

Application 11/00663/F	No:	Ward: Easington	Banbury	Date Valid: 21/04/11
Applicant:	Mrs Pauline McCreddie			
Site Address:	81 Bloxham Road, Banbury			

Proposal: Two storey and single storey rear extension and dropped kerb to front of property

1. Site Description and Proposal

1.1 The property is a two storey semi detached dwelling located on the eastern side of Bloxham Road and to the west of the recreation ground at Harriers View and Easington Road. The driveway for the property is accessed straight off the Bloxham Road. The property is built from brick and render with a plain concrete tile roof and currently has a conservatory and a small flat roof utility room on the rear elevation. These will not be retained as part of the proposal.

To the front of the property is an area of garden land and hard standing. Most of the area to the front of the property appears to be used for parking vehicles. The current access/dropped kerb is shared with the neighbouring property to the south.

1.2 The proposal is for a two storey rear extension and a single storey lean-to extension. The ground floor footprint of the extension is proposed to cover almost the entire width of the original dwelling and at the first floor it is set further in from the northern boundary. At ground floor the extension will accommodate a new lounge and utility room. At first floor level the extension will accommodate a bedroom and en-suite. The ground floor extension measures 7.8 in width (1.8 metres wider than the approved scheme) and projects 4.5 metres out from the rear of the property (same as previously approved).

1.3 This application is a revised application to increase the size of the rear extension and widen the access to the front of the property. The earlier application (10/01859/F) was approved by the Planning Committee in February 2011.

2. Application Publicity

2.1 The application has been advertised by way of site notice. The final date for comment is 13 June 2011. At the time of drafting this report no letters of objection have been received.

3. Consultations

3.1 Banbury Town Council has not yet commented on the proposal.

- 3.2 The Local Highway Authority raises no objections subject to conditions relating to the access and provision of parking spaces.

4. Relevant Planning Policies

- 4.1 Adopted Cherwell Local Plan 2011
C28 – Standards of layout, design and appearance
C30 – Compatible with scale of existing dwelling and character of street scene and standards of amenity and privacy
- 4.2 Non-Statutory Cherwell Local Plan
D6 – Compatible with scale of existing dwelling and the character of the street scene.

5. Appraisal

- 5.1 The application should be assessed by way of its impact on the character and appearance of the property and the surrounding area, impact on the residential amenities of neighbouring properties and highway safety. It is also relevant to consider if there is any additional impact compared to the previously approved scheme.

- 5.2 Visual amenity
The extension is to the rear of the property and the property is set back from the highway therefore it is only likely to be glimpsed through the gap between the properties. Whereas the single storey element was originally proposed to be on the outside edge of the property and largely screened by the existing access gates into the rear garden the proposal now has the two storey extension on the outside edge. Therefore this will be more visible through the gap in the frontage, but still not prominent. The rear of the property backs onto a park but the extension will be approximately 27 metres from the rear boundary and partially screened by existing trees and vegetation. The extension will not be prominent from the public domain and it is therefore unlikely to cause harm to the surrounding amenity.

The extension is domestic in its design and retains the domestic scale of the property. Whilst the ridge of the extension is the same height as the ridge of the main house the extension appears subservient due to the pitch of the roof and the single storey element. Given its positioning on the rear elevation and its design it reads as an extension to the main property and whilst being larger than the previous scheme does not over dominate the remainder of the house. It is therefore considered that in this respect the proposal complies with Policy C28 and C30 of the adopted Cherwell Local Plan and Policy D6 of the Non-Statutory Cherwell Local Plan.

- 5.3 Neighbouring amenity
Unlike the approved scheme the element closest to the property to the south is now two storey but remains at a projection of 5 metres. Two storey extensions are usually acceptable at a projection of 4 metres on a shared boundary and where the informal standard of a 45 degree angle measured from the nearest habitable room window is not compromised. This extension is 4.5 metres in its projection but set off

the boundary and does not compromise the informal standard as the nearest windows on No. 83 serve a bathroom at first floor and kitchen at ground floor. However there will be some overbearing but not at such a level that it is considered sufficient to justify refusal of the application. In relation to no. 79 to the north the two storey element also complies with the informal standard.

The scheme brings the two storey element to within 2 metres of the property to the north (No. 79) and due to its orientation this will result in the loss of some direct sunlight onto the most private amenity space and into the living accommodation. However the relationship is similar in principle to the relationship between 83 and 85 where a two storey extension was permitted on No. 85. Furthermore the properties benefit from substantial gardens which add to the residential amenity and help lessen the impact of the extension.

In terms of overlooking the principal windows are on the end elevation and will therefore not result in overlooking. Two first floor windows are proposed on the southern elevation, one within the extension and one within the existing property. These both serve bathrooms therefore they are not likely to result in overlooking. A window and door opening are proposed on the ground floor south elevation but these serve the utility room and will be screened from the neighbouring property by the existing boundary fence.

It is not considered that the proposal will result in demonstrable harm to the residential amenities of neighbouring properties. In this respect the proposal is considered to comply with Policy C30 of the adopted Cherwell Local Plan and Policy D6 of the Non-Statutory Cherwell Local Plan.

5.4 Highway Safety

The extension results in one additional bedroom, making the property a four bed property. Whilst the front of the property is only partially laid to hard standing there is sufficient space to accommodate up to three cars. This is sufficient for a four bedroom property. Whilst the Local Highway Authority has requested a condition relating to the provision of three spaces it is not considered necessary to impose this condition as it was not required on the previous application and there is already space to accommodate three spaces, although not formally laid out. The extension to the dropped kerb will allow easier access onto the parking area and improve the visibility when exiting the property. It is not considered that the extension or the alterations to the access will result in any harm to highway safety.

5.5 Conclusion

The proposal is considered to be acceptable as it does not cause demonstrable harm to the visual amenities of the area, the residential amenities of neighbouring properties or highway safety. It is therefore considered to comply with the relevant policies and as such is recommended for approval subject to the conditions set out below.

The application is before the Committee as the applicant is a Council employee.

6. Recommendation

Approval, subject to;

a) the following conditions;

- 1. SC1.4A (RC2) Duration limit**
- 2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:**
 - Planning application forms**
 - Plan no. BWC2010/GB/81BRB**
 - Alteration to vehicle access**

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Policy BE1 of the South East Plan 2009.
- 3. SC 2.6AA (RC5AA) Materials to match existing**
- 4. That the first floor windows in the south elevation shall be glazed at all times with obscure glass. (RC6A)**
- 5. SC 4.0 AB Access specification proposed (3 metres) (RC13BB)**

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council as local planning authority, has determined this application in accordance with the development plan unless material considerations indicate otherwise. The development is considered to be acceptable on its planning merits as the proposal is unlikely to give rise to any adverse visual impact, neighbour impact or highway safety impact. As such the proposal is in accordance with policies C28 and C30 of the adopted Cherwell Local Plan and guidance contained within PPG13, Transport. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

CONTACT OFFICER: Caroline Roche

TELEPHONE NO: 01295 221816