

Site Address: Deerfields Farm, Canal Lane, Bodicote

14/00300/CLUP

Ward: Bloxham and Bodicote

District Councillor: Councillors Heath and Thirzie Smart

Case Officer: Stephanie Betts

Recommendation: Approval

Applicant: Mr and Mrs N Morris

Application Description: Proposed rear dormer and velux roof windows

Committee Referral: Member Application

Committee Date: 24 April 2014

1. Site Description and Proposed Development

- 1.1 Deerfields Farm is situated to the end of Canal Lane in Bodicote. The existing dwelling is detached and constructed from stone under a tile roof. The property is tied to occupancy by an individual employed in agriculture by way of a condition attached to the original planning permission for the property (CHN.509/83 and CHN.1/85). The site sits within an area of high landscape value and a public right of way runs along Canal Lane, which is a private lane, however there are no other site constraints.
- 1.2 The application seeks a Certificate of Lawfulness Proposed for a proposed rear dormer and velux roof windows. The consideration is therefore only whether the proposal constitutes permitted development.
- 1.3 The most relevant planning history is the application numbers mentioned above CHN.509/83 and CHN.1/85 for the construction of the dwelling. Permitted development rights have not been removed.

2. Application Publicity/ Consultations

- 2.1 The application has not been publicised and no consultations have been undertaken because the proposal seeks to establish whether the proposal is permitted development only.

3. Relevant Policy

- 3.1 Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

4. Appraisal

- 4.1 The proposal, as detailed in the drawings and information submitted with the application is considered to be permitted development under Class B as it conforms to the restrictions set out in that Class.
- 4.2 In addition, there are no permitted development restrictions by condition and no other restrictive designations affecting the property.
- 4.3 The application has been referred to this committee for determination as the applicant is an elected member of the Council.

5. Recommendation

Approval as - Planning Permission is not required as the proposal constitutes permitted development and that the Certificate of Lawfulness Proposed should therefore be issued subject to:

First Schedule

- 1) Certificate of Lawful Use Proposed- Rear dormer and velux roof windows in accordance with drawing number 14:3596:2A submitted with the application

Second Schedule

- 2) Deerfields Farm, Canal Lane, Bodicote, Banbury.OX15 4AD

Third Schedule

- 3) The proposal is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)