

Comment for planning application 25/03109/F

Application Number	<input type="text" value="25/03109/F"/>
Location	<input type="text" value="North Arms Inn Mills Lane Wroxton Oxfordshire OX15 6PY"/>
Proposal	<input type="text" value="Internal and external alterations for a change of use from Public House to one dwelling, conversion of existing outbuilding to ground floor garage with first floor ancillary accommodation; single storey kitchen extension; restoration of outshot to detached barn; new and restored stone boundary walls and formation of entrance gates. (revised scheme to 22/03307/F and 24/01879/F)"/>
Case Officer	<input type="text" value="Shona King"/>
Organisation Name	<input type="text" value="Grahame Mitchell"/>
Address	<input type="text" value="Lavender Cottage, Mills Lane, Wroxton, Banbury, OX15 6PY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>In response to the above application we formally object.</p> <p>We are of the opinion that the amendments to the single storey kitchen extension should be refused. A breach of conditions notice could be issued to remedy the contraventions.</p> <p>The rationale is that the current development comprises works that are significantly different to those that were approved.</p> <p>The contraventions do cause harm to the historic and architectural character of the building.</p> <p>Most notably the fitting of additional windows in the gable end of the kitchen extensions. These are as a result of the fitting of an unapproved external fireplace. We do not accept that two narrow windows are needed, as they are so small as to be useful, and large patio doors are in the immediate proximity.</p> <p>The two flue chimney looks to terminate at single story height and therefore will be at low level in line with our ground floor as our property is elevated. This will cause a nuisance both environmental and health to our and neighbours homes. It will also be a fire risk to its own newly thatched roof and those thatched properties that surround North Arms House. Neighbouring existing domestic oil tanks are all within the distance that is deemed a hazard by fire and rescue services.</p> <p>All plans cited 22070/ P21C/ P22C/ P23 all show a single window in the gable end and no chimney.</p> <p>The proposal of the gates seem excessively high, and as a guide the original iron gate post remains in situ, suggesting a gate height of 1.2 meters.</p> <p>We are supportive of the removal of the former public house fixtures and fittings to improve the aesthetics of an important building. The removal of the rainwater goods will reduce flooding to the footpath and improve safety.</p> <p>We have raised our concerns with senior Cherwell planners previously since Feb 2025, and are now responding more formally within the planning process.</p>
Received Date	<input type="text" value="05/01/2026 19:40:48"/>
Attachments	<p>The following files have been uploaded:</p> <ul style="list-style-type: none">• IMG_0517.pdf