

Application 11/01127/F	No:	Ward: Easington	Banbury	Date 19/07/2011	Valid:
Applicant:	Mr Jagtar Singh				
Site Address:	237 Balmoral Avenue, Banbury				

Proposal: Single storey front extension

1. Site Description and Proposal

- 1.1 The application site is a semi-detached, brick built property with an attached single storey garage, and a large open fronted garden. The site is within a planned, low density residential estate towards the Eastern edge of Bodicote; the estate is adjacent to, but not within the Bodicote Conservation Area.
- 1.2 The proposal is for a first floor extension over the garage, with a two storey gabled extension to the rear.
- 1.3 The application is placed before the committee for determination as the applicant is related to a member of staff.

2. Application Publicity

- 2.1 The application has been advertised by way of a site notice. The final date for comments was 25 August 2011.
- 2.2 No third party comments were received.

3. Consultations

- 3.1 Banbury Town Council - no comments received by the Committee report deadline. Any comments received will be reported at the meeting if received.

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS1 – Delivering Sustainable Development
- 4.2 Regional Policy in the South East Plan 2009:
CC1 – Sustainable Development
BE1 – Management for an Urban Renaissance
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C28 – Layout, design and external appearance to be compatible with the character of the context of a development proposal
Policy C30 – Through the exercise of design control, development should provide acceptable standards of privacy and amenity

5. Appraisal

- 5.1 In order to assess the acceptability of this proposal, there are two main issues to consider; the appropriateness of the design for the location, and in the light of the

relevant policies in the Plan; the impact of the proposal on the amenity of the neighbouring properties. Policies C28 and C30 of the adopted Cherwell Local Plan seek to ensure that residential development is sympathetic to the character of the context of the development, is compatible with the scale of the dwelling and the street-scene and provides acceptable standards of amenity and privacy.

- 5.2 The proposal is considered to accord with these policies as it represents a normal form of development in residential areas such as this, and is not an unusual or inappropriate alteration. There are other similar examples within the street-scene and a variety of altered porches; open, pitch-roofed and flat-roofed. The location and size of the proposal and the relationship of the site to neighbouring properties means that there will be no unacceptable neighbour impact in terms of loss of light, overshadowing, loss of privacy or other detrimental effect on amenity.
- 5.3 The proposal is therefore considered to accord with the provisions of Policies C28 and C30 of the Local Plan; the extension is sympathetic to the character of the context of the development and is compatible with the scale of the dwelling and the street-scene and provides standards of amenity and privacy which are considered acceptable to this authority. It is therefore recommended for approval, subject to conditions.

6. Recommendation

Approval, subject to the following conditions;

- 1) SC 1_4A (Time for implementation)
- 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;
 - drawing 108/11/01 (submitted with the application)
 - drawing 108/11/02/A (submitted with the application)
 - the details set out in the application forms

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 government guidance in PPS1 – Delivering Sustainable Development.

Planning Notes

- 1) T1 – Third party rights
- 2) U1 – Construction sites

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 indicated otherwise. The development is considered to be acceptable on its planning merits as the proposed development is appropriate and will not unduly impact on the neighbouring properties, public, private or any other amenity, or the appearance of the street-scene. As such the proposal is in accordance with government guidance contained in PPS1 – Delivering Sustainable Development; Policies CC1 and BE1 of the South East Plan 2009; and Policies C28 and C30 of the adopted Cherwell Local Plan. 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.

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