



Cherwell District Council
Planning Division
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

13th June 2022

Dear Sir / Madam

RE: LAND SOUTH OF SOUTH SIDE, STEEPLE ASTON

Please find enclosed an application made by Rectory Homes proposing a minor-material amendment to approved application 21/02318/F. The application has been submitted via the Planning Portal (ref: PP-11323155).

Rectory Homes are seeking approval to alter the design of plot 10 to reflect the requests of a purchaser. It is considered more efficient to establish approval for the changes now before the site is built out than seek to amend a fully constructed property. The proposed amendments to the plot are listed below:

- Alteration of the form of the plot to a gable-fronted property;
- Enlarged and centralized dormer window on principal elevation;
- Two-storey rear extension in place of approved single-storey extension;
- Re-arranged kitchen and lounge area with the home office re-positioned at the front of the dwelling;
- Enlargement of bedroom three from single to a double bedroom with ensuite.

The amended form of plot 10 reflects plots 4 and 7 insofar as they are both gable-fronted properties with a narrow front elevation and which extend within the rear curtilage. The proposed roof pitch is comparable to these plots and the length of plot 10 is also similar in terms of footprint.

Given the new building form, the dwelling will appear smaller from the front of the site with less massing and a reduced ridge height. The submitted elevations and floor plans drawing shows a comparison between the approved plot 10 form (shown as a broken red line) against the proposed amendments. An updated street scene drawing is also provided to demonstrate how the amended dwelling form will fit in with the rest of the scheme when viewed from the site entrance. It is considered that the amended form to plot 10 sits comfortably on the site, is in keeping with the design ethos of the overall scheme and provides a better proportioned plot than the previously approved iteration.

Registered Office as below. Registered in England No. 2575047

rectory.co.uk

Rectory Homes Limited, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA
Telephone: 01844 295100 Email: sales@rectory.co.uk

The additional dwelling space is provided through the amended side elevation which changes from a gabled form and single-storey extension to the rear to a more rectilinear form. This elevation will not be seen from any public viewpoints with the western elevation of the site heavily screened by existing and new landscaping / trees and additional intervening trees along South Side. As such, it is considered the impact of the proposed changes is negligible.

It is considered that the above changes are minor in nature, do not significantly alter the design or appearance of the approved scheme as a whole, and would not result in any amenity issues or concerns that would adversely impact future residents of the development.

In support of the application, the following documents have been submitted:

- Application forms and Ownership Certificates;
- Site Location Plan (Drawing no. P.224.LP.01);
- Proposed Site Plan; (Drawing no. P.224.SP.01 Rev M);
- Proposed Materials Plan; (Drawing no. P.224.MP.01 Rev L);
- Plot 10 Plans & Elevations (Drawing no. P.224.DH.3B.1006 Rev C);
- Street Scene (Drawing no. P.224.SS.01 Rev H).

These plans will supersede the previously approved versions. The remaining details approved under application 21/02318/F and P19/02948/F that fall outside the scope of the proposed amendments will still apply.

We trust our submission is acceptable to the local planning authority and look forward to receiving confirmation of receipt and registration of the application. Should you have any queries in relation to this submission, please do not hesitate to contact us.

Yours sincerely,



**Steve Kerry MSc MRTPI
Planner**

**Direct dial: 01844 295361
E-mail: steve.kerry@rectory.co.uk**

Encls.