

# Planning Committee

## Appeals Progress Report

24 May 2012

### Report of Head of Public Protection and Development Management

#### PURPOSE OF REPORT

This report aims to keep members informed upon applications which have been determined by the Council, where new appeals have been lodged. Public Inquiries/hearings scheduled or appeal results achieved.

This report is public
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#### Recommendations

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The Planning Committee is recommended:

- (1) To accept the position statement.

#### Details

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##### New Appeals

- 1.1 **12/00083/F – 27 Corncrake Way, Bicester** – appeal by Mr & Mrs C Hayes against the refusal of planning permission for a Two storey side extension – Householder Written Reps

##### Forthcoming Public Inquiries and Hearings between 24 May 2012 and 21 June 2012

- 2.1 None

#### Results

Inspectors appointed by the Secretary of State have:

- 3.1 **Dismissed the appeal by Mr Peter Hawes against the refusal of planning application 11/00808/F for the erection of a detached house at land adjacent Dormer House, Ardley Road, Somerton (Delegated)**- The Inspector commented “ the heavily engineered drive would require the removal of virtually the whole length of frontage stone wall and the corresponding group of tress above it. While the trees may be of limited arboricultural value, together the wall and trees provide an important element of enclosure, with the wall of the barn opposite, at the centre of the village. This is a key feature of the conservation area. I consider that the loss of this feature and its replacement by a wide gap and an open, engineered driveway would damage the setting of the listed farm and would destroy a vital characteristic of the conservation area, so undermining their significance as heritage assets.”
- 3.2 **Dismissed the appeal by Mr Stewart Robinson against the refusal of planning application 11/01841/F to raise the front of the house up by one level removing dormer window and replacing with a hip front door, blending into existing roof at 162 Barry Avenue, Bicester (Delegated)** – The Inspector considered that the outlook from a bedroom window at 160 Barry Avenue would be significantly altered, and would be towards a solid brick wall. This would be very oppressive and overbearing for residents at no.160 and harm their outlook from that room. This would detract from the living conditions of the adjoining neighbours with particular regard to loss of outlook and over-dominance
- 3.3 **Dismissed the appeal by Mr Eddy Davis against the refusal of planning application 11/01565/F for a two storey side extension at 60 Queensway, Banbury (Delegated)** - In the Inspector’s view, the proportions of the proposed extension, particularly in terms of roof height and design would be an over dominant feature and out of proportion with the scale of the main dwelling. The proposed two storey extension would also bring built development much closer to the boundary along Mewburn Road. The combination of these two elements would result in the extended dwelling being far more intrusive in the street scene.

## **Implications**

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**Financial:** The cost of defending appeals can normally be met from within existing budgets. Where this is not possible a separate report is made to the Executive to consider the need for a supplementary estimate.

Comments checked by Karen Muir, Corporate System Accountant 01295 221559

**Legal:** There are no additional legal implications arising for the Council from accepting this recommendation as this is a monitoring report.

Comments checked by Nigel Bell, Team Leader-  
Planning and Litigation 01295 221687

**Risk Management:** This is a monitoring report where no additional action is proposed. As such there are no risks arising from accepting the recommendation.

Comments checked by Nigel Bell, Team Leader-  
Planning and Litigation 01295 221687

### **Wards Affected**

All

### **Document Information**

<b>Appendix No</b>	<b>Title</b>
-	None
<b>Background Papers</b>	
All papers attached to the planning applications files referred to in this report	
<b>Report Author</b>	Bob Duxbury, Development Control Team Leader
<b>Contact Information</b>	01295 221821 bob.duxbury@Cherwell-dc.gov.uk