



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 8TH APRIL, 2024

Agenda No Item

4. **Applications for Development** (Pages 3 - 4)

Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

Application No.	Address	Planning Officer
24/00166/FUL	Cheorl House, Church Street, Charlbury.	Rebekah Orriss
23/00215/S73	Chalfont, 3 Wroslyn Road, Freeland	Sarah Hegerty
24/00216/S73	Chalfont, 3 Wroslyn Road, Freeland	Sarah Hegerty

Report of Additional Representations

Application Details:

Change of use from office to residential.

Application Number	24/00166/FUL
Site Address	Cheorl House Church Street Charlbury Chipping Norton Oxfordshire OX7 3PR
Date	5 th April 2024
Officer	Rebekah Orriss
Officer Recommendation	Approve
Parish	Charlbury Parish Council
Grid Reference	435696 E 219463 N
Committee Date	8th April 2024

Applicant Details:

Mr and Mrs Morton
Cheorl House
Church Street
Charlbury
Chipping Norton
Oxfordshire
OX7 3PR

Additional Representations

Representations have been received from the Charlbury Conservation Area Advisory Committee as follows:

Not all members of the Committee felt that the applicant had demonstrated that the use of the ground space as an office was no longer viable. The further loss of commercial premises from the centre of the town eroded the character of the Conservation Area and was greatly to be regretted. The building now known as Cheorl House had been built as a butcher's shop with living quarters above c 1906 following the fire which led to the loss of the historic Rose and Crown next door. Its glazed brick facade and marble counter slab with large sash window and awning mechanism above survive making it a highly distinctive feature of Church Street which should be retained.

Application Details:

24/00215/S73 - Variation of conditions 2 and 3 of Planning Permission 22/02862/HHD to allow design and material changes.

24/00216/S73 - Variation of condition 2 of Planning Permission 23/00124/HHD to allow design changes (retrospective).

Application Number	24/00215/S73 & 24/00216/S73
Site Address	Chalfont 3 Wroslyn Road Freeland OX29 8HJ
Date	5 th April 2024
Officer	Sarah Hegerty
Officer Recommendations	Approve
Parish	Freeland Parish Council
Grid Reference	440849 E 213904 N
Committee Date	8 th April 2024

Applicant Details:

Mr Frank Creese
Chalfont
3 Wroslyn Road
Freeland
OX29 8HJ

Additional Representations

1. One objection comment has been received which is the same for both applications:

I would like to object to both planning applications and have raised my concerns why it will be harmful to us stating that it will be much larger overall, overbearing, overlooking, hemmed in, devaluing our property, loss of privacy, no outlook onto the landscape, shadows in the garden and loss of light. There will be a change of use from a garage/ garden store to a property with accommodation which will have people going into the back garden day and night which there will be noise.

Our back garden backs onto the side of their rear garden of which we spend the majority of our time in our kitchen, family room, conservatory and living room in the rear of our property and all of the above will be harmful to us.

2. An objection comment has been received on application 24/00216/S73

Objection to changes of the garage store. If it is correct that heating and rooms have been built within the so called garage store, then turning it into dwelling accommodation may set a precedent for similar development in neighbouring properties.