

Design + Access Statement

for

New Dwelling

at

4 Barretts Row
Wendlebury
Bicester
Oxfordshire
OX25 2PH

for

Mr J Cordy

January 2015

Job reference: 13111 – panton architectural design

PANTON DESIGN
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Planning History

Panton Design was initially appointed by the applicant to investigate the development opportunity for the existing No. 4 Barretts Row, Wendlebury. This is a semi-detached property, which originally formed part of a terrace of four dwellings that over time have been converted to form a pair of semi-detached, private domestic dwellings, that is No. 1 and No. 4 Barretts Row.

The property sits within an extensive site in the centre of Wendlebury on the east side of Main Street. There is no Conservation Area within the village; however, the property to the south of the site is the Public House, The Red Lion, which benefits from being a Grade II Listed building. There is also an adjacent Grade II Listed building, Elm Tree House, along Church Lane and to the rear of The Laurels, opposite 4 Barretts Row.

Various options were considered to extend and alter the existing dwelling and, given the extensive site, it became apparent that there may be an opportunity to consider division of the site to form a new dwelling. Matters developed and the opportunity arose for the applicant to purchase No. 1 Barretts Row and consider a larger development of the two sites as a redevelopment opportunity to form four new, detached dwellings. However, due to commercial considerations, this did not progress further. We were instructed to proceed with the proposed alterations and extensions to the existing dwelling, together with the division of the site and the erection of a new detached, two-storey dwelling. This culminated in the submission of a Pre-Application Enquiry, ref. 14/00029/PREAPP. This preliminary proposal is as shown on the attached proposed block plan, 13111-16.

The Pre-Application Enquiry was considered by Mrs Gemma Magnuson, Senior Planning Officer, and she provided her written response dated 13 March 2014. There were two elements to the proposal, and the alterations to the existing dwelling primarily received favourable informal support, whilst there was concern over the proposed new dwelling.

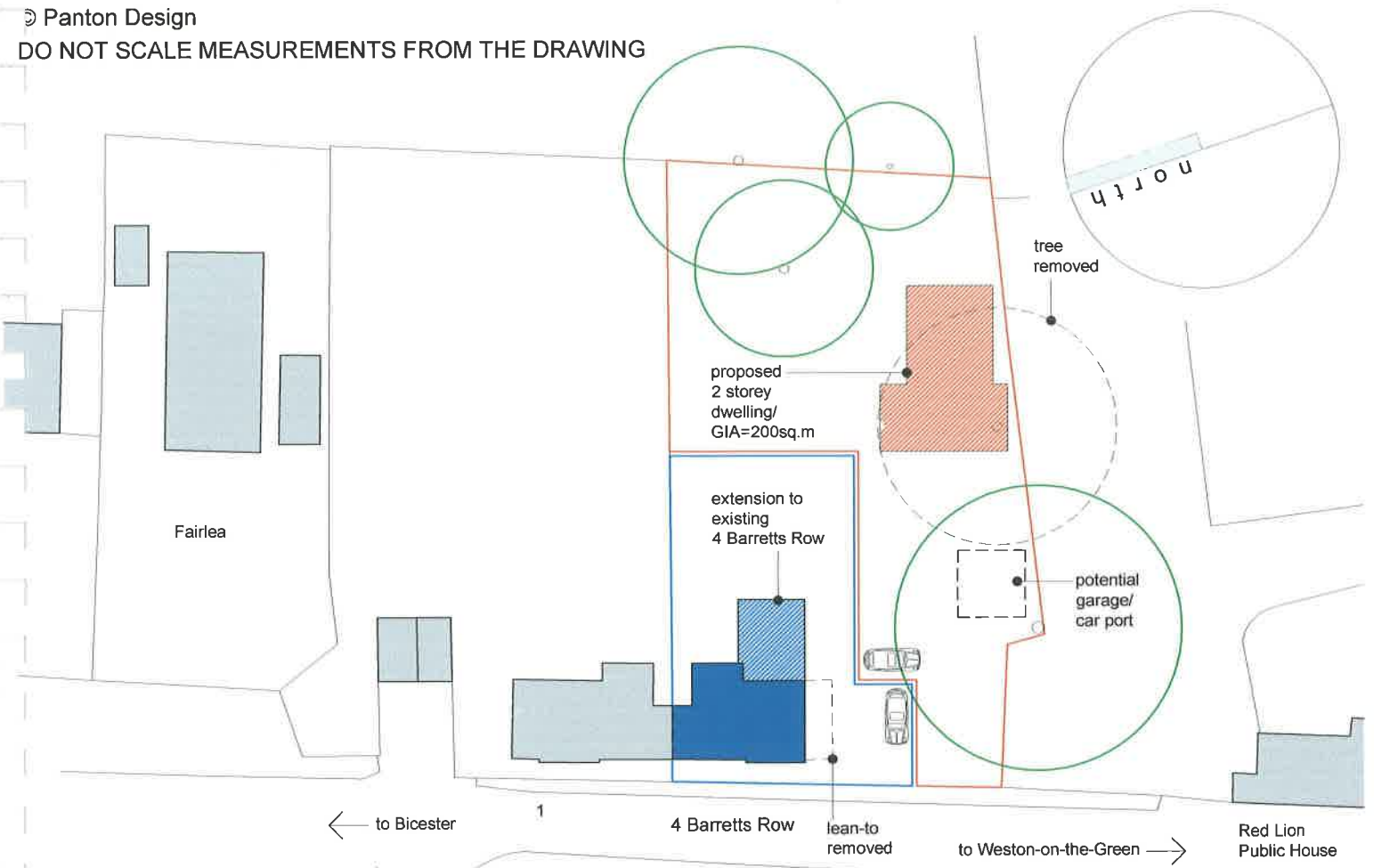
The proposed alterations and extensions to the existing dwelling, 4 Barretts Row, has since been granted Planning Permission, 14/00857/F

