

KNIGHT

Consulting

ARCHITECTURE – SURVEYING – PLANNING

HATTS COPSE FARM
BROOK LANE, BOTLEY
SO30 2ER



PLANNING, DESIGN & ACCESS
STATEMENT

MARCH 2024

1.0 Site and Surroundings

- 1.1 Hatts Copse Farm is situated on Brook Lane in Botley.
- 1.2 The site is approximately 11.85 acres and has two dwellings on site, the main house, and the secondary annex.
- 1.3 The main house has permission for the demolition and replacement for a 5-Bedroom dwelling (Application Reference: F/22/93781)
- 1.4 The secondary annex has C3 use, approved in December 2023 through Application LDC/23/95878.

2.0 Annex Proposal

- 2.1 This application is seeking approval for the relocation of the C3 use from the annex to the proposed new-build bungalow.
- 2.2 The bungalow has two bedrooms, like those within the annex, and a connecting garage between it and the original annex. The layout provides the opportunity to offer a Part M Category 2 dwelling.
- 2.3 To tie into the site, the proposed materials are to reflect those approved within the application of the main house (Application Reference: F/22/93781).
- 2.4 With the application seeking approval for the relocation of the C3 usage from the annex, it is important to note that the existing annex will revert to being used ancillary to the main house as storage/garage.
- 2.5 In terms of access, the bungalow will be accessible via the main entrance from Brook Lane.