

<b>Application No:</b> 11/01919/F	<b>Ward:Banbury</b> <b>Easington</b>	<b>Date Valid: 23.12.11</b>
<b>Applicant:</b>	Mr and Mrs N Addison	
<b>Site Address:</b>	9 Sandell Close Banbury	

**Proposal:** Single storey side and rear extensions

## 1. Site Description and Proposal

- 1.1 The site is located within a housing estate in Banbury and slopes steeply up from the highway. The dwelling is a bungalow which is constructed from brick with a tiled roof.
- 1.2 The proposal is to construct a single storey extension to the rear and side of the dwelling to provide a larger living room and kitchen and to create a dining room and utility room. The extension is to measure approximately 2.3m deep, 10.3m wide and at its highest point approximately 4.7m high.
- 1.3 The applicants are members of staff and therefore the application is brought to Members for determination.

## 2. Application Publicity

The application has been advertised by way of a site notice attached to a lamp post opposite the site. The final date for comment was 3 February 2012. No representations have been received from third parties as a result of this publicity to date.

## 3. Consultations

- 3.1 Banbury Town Council: No objection

## 4. Relevant Planning Policies

- 4.1 South East Plan  
Policy CC6 (Sustainable Communities and Character of the Environment)
- 4.2 Adopted Cherwell Local Plan  
Policies C28 (Standards of layout, design and external appearance) and C30 (design and standards of amenity and privacy)

## 5. Appraisal

- 5.1 The key considerations for assessment, which are set out below, include the impact on the visual amenities of the area and on the neighbouring properties:

### Impact on visual amenity

The works will be visible in public views due to the relationship with the adjacent properties. However the extensions are of an acceptable design and will not detract

from the character of the area.

Impact on neighbouring amenity

The location and size of the extensions 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.

## **6. Recommendation: Approval**

Subject to the following conditions:

1. That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, and drawings numbered 2226/01 and 02.

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.

### **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 relevant development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal pays proper regard to the character and appearance of its surroundings and has no undue adverse impact upon the residential amenities of neighbouring properties nor upon highway safety. As such the proposal is in accordance with Policy CC6 of the South East Plan 2009 and Policies C28 and C30 of the adopted Cherwell Local Plan. For the reasons given above and having proper regard to all other matters raised the Council considered that the application should be approved and planning permission granted subject to appropriate conditions as set out above.

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