Wendlebury is a Category 2 Settlement as described by Policy H14 of The Adopted Cherwell Local Plan 1996, which determines that new developments will be restricted to (i) conversions which accord to Policy H21; (ii) infilling; and (iii) other small-scale development that can be shown to secure significant environmental improvement within the settlement.

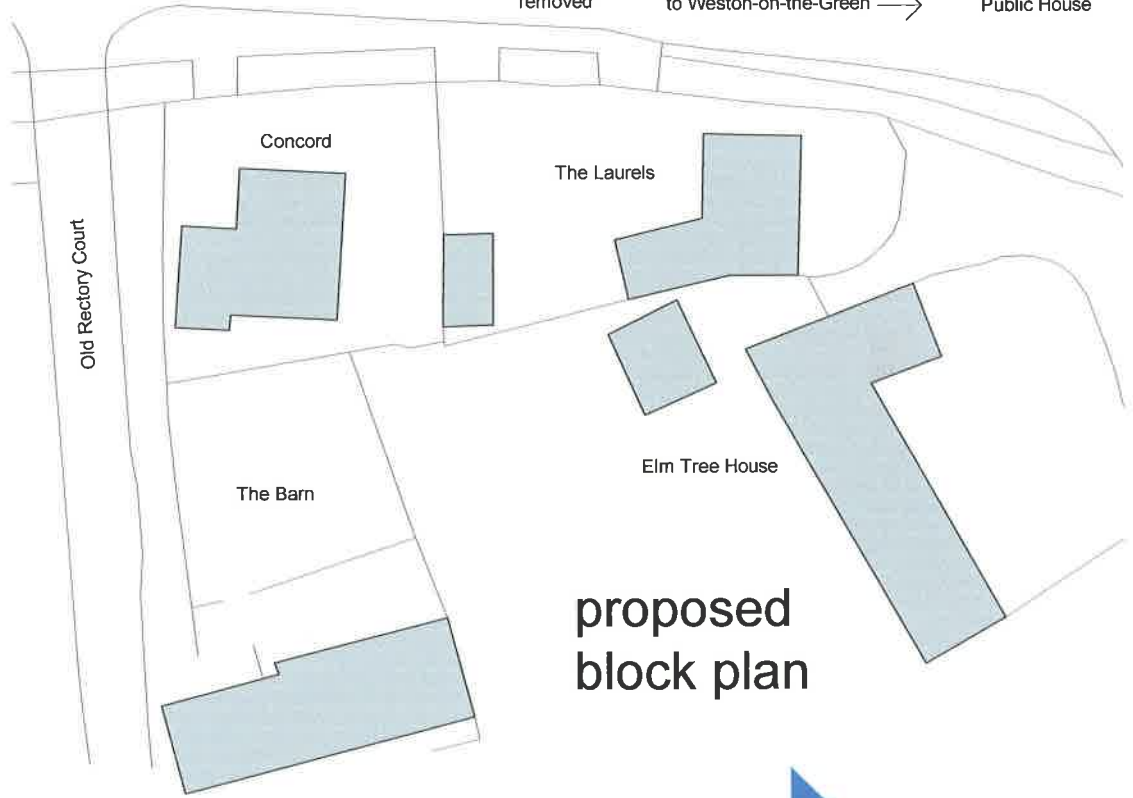
Given that new developments within Wendlebury to the north of the village and on the east side of Main Street have their buildings set well back from the highway frontage and that the site was sufficiently large to accommodate a new dwelling, our approach was that we would continue with this settlement pattern with the proposed new dwelling set well back into the site and to the rear of the existing Nos. 1 and 4 Barretts Row. The Planning Officer's response was that, because of the positioning of the proposed dwelling, it could not be considered infilling which is defined as a "small gap within an otherwise continuous built-up frontage, suitable for one or two dwellings". In addition, it could not be understood to "secure significant environmental improvement within the settlement", whilst acknowledging that the existing, detached garage to the front of the site is not a positive feature within the street scene and the proposal was for this to be removed. Consequently, the proposed new dwelling, due to its siting at a significant distance behind 4 Barretts Row and the public house, could not be supported and this would have to be reconsidered.

