

52 Grange Road, Banbury

13/00049/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 single storey extension. Re-submission of 12/01029/F

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 single storey side extension measuring 12.6m x 3.4m (maximum) with an eaves height of 2.2m and a ridge height of 4.1m.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter. The final date for comment was the 12th February 2013. No correspondence has been received as a result of this consultation process.

3. Consultations

3.1 Banbury Town Council:

Cherwell District Council Consultees

- 3.2 **Environmental Protection Officer:** No objections

Oxfordshire County Council Consultees

- 3.3 **Highways Liaison Officer:** No objections

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 the 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 has been through public consultation and 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.

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 examples of extensions on properties within the vicinity of the application site.

5.3 The proposed extension would replace an existing garage to the side of the property; however it would extend further to the rear. When viewed from the street scene it would not be overly prominent and the materials would match those on the existing dwelling.

5.4 The proposal is considered 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 would be situated between the application property and the neighbouring property to the southwest, and would not result in any harmful overlooking of the neighbouring property.

5.6 Although the extension is long, it only project 3.9m beyond the rear wall of the original dwelling. Due to its position and height, the extension would not appear overbearing or over-dominant when viewed from the neighbouring property. Furthermore, the proposed extension would 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 accords with the core principles of 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 block plan shows the provision of two parking spaces to the front of the property.
- 5.9 The Local Highway Authority has raised no objections to the proposal and is satisfied with the level of on-site parking provision that is being provided.
- 5.10 Conditions have been recommended to ensure that the parking provision is provided prior to the first use of the extension that is being proposed.
- 5.11 The proposal would 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.

Engagement

- 5.12 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application.

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 007A, drawing number 008A, drawing number 009A and drawing number 010A received 14th January 2013.

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 the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking and manoeuvring areas shall be provided on the site in accordance with the approved details 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.

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 or highway safety. 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 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.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.