



S T A B L E A R C H I T E C T U R E

a r c h i t e c t u r a l a d v i c e , p l a n s a n d d e s i g n s

New Planning and Listed Building Application
Following Approvals 16/00081/LB and 16/00080/F
Yew Tree House, Sibford

Planning portal ref: PP-06426772

Design and Access Statement

This design and access statement is being prepared to accompany a joint planning/listed building application, following the granting of approval for a proposed extension and renovation works to Yew Tree House, Sibford.

Client Brief:

The original approvals were granted and condition clearing applications were prepared and approved, and the work to the property has now been carried out.

During the construction there are two minor aspects that were changed from the original approval, and the owners, Mr and Mrs Mallows, wish to gain consent retrospectively for these minor revisions to the previously approved scheme. Unfortunately during the early stage of construction of the proposed works, my client Mr Mallows was taken seriously ill and the submission of the above noted application was overlooked; Mr Mallows is now in good health and has instructed us to proceed with the retrospective application.

Design progression:

There was no particular design work to be undertaken for this application, as work was progressing on site my clients realised that they didn't require the back door as previously approved, and they replaced the door with a window using the same exact style window as approved under the planning/listed building and condition clearing details.

This application is a retrospective application only for the revised items. All other aspects of the drawing sheets are approved as part of the previous application, and have now been constructed.

In order for an easy understanding, the changes are very clearly noted on drawing sheet 6000-01b with a series of numbered circles, and a written description clarifying the variation that they refer to. The following three itemised elements relate directly to the items noted on the above drawing sheet:

Item 1

The proposed boiler was moved to the position as now shown and indicated, with a balanced flue taken through the existing wall and terminating with a grille/guarding system in compliance with building regulations.

Item 2

A back door was approved on the initial scheme entering from the kitchen into the rear garden, this wasn't installed as approved and was changed to a window with a style to match existing.

Item 3

A pair of doors were shown on the South elevation of the kitchen extension on the original approved drawings, however during the condition clearing application, the listed building officer requested these be changed to a single French door. There was no request to update the approved drawings at the time and therefore the original planning approval elevations conflict with the condition clearing drawings. We have therefore taken this opportunity to change the door arrangements on the South elevation to the approved single door as shown on the condition clearing application.

Both items 1 and 2 were noted on the condition clearing approval documents by the Case Officer with a regularisation application requested as a note on the condition clearing approval. This application is therefore being submitted as a retrospective application to regularise both items 1 and 2.

Report Ends