Further consultations with the applicant developed such that we should take on board the comments raised in the written response and, as such, present a building more in line with the settlement pattern of the village in this area and approach the proposed development as infill within a built-up continuous frontage along Main Street.

Prior to progressing with the scheme, we had a brief conversation with Mrs Magnuson on the revised proposal to relocate the new dwelling more in line with the existing Barretts Row, and, in her informal opinion, this could potentially be determined as infill development in accord with Policy. It was suggested that positioning the front elevation of the new dwelling in line with the rear elevation of the existing 4 Barretts Row would be a positive. Therefore, a fresh design approach was taken and a more detailed proposal prepared. This culminated with an application being submitted for Planning Permission for the erection of a two storey detached dwelling and division of site for the proposed development, reference 14/00860/F.



Wendlebury



revisions:

PROJECT: 4 Barretts Row, Wendlebury, Oxfordshire, OX25 2PH

DRAWING: Pre-Application Enquiry - proposed block plan

SCALE: 1:500 @ A4 DRG: 13111-16 DATE: January 2014

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email: post@pantondesign.info



During the normal course of the application determination, the Environment Agency, Highway Authority and the Council's Conservation team were consulted and the following comments were made:

1. Environment Agency.
comments made by Jack Moeran, Planning Advisor.
 - Insufficient detail included in Flood Risk Assessment;
 - Part of site and building sited within Flood Zone 3.
2. Local Highway Authority.
comments made by Thomas Cockhill, OCC Transport Planner.
 - A scaled parking plan showing two car parking spaces for each dwelling;
 - Pedestrian and vehicular vision splays to be demonstrated on a scaled plan;
 - Parking area to be SUDs compliant;
 - Scheme to deal/prevent surface water egress out onto the highway.
3. Cherwell District Council Conservation Team.
comments made by Claire Sutton, Senior Design & Conservation Officer.
 - Overly complicated and confused design style;
 - Proposed siting not reflecting the locality and established form of the village;
 - Potential harm to the setting of adjacent Listed Buildings;
 - Overall reduction in scale of building required.
 - Simplification of the design.

As a means of resolving the above issues with the submitted scheme a further meeting took place with Gemma Magnuson, Claire Sutton and Panton Design and it was determined that due to the Environment Agency report that the building falls within a Flood Zone 3 area that the application would be withdrawn with no consideration to other design and Highway matters. However, it was clear that further work was required to address the other matters if the Flood Zone could be resolved.

It was agreed with the applicant that before a decision could be made to consider resubmission with a redesign, which would address the highway and design concerns, further investigation of the potential flood risk would be necessary.

Infrastruct CS Ltd, Civil and Structural Engineers, were appointed to carry out a detailed analysis of local flood risks and they prepared a Flood Risk Assessment compiled in accordance with the recommendations of the National Planning Policy Framework (NPPF).

The report found that the development site lies within land classified as Flood Zone 1, which is considered appropriate for the type of development proposed, and makes recommendations.

Consequently, the applicant decided to progress with a revised design which would incorporate these recommendations and address the remaining comments raised by the Local Highway Authority and Cherwell District Council Conservation Team as noted above and as explained below:

Local Highway Authority matters:

In addition to the Flood Risk Assessment, to address Highway objections with regard to the parking area to be SUDs compliant and a means to prevent and deal with potential surface water egress out onto the highway, the revised scheme proposed that ground treatment to the front of the site forming the drive will be of a gravel finish, with a permeable membrane below to allow for water drainage and a suitably sized channel surface water gully be installed at the verge of the site boundary along the full width of the vehicular access onto site of the highway.

In preparation for a revised scheme, Panton Design made further consultations with Thomas Cockhill, OCC Transport Planner, and it was agreed that, due to the categorisation of Main Street, only clearly designated off-road car parking should be provided without the necessity to enter the highway in a forward direction. This omits the requirement for vehicle turning within the site. However, by locating the proposed car parking for the new dwelling behind the proposed parking for the existing dwelling, the new dwelling car parking arrangement allows for turning within the site whilst achieving the preferred siting of the new dwelling closer to the highway and not as deeply set into the site as indicated on the original Pre Application proposal.

