

# DESIGN AND ACCESS STATEMENT

SCANNED

## Document; 0866-DAS.2

*The Proposed extension is to provide additional residential accommodation at Birch Hill, Burdrop, Sibford Gower, Banbury, Oxfordshire for Mr and Mrs C Radcliffe This an update of the previous planning application CHN 287/90 which was approved in 1990 The update to the above plan with application 08/02363/F was refused and following discussion with the planning department the enclosed plans have been produced which address all of the points raised*

---

### Introduction

The bungalow and integral garage are fairly modern and are constructed with local stone faced walls with sand and cement rendered panels The roofs are of a shallow pitch and are covered with brown interlocking concrete tiles The fascia and verge boards are which P V C u The windows are double glazed in white P V C u frames

### LOCATION and CONTEXT

Birch Hill is one of four modern bungalows that are accessed from an unadopted road and is positioned on a raised site opposite the Surgery with views across open countryside to the north and east

The site is contained within stone faced retaining/boundary walls to the east and south The Boundary to the west is open

The gardens are laid to lawns with flower and vegetable beds

The adjacent dwelling, 'High Peak', 'Westways' and Robin Hill' are of similar construction Two of the other bungalows, including High Peak opposite have been extended The Surgery on the other side of the adopted road, is constructed from local stone faced walls with natural slate covered roofs and with a large glazed gable end See attachements

### **Response to objections and changes made to application 08/02363/F**

The changes have been made at the request of [REDACTED] Cherwell District Council planning department

We must state how disappointed and perplexed we were at the way that the planning application was turned down The two main reasons for our disappointment are -

(i) The original approved plans, CHN 287/90, appear to have been totally ignored in the planning process We understand that there have not been material changes to planning regulations or processes with regard to this type of extension

08.00677' LB

30 MAR 2009

(ii) The practice of informing an applicant of objections and allowing for the consideration of alternatives was not followed

We endeavoured to update the previous plans of 1990 to bring them more up to date and in keeping with modern living standards and developments in Burdrop and the Sibfords

Our discussions elicited the fact that the main focus of the planning refusal does appear to have been the part glazed gable end. This objection is not obvious in the refusal statement. In submitting these plans with this window we were updating the original plans in keeping with modern trends in the village. See pictures 1, 2, and 3 at the end of this document for some of the other examples in the village including the Surgery which is directly opposite Birch Hill. ~~The original proposal about the window is from the Parish Council who have suggested Birch Hill in Highgate. This window will be set 1.5 meters from the property and will not be classed as overlooking property. However, the precedent for overlooking windows was established when High Park was extended some years back to incorporate a large window directly overlooking our house in Birch Hill.~~

Following our conversations with the planning department, and in an endeavour to make all parties happy we have agreed to a number of changes to address the various concerns. The changes are documented here and reflected in the updated drawing attached to this re-submission of the planning application.

The changes are as follows -

1. To reduce the overall building length from 4.8M to 4.0M
2. To change the stepping of the extension walls so that the front and rear elevations are set back by 40cm to further show the extension as subservient to the main dwelling (the original approved plan CHN 287/90 had the extension in line with the existing walls)
3. The gable end window. The size of this has been reduced by approximately 40% by filling in 5 of the 12 sections of glass. This will be filled in with stonework to match the existing building.
4. To change the two small rear elevation windows with two windows the same size and style as the small windows in the rear of the existing property.
5. To change the two small front windows with one window to match the other windows at the front of the existing building. This also matches the front elevation window in the original planning approval of 1990.

### Proposals

The proposals are to provide additional residential accommodation by extending to the south.

### Materials

The walls, roofs, verges, eaves and window/door frames will all be formed with materials that match the existing. Where stone is removed from the existing south gable wall it will be re-used on the extension. No new rendered panels are proposed.

### **Design and Appearance**

The building has been designed to take advantage of the ground levels in order to maximise the accommodation that can be provided within a limited footprint, a gable width of 80cm less than that existing has been used to reduce the impact and ridge height of the proposed extension.

The extension has been set back at the front (west) and rear (east) by 40cm to reduce it's impact.

### **Access**

Vehicular and pedestrian access from the highway will remain unchanged and the local Highway Authority had no objections.

The proposal will not generate any additional traffic movements.

There is a public house with restaurant, a school and church in Sibford Gower and a Doctor's surgery opposite the site. There is a Post Office, shop and private school in Sibford Ferris.

There is a limited public transport service available.

Mr and Mrs C Radcliffe

27th March 2009

Birch Hill

Burdrop

Sibford Gower

Banbury

Oxon OX15 5RQ

Attached – Pictures of similar windows in Burdrop to that proposed for the gable end of Birch Hill.



Picture 1 – Sibford Surgery (Directly opposite Birch Hill)



Picture 2 - New house. Adjacent to the Church, and commanding a dominant position overlooking the valley and road to Sibford Ferris.



Picture 3 - Extension to Sibford Village Hall.