

Application No: 12/00807/F	Ward: Banbury Hardwick	Date Valid: 18/06/12
Applicant:	Mrs and Mrs Ramsden	
Site Address:	20 Lapsley Drive, Banbury, Oxfordshire, OX16 1EJ	

Proposal: Rear conservatory

Date site visited: 28/06/2012

1. Site Description and Proposal

- 1.1 The application property is a semi-detached, two storey dwelling house with a dormer window on the front elevation. The property is constructed with red brick and a plain tile roof. The property has a driveway and garage to the side and a large enclosed rear garden.
- 1.2 The application seeks consent for a rear conservatory measuring 4.2m wide and projecting out by 3.9m, with an eaves height of 2.1m and a ridge height of 3.2m.
- The proposed conservatory will be constructed of brick plinth wall to a height of 600mm with white uPVC glazing above and white uPVC glazing for the roof.
- 1.3 This application is before the committee as the applicant is an employee of Cherwell District Council.

2. Application Publicity

- 2.1 The application has been advertised by way of a site notices placed on the rail fence between No. 18 and No. 20 Lapsley Drive. The final date for comment was 19th July 2012.
- 2.2 No letters of representation have been received as a result of the consultation.

3. Consultations

- 3.1 **Banbury Town Council** no comments received at the time of writing this report.

4. Policy Considerations

National Planning Policy Framework Core planning principles and the delivery of sustainable development with particular regard to the following sections:

7: Requiring good design

South East Plan 2009 **Cross Cutting** – Policies
CC6: Sustainable Communities & Character of the Environment

Management of the Built Environment – Policies
BE1: Management for an Urban Renaissance

Adopted Cherwell C28: Design, layout etc standards

5. Appraisal

5.1 The key issues for consideration in this application are:

- Impact on neighbouring amenity
- Impact on visual amenity

5.2 Neighbouring Amenity

The proposed conservatory is to be situated in the rear garden of the property which is enclosed by a 1.8m high close board fence.

The proposal will not result in any direct overlooking of the neighbouring properties; there is a 1.8m high fence along the boundary with the adjoining property and the neighbours to the rear are more than 10m away. As such the proposal will not result in any additional loss of privacy or amenity of the neighbouring residential properties.

The proposed conservatory has a glazed roof; therefore it will not appear overly dominant or overbearing when viewed from the adjoining property.

The proposal is considered acceptable in terms of its impact on neighbouring amenity and complies with the core principles set out in the National Planning Policy framework and Policy C30 of the adopted Cherwell Local Plan.

5.3 Visual Amenity

The style of the proposed conservatory is in keeping with the design of the residential properties in the locality. White uPVC is a widely used material in the area and there are several examples of similar conservatories on properties in the area.

The conservatory will only be slightly visible from the public realm to the rear of the property and through the gap between the existing properties. It is the officer's view that the proposal will not have a detrimental impact on the appearance of the street scene or the character of the area. Therefore, the proposal is considered to be acceptable in terms of its impact on visual amenity and complies with government guidance on requiring good design contained within the National Planning Policy Framework, Policies BE1 and CC6 of the South East Plan and Policy C28 of the adopted Cherwell Local Plan.

6. Recommendation

Approval, subject to the following conditions:

1. SC1.4A Full Permission: Duration Limit (2 years) (RC2)
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 listed below:

Site location plan, block plan, drawing number WIN 1094-20LD-CON sheet 1 off 5 Rev. A, drawing number WIN 1094-20LD-CON sheet 2 off 5 Rev. A, drawing number WIN 1094-20LD-CON sheet 3 off 5 Rev. A, drawing number WIN 1094-20LD-CON sheet 4 off 5 Rev. A and drawing number WIN 1094-20LD-CON sheet 5 off 5 Rev. A.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. The bricks to be used for the plinth wall of the conservatory hereby permitted shall match in terms of colour, type and texture those used on the existing building.

Reason – To ensure that the development is constructed and finished in materials which are in harmony with materials used on the existing building and to comply with Government guidance on requiring good design contained within the National Planning Policy Framework, Policy BE1 of the South East Plan and Policy C28 of the adopted Cherwell Local Plan.

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 proposal pays proper regard to the character and appearance of the site and surrounding area and has no undue adverse impact upon the residential amenities of neighbouring properties. As such the proposal is in accordance with Policies BE1 and CC6 of the South East Plan 2009, Policies C28 and C30 of the adopted Cherwell Local Plan and Government guidance on requiring good design contained within the National Planning Policy Framework. 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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