The scheme allowed for the existing vehicle access, currently serving the existing dwelling, 4 Barretts Row, to serve the new dwelling. Consequently, there is no intensification of use through this access on to the highway and existing visibility arrangements remain intact. As such, the access has been extended to form a new vehicle access to serve the existing 4 Barretts Row and the scheme demonstrated the visibility splays provided for off-road car parking for the existing dwelling.

These considerations have presented a scheme that overcame and addressed the concerns raised during consultation with the Local Highway Authority.

Design matters

The brief for the new dwelling was to provide a detached, two-storey domestic dwelling, to offer three-bedroom first-floor accommodation and on ground floor a Living Room, dedicated Study and an open-plan Garden/Dining Room and Kitchen for the applicant. A garage was to be kept in mind if this could be accommodated in a revised design that should address concerns with the previous scheme, particularly with regard to scale and a complicated design style. In effect, a simpler design and overall reduction in scale approach had to be adopted to reflect the site's location within the village and the proximity of existing Listed Buildings.

The siting was partly a development of our conversations with Mrs Magnuson, but also due to the southern site boundary which is offset and at that point provides the maximum width to contain the proposed level of accommodation. As such, there is no requirement for the dwelling to be set back as far into the site as with previous proposals. This proposal is for an infill development and, having investigated the settlement pattern within this part of the village, it is noted that properties to the north of No. 1 Barretts Row, primarily from the latter part of the 20th Century, are set well back from the road frontage. This was the basis for the siting of the Pre-Application proposal, which was not favourably received. Upon further investigation, it can clearly be seen on Village Plan 13111-73 that from No. 1 Barretts Row heading south along Main Street the properties on the east side are set further forward, but staggered, and our proposal follows this logical historic settlement pattern.

It was noted during our conversations with Gemma Magnuson that a sensible position for the new dwelling should be achieved. The new dwelling should be sited further forward towards the highway, to overcome the concern raised with the original Pre Application Enquiry proposal setting the dwelling deep into the site, whilst taking into consideration the proposal's relationship with the existing dwelling, 4 Barretts Row. This would also avoid the potential of a perceived car park to the front of the property, as reported by Claire Sutton, and by locating the new dwelling car parking area to the rear of the car parking provision for the existing dwelling this potential has been minimised.

We are also aware of the nature of the existing settlement, which is primarily a combination of detached and semi-detached properties within Wendlebury, all of two-storey, which set the design brief for the scale of the proposed scheme. However, the scale of the original proposal which was withdrawn was noted as being too large for the site and would have a negative impact on the surrounding buildings and settlement. Consequently, an integral garage, as incorporated in the original scheme, was omitted and the overall gross internal floor area reduced from 196.0sq.m to 168.0sq.m. This allowed for a simplification of the dwelling design, with the original prominent front gabled feature with an asymmetric roof configuration omitted and a more linear layout reflecting the existing dwelling when viewed from the highway. The rear and side elevations are more private in their orientation, reinforced with the retained plant and tree screening along the southern boundary as noted below.

Building features are of a more traditional style, such as the dormer windows and fenestration, both of which received negative comments from Claire Sutton in her appraisal of the original scheme. The stove flue has been relocated to the rear of the main building roof ridge line.

The south elevation and aspect of the proposed dwelling falling along the southern boundary with the public house had a lesser impact on neighbouring dwellings given the existing screening along the boundary, see photograph P1. However, The Red Lion is a Grade II Listed building and its List Entry is attached for information.

At its nearest point, The Red Lion public house is approximately 17m from the new dwelling. This gap forms the large car parking for the public house as shown on photograph P2 which clearly describes the above-mentioned screening. As part of the proposal, the hedging and established trees will require maintenance and the screening will be brought under control. Consequently, it was considered that this will provide sufficient screening such that the proposal does not have a detrimental effect upon the Listed building.

Indicative
proposed
new dwelling

Building
frontages



Village Plan 13111-73



Photograph P1 - existing hedge and tree screening, south boundary, as viewed from public house car park



Photograph P2 - The Red Lion public house car park, alongside southern site boundary

In addition, it was noted in the Pre-Application Enquiry that Elm Tree House, to the west of the development site and into Church Lane, may also be impacted upon by the proposal. The enclosed Listed Building Impact Plan 13111-72A shows that this domestic Grade II Listed building is approximately 36m from the nearest point of the proposed new dwelling. It is also screened behind an existing property, The Laurels, on Main Street and it is our view that the impact of our proposal on Elm Tree House is negligible and is of no concern. We have attached the List Entry for Elm Tree House, for information.

