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Andy Bateson
Development Management
Cherwell District Council
Place & Growth Directorate
Bodicote House
Banbury
OX15 4AA

24th February 2023
Submitted via Planning Portal

Your Ref: PP-11966638
Our Ref: HC028

RE: LAND ADJOINING AND EAST OF LAST HOUSE ADJOINING AND NORTH OF BERRY HILL ROAD, ADDERBURY – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 13 ON RESERVED MATTERS CONSENT 22/00959/REM.

Condition 13: Residential Privacy

Dear Andy,

Hayfield are pleased to submit an application for approval of details reserved by Condition 13, pursuant to Reserved Matters Permission 22/00959/REM, for land north of Berry Hill Road in Adderbury.

The application has been submitted via the Planning Portal (ref. PP-11966638) along with the requisite planning application fee of £148.20 (including £32.20 administrative fee). Please find enclosed within this letter, a list of planning submission documents and drawings, to assist in the consideration of this application and to enable this application to be validated expediently.

Condition 13: Residential Privacy

Revised landscape plans are awaiting imminent approval by the Council in relation to application 22/03437/DISC, to discharge Condition 17 (Landscape Scheme) attached to the outline planning consent 19/00963/OUT. These same approved details have been submitted as part of this application, to enable the discharge of Condition 13, as attached to the Reserved Matters permission.

As required by Condition 10, additional tree planting is provided between the rear garden boundaries of Plots 8-10 and 17-18; Plots 4-6 and 20-21; and Plots 35 and 36 to enhance privacy and residential amenity.

In addition, the following measures have been taken to enhance residential privacy between plots to address the intentions of Condition 13, and to obviate the need for obscure glazing to be provided to first floor bedroom windows of Plots 1 and 33.

- Revised roof pitch to the garage with respect to Plot 33, to restrict any overlooking and to address privacy concerns associated with Plot 29.

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- Tree planting has been accommodated within the rear garden of Plot 2 to restrict overlooking and to address privacy concerns associated with Plot 1.

Next Steps

I look forward to receiving acknowledgement of receipt, confirmation of registration and validation of this application. If you should require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,



Katie Christou MRTPI
Planning Manager
kchristou@hayfieldhomes.co.uk

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List of Submission Documents and Drawings

24 February 2023	Covering Letter
24 February 2023	Application Form

Condition 13: Residential Privacy

P21-2984_01/Y	Site Layout
HAY23648/11E	Landscape Proposals: Sheet 1 of 3
HAY23648/11E	Landscape Proposals: Sheet 2 of 3
HAY23648/11E	Landscape Proposals: Sheet 3 of 3