbers submitted with this application for approval

Reserved Matters Application  
 2110160 Stokes1.3 01 LOCATION EXISTING  
 2110160 Stokes1.3 02 SITE PLAN  
 2110160 Stokes1.3 03 LOCATION PLAN PROPOSED  
 2110160 Stokes1.3 04 SITE PLAN PROPOSED  
 2110160 Stokes1.3 05 GROUND FLOOR PLAN PROPOSED  
 2110160 Stokes1.3 06 FIRST FLOOR PLAN PROPOSED  
 2110160 Stokes1.3 07 SOUTH ELEVATION PROPOSED  
 2110160 Stokes1.3 08 SIDE ELEVATIONS PROPOSED  
 2110160 Stokes1.3 09 NORTH ELEVATION PROPOSED  
 2110160 Stokes1.3 10 ROOF PLAN PROPOSED  
 2110160 Stokes1.3 11 PERSPECTIVE PROPOSED  
 2110160 Stokes1.3 12 PERSPECTIVE PROPOSED  
 Aesthetic  
 Bat Assessment Report  
 Floor Plan Comparison  
 Site Layout  
 Sustainability Statement  
 Landscape

If applicable, please state the reasons for any changes to the original drawings

Area of the House reduced from 270.47sqM to 212.14sqM  
 The height of the proposed house has been reduces by 0.6m  
 The existing Garage will be used rather than build a new garage  
 The changes were generated by

- Reduction in glazing to increase overall insulation
- Development of the interior layout to suit the owners needs
- A rendered finish was considered more in sympathy with the main house than boarding
- The house Oak frame system

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

21/00243/PREAPP Bob Neville

Date (must be pre-application submission)

10/08/2021

Details of the pre-application advice received

Single dwelling of traditional layout

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

John Henry

Date

31/05/2022