Aerial photograph P3 presents the outline of the revised scheme in relation to the referred to Listed Buildings and clearly shows the distances between the buildings and the existing screening to minimise any impact.

It was considered that the proposed revisions to the original withdrawn scheme addressed the concerns raised during application 14/00860/F and a resubmission was made, reference 14/01912/F.

The application was outsourced by Cherwell District Council Planning Department to planning consultants, Aitchison Raffety, with the case officer being Mr Jonathan Weekes.

Normal consultations took place and comments received. The primary comment being received from the Environment Agency noting that the Flood Risk Assessment did not adequately consider the requirement for flood emergency planning and evacuation to and from site during a flood by the residents and Emergency services.

In addition there were further comment with regard to the proposed dwelling location, scale and design features which presented a recommendation for refusal and consequently it was considered prudent to withdraw the application.

The draft Officers report, prepared by Jonathan Weekes, Aitchison Raffety, is attached, referenced 14/01912/F: Application Withdrawn: 6 January 2015.



^: 16.01.15: design modifications.
revisions:

PROJECT: 4 Barretts Row, Wendlebury, Oxfordshire, OX25 2PH

DRAWING: Listed Building impact plan

SCALE: 1:500 @ A4 DRG: 13111-72A DATE: May 2014

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Indicative
proposed
new dwelling



The Red
Lion PH

Elm Tree
House

Aerial Photograph P3 - proposal's relationship to Listed buildings

**Site Address: Land Adjacent to 4 Barretts Row
Main Street, Wendlebury**

14/01912/F

Ward: Ambrosden and Chesterton

District Councillor: Cllr Fulljames

Case Officer: Aitchison Raffety

Recommendation: Refusal

Applicant: Mr Julian Cordy

Application Description: Erection of two storey detached domestic dwelling and division of site for proposed development – re-submission of 14/00860/F

APPLICATION WITHDRAWN

Notes:

Emails were sent to Henry Panton (Agent) on 22 December and 5 January, with the latter updating the position accordingly following receipt of statutory consultee responses. The following concerns were raised in respect of the current proposal:

1 Flood Risk

The Environment Agency objected on the grounds of the FRA failing to adequately consider the requirement for flood emergency planning, including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

The dwelling as proposed is shown to be within Flood Zone 1. The issue is that the public highway is within Flood Zone 3. All other aspects of the proposal from a flood risk perspective (and the lack of need for sequential testing) are considered acceptable. However, the lack of a suitable dry evacuation route at present results in the proposal being contrary to the NPPF.

2 Dwelling Location

Through pre-application, the dwelling was originally located in the rear (eastern) part of the site. It was stated by the Council that this did not represent an infill dwelling in this location and should be moved further forward within the site.

The location of the dwelling within the previous withdrawn application (14/00860/F) and this application is the same, subject to amendment of the dwelling footprint.

The Design and Conservation Officer considers that the dwelling should be adjacent to the road frontage, continuing the traditional settlement form.

Discussion with the previous Case Officer (Ms G Magnuson) indicated that we were both of the opinion that the set back of the dwelling in the location proposed is acceptable in principle, as it reflects that of other post-war properties along the street. It also ensures that it does not incur direct flood

risk issues and enables off road parking to be retained for 4 Barretts Row and the new dwelling. The principle is therefore considered acceptable in this precise location as an infill property given the village's designation as a Class 2 settlement (LP Policy H14), despite the Design and Conservation Officer's objection.

3 Dwelling Scale

The Design and Conservation Officer indicated previous concerns over the scale of the proposed dwelling. Whilst it has been reduced in scale, an objection has been provided as part of this application, noting that it is still considered to be inappropriate in this location.

In terms of its scale, it is wider than the adjacent cottage (4 Barretts Row) within the garden to which it is to be situated. It is considered that the new building should be smaller given its set back within the site, creating a subserviently located property. This position is reinforced due to the narrower road frontage for the new plot.

The width of the dwelling therefore appears pinched, with only a narrow gap along both sides of the property. The current arrangement would require the removal of all boundary vegetation between the site and adjacent Listed Building (Red Lion Public House). Whilst the vegetation is not high quality, its retention aids the setting of the Listed Building and the greening of the public view.

Its current scale is considered to harm the character and appearance of the street scene, conflicting with LP Policy C28 and C30.

4 Dwelling Design

Previous discussion in respect of the withdrawn application 14/00860/F criticised the overly complicated design of the property, with advice provided to simplify its design so that it more closely reflects the building style and form of the locality. Whilst the building has been amended for this application, including removal of the front projecting gable, the Design and Conservation Officer considered that these alterations are minor and are not sufficient or satisfactory to overcome the significant concerns.

