

**Case Officer:** Daisy Kay-Taylor

**Recommendation:**

**Applicant:** Mr Harry Blackwell

**Proposal:** Discharge of Condition 3 (door, window & rooflight details) of 21/02409/F

**Expiry Date:** 9 November 2022

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to a farm located within the village of Sibford Gower on the edge of the historic village core. The site is prominently positioned at a crossroads within the village with the site bounded by Pound Lane to the west and Main Street to the south. The site benefits from an existing gated access of Pound Lane. The site comprises of a range of stone/brick barns, some smaller outbuildings, a steel pole barn and an area of land associated with the residential curtilage of the farmhouse (including disused swimming pool), now separated off from the farm site. The site sits adjacent residential properties within the village and land levels rise to the north opening out onto open countryside.
- 1.2. The original planning permission was granted under 20/02545/F for the conversion of existing barns to create 1 new dwelling, demolition of existing steel barn and erection of replacement ancillary outbuilding and associated works.
- 1.3. Variation of condition 2 (plans) of that that permission (20/02545/F) was permitted under 21/02409/F in November 2021.
- 1.4. This application seeks the approvals of the details required by condition 3 of that permission.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This application seeks to discharge condition 3 of 21/2409/F which requires the submission of details of the doors, windows and rooflights.
- 2.2. This was submitted in the form of drawings M21660A 01 Rev A, M21660A 02 Rev A, M21660A 03 Rev A prepared by Mike Honour Windows Ltd, D-CRPM-01 G, D-CRPM-02 G, D-CRPM-03 G, D-CRPM-04 G, D-CRPM-07 and D-CRPM-08 prepared by CLEMENT, and document titled 'Cill Detail (Scale 1:5)'.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:
  - **21/02409/F** Variation of condition 2 (plans) of 20/02545/F - substitute the revised drawings, with minor material amendments to the consented scheme. The changes relate to adapting the internal layout of the main barns. Additionally, the site works and landscape have been altered to take account of a prior approval permission to demolish a small, freestanding brick building under permitted development rights (not actioned yet). Granted subject to conditions, 04 November 2021

- **21/01021/DEM** Demolition of a small, stand-alone outbuilding, of a volume less than 115m<sup>3</sup>; such demolition being classified as permitted development under Schedule 2, Part 11, Class B. Prior Approval Not Required 21 April 2021
- **21/00938/DISC** Discharge of Conditions 7 (timber cladding), 11 (electric vehicle charging points), 14 (contamination report) & 15 (contaminated areas remediation) of 20/02545/F. Permitted 04 June 2021
- **20/02545/F** Conversion of existing barns to create 1 new dwelling, demolition of existing steel barn, erection of replacement ancillary outbuilding and associated works Permitted 24 November 2020
- **20/01946/CLUP** Certificate of Lawfulness of Development for the demolition of an existing lean-to extension at the rear of the house and re-introduction of window openings on the original building line. Permitted 15 September 2020
- **19/02700/F** Conversion of existing stone/brick barns to 1no dwelling and conversion of existing steel pole barn to 1no dwelling. Associated works including landscaping and new access. Refused 03 April 2020
- **96/01167/CAC** Demolish and replace existing outbuildings for housing of livestock and storage. Permitted 04 October 1996

#### 4. RESPONSE TO CONSULTATION

- 4.1. Ward Councillor for Cropredy, Sibfords and Wroxton was consulted on 14 September 2022: no comments or objection received
- 4.2. CDC Conservation was consulted on 07 October 2022: no objection

#### 5. APPRAISAL

- 5.1. Condition 3: The Conservation Officer is satisfied with the information submitted and I see no reason to disagree with their advice.

#### 6. RECOMMENDATION

That Planning Condition 3 of 21/02409/F be discharged based upon the following:

Condition 3

Drawings referenced M21660A 01 Rev A, M21660A 02 Rev A, M21660A 03 Rev A prepared by Mike Honour Windows Ltd, D-CRPM-01 G, D-CRPM-02 G, D-CRPM-03 G, D-CRPM-04 G, D-CRPM-07 and D-CRPM-08 prepared by CLEMENT, and document titled 'Cill Detail (Scale 1:5)'.

Case Officer: Daisy Kay-Taylor

DATE: 09 November 2022

Checked By: Nathanael Stock

DATE: 09.11.2022

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