

**Blaze-Inn Saddles
Bishops End
Street Through Burdrop
Sibford Gower
Oxfordshire
OX15 5 RQ**

Planning Application:

Description:

Permission is sought to amend the design and structure of the previously permitted 3 rooms Building Ref: 16/02030/F

Reasons:

We have successfully operated our Holiday Letting Business for 8 years and that has led us to conclude that Family Holiday Cottages are both more popular and profitable than individual rooms. In addition, the trend for staycations has significantly increased the requirement for 7- and 14-night bookings which are far more cost effective due to the reduction of cleaning costs. There is existing planning permission in place to erect a building that contains 3 ensuite rooms. Individual rooms are often taken for just 1 night and consequently the turnaround and cleaning costs render them less profitable than a family cottage that can be let for a 3night minimum stay.

Building Material Changes:

The proposal is for a slightly higher ridge line that will enable a structure with the bedrooms affectively situated within the increased roof space. The existing Permission won on appeal is for a rectangular building with a footprint of 49.5 sqm, the proposed amended L shaped building has a lesser footprint of 47 sqm.

Visual Impact on the Street Scene:

The intention is to sink and lower the foundations by 0.4 metres meaning that the ridge height as seen from the street will reduce the skyline view by 2.8 sqm however this will be off-set by the shorter frontal elevation resulting in a visual nett gain to the public of 1.2 sqm. The outrigger is positioned so that it is hidden by the eastern elevation gable end and will not be visible to the public from the highway, these measures will ensure that there is no harmful or visual impact on the immediate or surrounding area.

The proposed new roof pitch will be similar to that of the adjacent building at Barn Close and in our opinion more in character and aesthetically pleasing than what is permitted.

Benefits:

By amending the allowed 3 Rooms Building the proposed Holiday Cottage will require fewer car parking spaces and there will be fewer journeys created. Families taking Staycations are more likely to want to eat-out at the Wykham Arms and buy supplies from the Village Shop/Off-Licence, than visitors stopping for just 1 night in a double room. The Cottage will attract more tourists than business visitors and generate more income for ourselves, The Wykham Arms and the Village Shop. The revised layout also allows for the retention of the garden provided for guests in the existing cottage.

Local Planning Policies:

The LPA have robust Planning Policies in place that support the retention of community pubs (The Wykham Arms) and strongly promote the increase of Tourism to rural areas.

Conclusions:

This proposal will increase Tourism to the area and bring much needed business and support for the Wykham Arms, the Village Shop and ourselves, thus fulfilling the intentions and policies of the Local Planning Authority. For all of the above reasons this planning application should be Granted.

Signed: Geoffrey Richard Noquet

Dated: 05.03.2024