

# Comment for planning application 24/00613/F

<b>Application Number</b>	24/00613/F
<b>Location</b>	The Pheasant Pluckers Inn Burdrop Oxfordshire OX15 5RQ
<b>Proposal</b>	Amended design to 16/01525/F - Erection of a single storey building providing 3 no en-suite letting rooms amended to three bedroom cottage for holiday let.
<b>Case Officer</b>	Katherine Daniels
<b>Organisation Name</b>	Roger Mallows
<b>Address</b>	Yew Tree House,Main Street,Sibford Gower,Banbury,OX15 5RT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The site identified in this application - The Pheasant Pluckers Inn (formerly known as The Bishop Blaize) is a non-designated historical asset located within the Sibford Gower and Burdrop Conservation Area. There is an extensive planning history associated with this site.</p> <p>With the applicant having identified a start date in early 2020 for the perviously approved planning consent (23/04166/F, CDC. Submission, para 2.3), there is significant concern with regard to the material variance identified in this application.</p> <p>It is noted that the application identifies a change from 3 separate en-suite letting rooms associated with the public house into a 3 bedroom cottage for holiday let. Such action would significantly change both the nature and character of the previously approved planning application (16/02030/F), namely:</p> <ul style="list-style-type: none"><li>a). the proposed new cottage is double storey rather than the approved single storey building, thereby raising the ridge height with consequent negative impact on the street scene in this conservation area location.</li><li>b). the design has previously been identified as "larger and bulkier than the previously approved scheme.....a more domestic style out of place as an outbuilding associated with a public house.....therefore appears to the detriment of the Conservation Area character" (21/04166/F, CDC Submission, para 9.4). This is further evidenced through a recent Appeal decision which states: "Overall, its design represents poor design articulation .....would not acceptably resemble a typical agricultural building.....would thus adversely compromise Burdrop`s historical integrity" (APP/C3105/W/22/3295704, para 22).</li><li>c). does not conform to the previously approved footprint, with a significantly larger mass and volume</li><li>d). the proposed larger 3 bedroom cottage WOULD close the gap between the public house and neighbouring buildings in a harmful way, with the public house no longer appearing on the edge of Burdrop slightly separate from the rest of the village (APP/C3105/W/16/3165654, para 10).</li></ul> <p>There is no precedent identified for a 2 storey building immediately adjacent to this non-designated historical asset located within the designated Conservation Area.</p> <p>Given that Application Document 12 states that a Business Plan is not applicable due to self-funding, this would appear to imply that the current application is no longer directly related to the public house operation, thereby breaching the previous planning approval (APP/C3105/W/16/3165654, para 21).</p> <p>An identified Business Plan referencing the detailed operation currently active, together with a full understanding of the current proposal, would appear essential to ensure that this application continues to be directly identified with the public house operation, rather than a separate holiday letting business.</p> <p>Reference is made to the possible impact on local services and employment, but little substantive evidence is offered in support of the assumptions.</p> <p>The parking provision appears confusing with the Block Plan provided showing 19 parking spaces, presumably for cars, while the Application Form references 70 motor cycle spaces, reducing to 60. Additionally, a large shepherds hut is currently located in the car park adjacent to Barns Close, thereby having a negative impact on the available parking</p>

provision.

The future use of any building associated with this application should be identified with a clear and unambiguous Schedule of Conditions, as previously identified through Appeal (APP/C3105/W/16/3165654).

**Received Date**

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**Attachments**