

**PLANNING SERVICES
CHERWELL DC
BODICOTE HOUSE
BODICOTE
BANBURY
OX15 4AA**

DATE: 14TH SEPTEMBER 2015

SITE LOCATION: THE STABLES, WENDELBURY, OX25 2PR

GROUND FLOOR IN FILL EXTENSION TO REAR

HERITAGE/PLANNING STATEMENT

WENDLEBURY MAIN STREET
SP51NE (East side)
3/141 Stable approx. 30m. to SE of
College Farmhouse
GV II

Stable. C18. Limestone rubble with wooden lintels; Stonesfield-slate roof.
Single range. One storey plus loft. Front has 2 stable doors, a window, and the
remains of a stone external stair leading to a loft door. Interior not
inspected. Included for group value.

THE CURRENT BUILDING HAS BEEN SIGNIFICANTLY ALTERED SINCE THE ORIGINAL LISTING QUOTED ABOVE, BEING SUBJECT TO THE ORIGINAL CONVERSION AND LATER ALTERATIONS/ADDITIONS UNDER PLANNING PERMISSIONS 10/01124/F & 10/01125/LB. IT IS NOTED IN THE DOCUMENTATION FOR THE ABOVE APPLICATION THAT THE STABLES IS A CURTILAGE LISTED BUILDING AND THAT MOST ARCHITECTURAL DETAILING WAS COMPROMISED IN THE ORIGINAL CONVERSION. HOWEVER, THE EXTERNAL STAIRCASE NOTED IN THE LISTING REMAINS AS AN EXTERNAL FEATURE.

THE PROPOSED EXTENSION IS LOCATED BETWEEN THE TWO EXISTING GABLE ENDED PROJECTIONS (SEE PICTURE 1) TO THE MAIN BUILDING (FORMERLY OUT-BUILDINGS) AND BEHIND THE BOUNDARY HEDGE/FENCE (SEE PICTURE 2). THE AREA IS CURRENTLY AN INTERNAL COURTYARD, WITH THE PROPOSED EXTENSION OCCUPYING HALF OF THE AVAILABLE SPACE AND RETAINING A SMALL AREA OF SECLUDED PATIO.

IT IS PROPOSED THAT THE APPROVED TIMBER FRENCH DOORS ARE REUSED IN THEIR ENTIRETY AND SIMPLY RELOCATED TO THE NEW EXTERNAL WALL. THERE IS NO MASONRY REQUIRED ABOVE DPC, AND ANY VISIBLE MASONRY BELOW DPC IS TO BE RUBBLE LIMESTONE TO MATCH EXISTING. THE FLAT ROOF IS FORMED USING A SINGLE PLY MEMBRANE IN LEAD GREY AND EXTENDS BETWEEN THE EXISTING WALLS ONLY. ALL SOAKERS AND FLASHING PIECES ARE CODE 5 LEAD WITH ANY REMEDIAL WORK REQUIRED TO THE EXISTING ROOF VERGES COMPLETED IN MATERIALS TO MATCH EXISTING.

THE PROPOSAL IS MINOR IN SCALE AND REQUIRES VERY LITTLE ALTERATION TO THE CURRENT BUILDING. THE SPACE WILL PROVIDE A PRIVATE STUDY/HOME WORKING ENVIRONMENT EN-SUITE TO THE MASTER BEDROOM.

THE PROPOSAL IS ALMOST ENTIRELY OBSCURED BY THE EXISTING BUILDINGS AND BOUNDARY PLANTING. IT WILL NOT BE VISIBLE FROM THE PUBLIC DOMAIN.

CONCLUSION:

**Richard Court RI Dipl
Tel: 0844-8700159 or 07795313850
E-mail: richardcourtdesigns@gmail.com
Registered Co No. 05280600**

THE PROPOSAL ACCORDS WITH THE RELEVANT POLICIES OF THE CHERWELL LOCAL PLAN AND IS NOT CONSIDERED LIKELY TO CAUSE ANY LOSS OF RESIDENTIAL AMENITY OR VISUAL HARM TO THE BUILDING OR ITS LOCALITY.

IF YOU HAVE ANY QUERIES OR SUGGESTIONS REGARDING THIS PROPOSAL, PLEASE DO NOT HESITATE TO CONTACT ME AND I WILL GIVE IT MY IMMEDIATE ATTENTION.

KIND REGARDS

RICHARD COURT



PICTURE 1

Richard Court RI Dipl
Tel: 0844-8700159 or 07795313850
E-mail: richardcourtdesigns@gmail.com
Registered Co No. 05280600



PICTURE 2

Richard Court RI Dipl
Tel: 0844-8700159 or 07795313850
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