The building is considered to be unbalanced due to the stepped ridge heights of the roof sections either side of the central gable. The mismatching of the window styles, sizes and arrangement does not then aid its appearance. A similar approach to windows is then taken on the rear elevation.

Following on from the emails, a telephone conversation was undertaken between Mr Henry Panton (Agent) and Mr Jonathan Weekes (AR – Council's representative) on 5 January 2015. The following was discussed/commented as potential ways to improve the proposal -

- a Remove the north wing so that the scale of the building from the public domain is reduced. Being set back from the highway, it needs to be smaller than number 4.

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- b The reduced width will allow the building to be set away from the side boundary with the Listed Building Vegetation planting can then be incorporated to soften the street appearance and the setting between these buildings. It will also set the building away from number 4, improving this relationship.
 - c The current building design appears convoluted still, with different ridge heights either side of a central gable. Removal of the one wing negates this issue. In terms of the height of the retained ridgeline, this can be set at the same height as the front gable, as this is characteristic of the local built form.
 - d The resulting repositioned building may be capable of accommodating a single storey rear element in the form of an orangery or other lightweight structure. This would need to be well designed, appropriately proportioned and integrated. The overall design of the dwelling will need to be simple, but reflective of the character of the area.
 - e The concept for a car port was raised by the agent. It was indicated that if one was acceptable, it would make sense for it to be located where the current parking spaces are proposed so that the impact of the parking is minimised. This is an element which *may* be acceptable, but would be dependent upon its design and visual relationship to the development site as a whole. It should not appear dominant. No specific opinion can be provided until a plan showing this aspect has been tabled.
 - f The issue in respect of the flood risk evacuation route will need to be resolved with the Environment Agency. The agent is to speak with their flood risk consultant on this matter but is confident that a solution can be found.

Other planning points to note (not highlighted with agent) -

- No tree assessment was submitted with the application. The trees on site do not appear to be of particular quality or key features within the street scene, but healthy specimens should be retained where possible. Setting the building off the southern boundary will aid this situation.
- Protection of residential amenity to 4 Barretts Row needs to be considered carefully. Set to the south of number 4, behind the rear elevation on ground approximately 0.4 metres higher, it has the potential to impact upon light and privacy. 4 Barretts Row was granted consent for rear extensions 14/00857/F which are currently under construction. This will place the rear façade approximately 1.5 metres in front of the proposed new dwelling, ensuring no direct overlooking is possible between the dwellings, subject to appropriately positioned windows in the infill dwelling. The new dwelling is offset from the rear facing windows of number 4, and thus will not appear overly dominant as open views towards the rear are maintained. This relationship would be further improved by the suggested reduction in scale for the infill dwelling. A new dwelling will reduce direct sunlight to the rear of the property and in particular the garden, but existing trees will already

filter this during the midday hours when sunlight would be affected. This impact is not considered sufficient on its own to reject the proposal.

- Impact on the Listed Building is a material consideration. It is not considered that the impact upon the setting would be sufficient to warrant refusal, but some harm would be created due to the stronger visual relationship given the poor design of the current proposal. Improvement to the dwelling's appearance and retention of some boundary vegetation will improve this relationship to enable protection of the Listed Building, in line with the NPPF.

Jonathan Weekes
Aitchison Raffety

6 January 2014

Application Design Statement

The draft Officers report provides the grounds for a recommendation of refusal for granting Planning Permission. It also reports on potential ways to improve the proposal, referenced items a - f inclusive, as discussed with Mr Jonathan Weekes, Aitchison Raffety Planning Consultants - Council's representative. This Application Design Statement should be read in conjunction with the report and the referenced grounds raised in respect of the withdrawn proposal.

1. Flood Risk

The proposed dwelling is shown to be within Flood Zone 1 which in accordance with the National Planning Policy Framework (NPPF) is considered appropriate for this type of development. It is also noted that all other aspects of the proposal from a flood risk perspective are considered to be acceptable.

However, the NPPF also recommends a suitable dry evacuation route is provided due to Main Street being within Flood Zone 3. Pre-application discussions with Mr Jack Moeran, Planning Advisor of the Environment Agency, confirmed that this is at the discretion of the determining Planning Case Officer and should not in itself be presented as being the determining factor on whether the proposal should be refused Planning Permission.

The application FRA reports that Main Street (Wendlebury Road) fronting the development site indicates flood depths in the region of 250mm and given that the area in general is relatively flat flood water velocities are expected to be low to still. This presents a floor hazard rating of 0.69 in the FRA guidance for new development. This equates to a hazard to people classification of 'Very low hazard - Caution'. In addition the FRA recommends the owners/occupants of the proposal sign up to the Environment Agency's Flood Line service.

Refer to the accompanying FRA for a detailed assessment on these matters.

