

52 Grange Road, Banbury

12/01029/F

Ward: Banbury Easington

District Councillor: Fred Blackwell, Kieron Mallon and Nigel Morris

Case Officer: Rebekah Morgan

Recommendation: Approval

Applicant: Miss J Green

Application Description: Demolition of existing single storey garage and erection of two storey extension.

Committee Referral: Employee Application

1. Site Description and Proposed Development

- 1.1 The application site is a two storey semi-detached property that is located within a residential area of Banbury.
- 1.2 The application seeks consent for a two storey side extension measuring 2.1m wide and 9.6m in length, with an eaves height of 5.2m and a ridge height of 7.5m.

2. Application Publicity

- 2.1 The application has been advertised by way of site notice. The final date for comment was the 31st August 2012. No correspondence has been received as a result of this consultation process.

3. Consultations

- 3.1 **Banbury Town Council:** No objections

Oxfordshire County Council Consultees

- 3.2 **Highways Liaison Officer:** No objections subject to conditions

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

C28: Layout, design and external appearance of new development

C30: Design of new residential development

South East Plan 2009

CC6: Sustainable communities and character of the environment

BE1: Management for an urban renaissance

4.2 Other Material Policy and Guidance

National Planning Policy Framework

Cherwell Local Plan - Proposed Submission Draft (May 2012)

The draft Local Plan is due out for public consultation in the near future. Although this plan does not have Development Plan status, it can be considered as a material planning consideration. The plan sets out the Council's strategy for the District to 2031.

Non-Statutory Cherwell Local Plan 2011

In December 2004 the Council resolved that all work to proceed towards the statutory adoption of a draft Cherwell Local Plan 2011 be discontinued. However, on 13 December 2004 the Council approved the Non-Statutory Cherwell Local Plan 2011 as interim planning policy for development control purposes. Therefore this plan does not have Development Plan status, but it can be considered as a material planning consideration.

5. Appraisal

5.1 The key issues for consideration in this application are:

- Visual Amenity
- Neighbouring Amenity
- Highway Safety

Visual Amenity

5.2 The design of the proposed extension is in keeping with the style of the existing property and does not appear out of place in this residential area. There are several examples of similar extensions on properties within the vicinity of the application site.

5.3 The proposed extension will appear subservient to the existing property when viewed from the front; the ridge line has been set down and the front elevation set back. The proposed materials will match those used on the existing dwelling.

5.4 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.

Neighbouring Amenity

5.5 The extension will be situated between the application property and the neighbouring property to the southwest, and will not result in any harmful overlooking of the neighbouring property.

5.6 Due to the position of the extension to the side of the property, it will not appear overbearing or over-dominant when viewed from the neighbouring property. Furthermore, the proposed extension will not affect the general outlook from the neighbouring properties.

5.7 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.

Highway Safety

5.8 The application includes the demolition of the existing garage to the side of the property. The proposed block plan shows the provision of three parking spaces to the front of the property.

5.9 The Local Highways Authority has raised no objections to the proposal and is satisfied with the level of on-site parking provision that is being proposed.

5.10 Conditions have been recommended that will ensure that the parking provision is provided prior to the first use of the extension and retained thereafter.

5.11 The proposal will not have a detrimental impact on highway safety as the proposal includes an adequate level of on-site parking provision. Therefore, the proposal complies with Government guidance on promoting sustainable transport contained within the National Planning Policy Framework.

6. Recommendation

Approval, subject to conditions:

1. S.C 1.4A (RC2) – [Time]
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents: Drawing number 001, drawing number 002A, drawing number 003A, drawing number 004A and drawing number 005A received 20 July 2012.

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 National Planning Policy Framework.

3. That prior to the first use of the extension, the means of access between the land and the highway shall be improved, laid out and constructed strictly in accordance with the specification of the means of access attached hereto, and that all ancillary works therein specified shall be undertaken in accordance with the said specification.

Reason – In the interests of highway safety and to comply with Government advice contained within the National Planning Policy Framework.

4. That before the development is first occupied, the parking and manoeuvring areas shall be provided in accordance with the plan hereby approved and shall be constructed, laid out, surfaced, drained and completed in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason – In the interests of highway safety and to comply with Government advice contained within the National Planning Policy Framework.

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.