

Comment for planning application 24/00613/F

Application Number	24/00613/F
Location	The Pheasant Pluckers Inn Burdrop Oxfordshire OX15 5RQ
Proposal	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.
Case Officer	Katherine Daniels
Organisation Name	Roger. Mallows
Address	Yew Tree House,Main Street,Sibford Gower,Banbury,OX15 5RT
Type of Comment	Objection
Type	neighbour
Comments	<p>Limited reduction in mass and volume, a revised footprint and excavation issues to reduce the roof height are noted, but fail to address concerns previously raised. The design continues to be inappropriate to the site. All these elements continue to identify a significant variation with the original planning consent and have a cumulative negative impact within this sensitive conservation area location.</p> <p>The revised drawings appear to show some of the proposed elevations utilising brick construction, contrary to the original consent, which specifically references the materials to be used (para 19).</p> <p>The revised Site Layout Block Plan now identified 18 parking spaces - a reduction of 1 space. It is unclear whether the proposed excavated footprint and associated access provision will impact negatively on parking provision. The continued omission of any reference to the shepherds hut currently sited adjacent to Barn Close (Grade 2 listed) is noted, with the consequential significant further reduction in parking provision.</p> <p>The revised plans continue to identify permission for a separate self-contained property rather than the original consent (APP/C3105/W/16/3165654) which specifically identified 3 individual letting rooms to serve as an annexe for short term letting, directly associated with the existing public house operation. Recognising this material variance, there is a concern to consciously preserve the association and integrity of the original consent, avoiding any interpretation as a stand-alone self-contained property.</p> <p>The application appears to identify two specific business operations, ie public house and short term holiday letting, so a relevant Business Plan for this business related application would appear a logical and reasonable expectation. The continued absence of an appropriately integrated Business Plan, serving to determine context. and relevant balance for the current application, remains a significant omission.</p>
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Attachments	