2. Dwelling location

The location of the dwelling has been accepted in principle by former Case Officer, Ms G Magnusson - Council's senior planning officer, and as commented upon in the draft Officer's report prepared by Mr Jonathan Weekes.

It only provides for the property to fall within Flood Zone 1 but also reflects a village pattern set by other post-war properties within Wendlebury and therefore is recognised as being an infill development to accord with the village's classification as a Class 2 Settlement (Policy H14).

A previous concern raised by the Conservation Team was the possibility of the front of the dwelling becoming a car park serving both the existing 4 Barretts Row and the proposed dwelling. The proposed location with the dwelling set back from the highway has allowed for potential car parking clutter being managed such that parking for the proposed dwelling is set behind the parking provision for 4 Barretts Row and thereby minimising this issue.

The location has allowed for vehicular turning within the site for the new dwelling which is an improvement on the current arrangement for the existing 4 Barretts Row. Off-road parking provision for 4 Barretts Row has been accepted by the local Highways Authority as this is no variation to the current arrangement. See attached Local Highway Authority Consultation report which comments that the application should be granted with the suggested conditions.

3, 4. Dwelling Scale + Design

It is acknowledged that the previous proposal extended nearly the full width of the site in its proposed location and this presented a proposal that dominated the site when viewed from the highway and alongside the existing 4 Barretts Row.

The current proposal has the original two storey north wing removed as discussed with Mr J Weekes and referred to within the report. This immediately reduces the overall scale as viewed from the public domain and sits more comfortably with 4 Barretts Row in the foreground. In addition, this simplifies the design with the removal of an unbalanced elevation with the roof ridge lines being continuous thus respecting the character of the local built form.

This reduces the width of the proposal and allows for the dwelling to become centrally positioned within the site and overcoming the 'pinched' appearance between the north and south boundaries. The south boundary screening is therefore unlikely to be affected by the proposal and it is proposed that this is managed and enhanced to improve the screening between the two sites, one being the site of The Red Lion, a Grade 2 Listed building, referred to within the report as a positive.

Window styles, particularly the dormer window designs, have been reviewed as it was felt that the previous proposal had a mismatching of windows with regard to size and positioning which compounded the overly complicated design. Dormer windows have been set wholly within the roof slope reflecting the traditional form and general window configuration takes into consideration the Council design guide recommendations.

Policy Consideration

Previous proposals were considered for compliance in accordance with Policies H14, C27, C28, C30 of the Adopted Cherwell Local Plan 1996. This is the basis of the current proposal which should be understood as complying with these policies.

Policy H14 is specific to Category 2 settlements, as referred to above. As can be clearly seen on the Village Plan, 13111–73, the existing site is a clear but small defined gap within the otherwise relatively continuous built up frontage along this section of Main Street. The siting of a new dwelling within this gap and of a scale not to present an unacceptable massing all confirm that the proposal is an infill development in accordance with this policy.

Policy C27 is to ensure new development in villages respects the historic settlement pattern. Village Plan 13111–73 also clarifies the existing settlement pattern along this section of Main Street and how the proposal falls in line with this traditional feature. It has been recognised that the proposed location of the dwelling within the site follows an established pattern seen with other post-war properties. It is to be noted that the proposal does not fall within a Conservation Area and the Policy subsequently also states that settlements in Conservation Areas will be particularly sensitive to change, which is not the case here.

Policy C28 seeks to control the standards of layout design and external appearance of new developments. This includes the choice of external materials, ensuring they are sympathetic to the character of the rural context of that development. Wendlebury, along the full length of Main Street, is made up of a mix of modern 20th Century and historic developments, primarily two-storey domestic dwellings, and their pattern and material selection has been replicated within the proposal. The site does not fall within a Conservation Area; however, the design ensures that the material palette respects the local aesthetic by not introducing incongruous design features and materials that could have been adopted.

Policy C30 stipulates design control will be exercised to ensure that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity. The proposal follows similar forms of development throughout Wendlebury, in terms of its height, siting, scale and massing with the surrounding buildings. It is understood that it is an infill development that falls either side of two existing buildings, one being a domestic dwelling and the second a public house with Grade II Listed status. These aspects have been addressed above, and we confirm that the proposal is compatible with existing dwellings within the village.

Access

The site has immediate access to Main Street for both vehicular and pedestrian use. Off road car parking is provided and there is side access to the rear garden. Access throughout the ground floor of the new dwelling is level with the main day living accommodation being open plan to the rear.

There is limited public transport servicing the village. However, there are established transport links located at Bicester, the main town servicing outlying villages such as Wendlebury. Recent developments to the south of Bicester have provided an improved road network such that access to Bicester is uncomplicated.

