

Appeal 6006870

Submitted on 23 March 2026.

Before you start

Local planning authority South Oxfordshire

Appeal type Full planning

Decision date 12 December 2025

Prepare appeal

Was the application made in your name? No, I'm acting on behalf of the applicant

What is the applicant's name? Ms C Parker

Contact details Neil Boddington
Boddingtons Planning

What is your phone number? [REDACTED]

What is the address of the appeal site? Nicholas Hill Cottage
Tilebarn Lane
Henley
Oxon
RG91RN

What is the area of the appeal site? 1750 m²

Is the appeal site in a green belt? No

Do you own all of the land involved in the appeal? Yes

Is the appeal site part of an agricultural holding? No

Access for inspection Yes
No view from the public road

Are there any health and safety issues on the appeal site? No

What is the application reference number? P25/S3041/FUL

What date did you submit your application? 24 September 2025

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Replacement of existing dwelling with new self build dwelling and garage
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	ApplicationForm (1).pdf (/document/8ded5c7e-de46-4778-82a3-f65f90add97e)
Decision letter	Decision Notice.pdf (/document/0c4804b7-711b-449b-85d7-8adb282a3538)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appeal Statement.docx (/document/f0f87c84-e597-449a-a646-7377ca35a849)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	Design and Planning Statement.docx (/document/26a5e831-b697-4c7a-bbb2-77c5a2a5e8a0)
Plans, drawings and supporting documents	NHC 1.61C Elevations as proposed.pdf (/document/f8122944-93ae-4c8a-9e47-0e218d9c286f) Energy Statement - Nicholas Hill Cottage.pdf (/document/2e9ad402-1570-45c6-9c31-171db1dfd540) PEA PRA.pdf (/document/03d0a017-6ed3-4d8d-a17c-1ee791a5af0d) NHC 0.10A Location and Block Plans with LB map v2024.pdf (/document/cf01c985-1857-4db1-

[82a5-218ea67f86dd\)](#)
[Sustainable-Construction-Checklist-march-2022.pdf \(/document/1cfcc38e-e88a-4407-a594-46ac2e208986\)](#)
[NHC 1.50F LG and UG floor plans as proposed.pdf \(/document/6ba54e5d-b988-4fcb-b7e8-4f061343f64f\)](#)
[NHC 1.51D First floor plan as proposed.pdf \(/document/63d722ed-e00e-4ac0-987c-682ddef8652c\)](#)
[NHC 1.30E Site plan as proposed.pdf \(/document/5581c9fb-76e4-4ea1-9311-76dfc73e16c3\)](#)
[NHC 1.65B Garage Annexe - Elevations as proposed.pdf \(/document/4240ddc9-e677-4124-8cd4-84acf95a8c52\)](#)
[CIL form 1 Additional information.pdf \(/document/ec7ddc68-fe68-4a37-aeb7-958f16b61803\)](#)
[NHC 1.60D Elevations as proposed.pdf \(/document/6e702175-e7bc-4d3e-a5f9-99870aa7418e\)](#)
[CIL self build exemption claim Part 1.pdf \(/document/9bb72ee0-edfc-4bae-8997-ac572d522ce7\)](#)
[Bat Survey.pdf \(/document/853dcb7a-f370-4bfa-a278-afa315f93e6f\)](#)
[Contaminated Land .pdf \(/document/5b5ed4dc-d5a3-45bf-a523-b09cfb29a10b\)](#)
[NHC 0.40A Existing house plans and elevations.pdf \(/document/cc2b254b-5319-4e89-9807-bc4bbec441c3\)](#)
[NHC1 1.70B Site sections.pdf \(/document/863f150e-9848-42b1-817b-c786481b8bd5\)](#)
[NHC 0.30 Site plan as existing.pdf \(/document/5aa58f5c-8b9f-46c6-9add-ce2bf838a763\)](#)
[Full Planning Application Minor Validation Checklist.pdf \(/document/f1278b7e-6fbb-4a9d-9ed6-e518b624eac0\)](#)
[NHC 1.55A Garage Annexe - Plans as proposed.pdf \(/document/508a7800-e332-4c75-b150-fd7973f80a28\)](#)
[SAP_CombinedReport_Nicholas Hill Cottage 2025-10-02.pdf \(/document/9c076274-5b08-4177-9014-fdaa62a646df\)](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No