Conclusion

Given the statements above, it is our opinion that the proposal addresses the concerns raised by the previous proposals which formed the withdrawn applications for Planning Permission, 14/00860/F and 14/01912/F. We have endeavoured to comply with current policy that was applied to the initial enquiry, and shown that the proposal has limited, if any, detrimental impact on neighbouring Listed buildings, bearing in mind their distance from the site and potential screening that has been provided in addition to the existing topography.

We are conscious of the scale of the development and its potential impact on neighbouring properties, particularly No. 4 Barretts Row, but given that we have had the opportunity to be involved in the preparation of designs for both proposals the impact is minimal and there are no loss of privacy or overlooking concerns. The immediate site to the south of the proposal is the car park for the public house, and the proposal has been designed to avoid any potential overlooking and loss of privacy to No. 4 Barretts Row.

We hope that the proposal can be fully understood, in terms of its design and how we have addressed and overcome any concerns raised by the previous proposal. Consequently, we look forward to receiving your support for this application.

LOCAL HIGHWAY AUTHORITY CONSULTATION



To: **Cherwell District Council**

Planning Application No	14/01912/F	Planning Officer	Aitchison Raffety (Planning Consultants)
CC ref No		CC Officer	Thomas Cockhill
Date	17 th December 2014	Comments	Final

Location: Land Adj to 4 Barretts Row, Main Street, Wendlebury, Oxfordshire, OX25 2PH

Description: Erection of two storey detached domestic dwelling and division of site for proposed development - Re-submission of 14/00860/F

Please find my comments on the above planning application consultation as follows:

Recommendations

This application should be granted but the suitable conditions applied (as below).

Conditions

I suggest the following conditions:

- **D1 Access: Specification/Improvements/Widened**
Prior to the first occupation of the development hereby approved, the existing means of access between the land and the highway shall be improved/widened, formed, laid out and constructed strictly in accordance with Oxfordshire County Council's guidance available at <http://www.oxfordshire.gov.uk/cms/content/dropped-kerbs>.
Reason DR1
- **D5 Vision Splay Details**
Prior to the commencement of the development hereby approved, full details of the access vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level.
Reason DR1
- **D14 Turning Area and Car Parking**
Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.
Reason DR3

- The surfacing to the parking area should be permeable paving and a condition should be applied to any permission to ensure that prior to occupation the parking area is constructed SUDS compliant.
Reason to accord with Sustainable Drainage Systems (SUDS)
- No surface water from the development shall be discharged onto the adjacent highway.
Reason: To avoid localised flooding

General Observations

The proposal seeks the creation of a dwelling adjacent no.4 Barretts Row, Main Street, Wendlebury.

Given the characteristics of the site, vehicular traffic and speeds are likely to be low.

The proposal is unlikely to result in any significant intensification of transport activity at the site. No change is proposed to the existing access arrangements. The proposal is unlikely to have a significant adverse impact on the highway network.

After investigation and reviewing the supplied documents, the Highway Authority has no objection subject to the above condition(s) being applied to any permission which may be granted on the basis of highway safety.

Signed: Thomas Cockhill
For Oxfordshire County Council as Local Highway Authority
Officer Name: Thomas Cockhill
Officer Title: Transport Planner

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE RED LION PUBLIC HOUSE

List Entry Number: 1193655

Location

THE RED LION PUBLIC HOUSE, MAIN STREET

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: Cherwell

District Type: District Authority

Parish: Wendlebury

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-Apr-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 243380

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WENDLEBURY MAIN STREET SP51NE (East side) 3/139 The Red Lion Public House GV II Public house. Early/mid C18. Coursed limestone rubble with some ashlar dressings; Welsh-slate and Stonesfield-slate roofs with brick stacks. 3-unit range with rear outshut and subsidiary ranges. 2 storeys plus attic. 5-window main range has, to left, a symmetrical 3-window arrangement with a central door, flanking 3-light casements, and 2-light windows at first floor; 2-window section to right has similar windows and a blocked door. All openings have ashlar flat arches with projecting blocks. Roof has stacks to right of centre and on each gable, plus 3 hipped roof dormers. Slightly lower stone-slatted bays at each end have some flat-arched openings with, to right, an old plank door. Single-storey slated 2-window range to extreme left is probably C19. Rear of main roof is stone-slatted and continues over a rear outshut.

Listing NGR: SP5614619660

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: **SP 56146 19660**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1193655.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



Heritage Category:

Listing
 List Entry No : 1193655
 Grade: II

County: Oxfordshire
 District: Cherwell
 Parish: Wendlebury

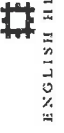
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: SP 56146 19660
 Map Scale: 1:2500
 Print Date: 21 January 2015



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

e: THE RED LION PUBLIC HOUSE

