

<b>Application</b> <b>09/00629/CDC</b>	<b>No:</b>	<b>Ward:</b> <b>Ruscote</b>	<b>Banbury</b>	<b>Date Valid: 12/05/09</b>
<b>Applicant:</b>	Cherwell District Council			
<b>Site</b> <b>Address:</b>	Willy Freund Youth Centre, Dover Avenue, Banbury OX16 0JE			

**Proposal:** Alterations and extensions to existing youth club facility to provide accessible toilet and inclusive access to the detached smaller hall by linking the two buildings.

## 1. Site Description and Proposal

- 1.1 The site is located within mainly residential area. Residential gardens surround the site which is accessed off Dover Avenue. The development currently consists of two, separate buildings which form an 'L' shape. The main building is larger than the building to the rear. Parking areas are provided to the front of the building and a park area to the rear.
- 1.2 The proposal seeks to link the two buildings with a single storey extension. The extension would be created to the rear of the larger building and connect to the side of the smaller building. A new doorway would be created between the two buildings to link them. A ramped access would also be created to the rear of the smaller building. The total floor area created as a result the development would be approximately 54 m<sup>2</sup>.

## 2. Application Publicity

- 2.1 The application has been advertised by way neighbour letters and a site notice. The final date for comment was 06/06/2009
- 2.2 No letters of representation have been received.

## 3. Consultations

- 3.1 **OCC Highways** – No objections subject to the provision of car parking as plan and cycle parking in accordance with a scheme to be submitted and approved.

## 4. Relevant Planning Policies

- 4.1 South East Plan 2009 – Policy S6
- 4.2 Adopted Cherwell Local Plan 1996 – Saved Policies C28
- 4.3 Non-Statutory Cherwell Local Plan 2011 – Policy R11

## 5. Appraisal

- 5.1 The key issues to be considered in this case are:-

- The scale and design of the proposal; and
- The impact on the amenities of adjoining occupiers.

## **5.2 The Scale and Design of the Proposal**

5.3 The proposed extension would link the two existing buildings with a single storey extension. A doorway would be created in the larger hall building to allow access through each building.

5.4 The total floorspace to be created would be approximately 54 m<sup>2</sup>. The design of the extension would follow the existing building and materials to match are proposed.

5.5 The extension is relatively small in comparison to the existing buildings and will sit comfortably within the site and in relation to the existing buildings.

## **5.6 Impact on the Amenities of Adjoining Occupiers**

5.7 As stated earlier, the site is surrounded entirely by residential properties. The rear gardens of properties along Dover Avenue and Edinburgh Way face the site. Given the existing use of the site and the small scale nature of the development, it is unlikely that the amenities of nearby residents would be further affected by the proposal.

## **6. Recommendation**

**Approval, subject to the following conditions:**

- 1. That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.**

**Reason – To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004**

- 2. That the materials to be used for the external walls and roof of the development 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 the materials used on the existing building and to comply with Policy BE1 of the South East Plan 2009 and Policy C28 of the adopted Cherwell Local Plan.**

- 3. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.**

**Reason – In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policy T5 of the South East Plan 2009.**

- 4. That the parking and manoeuvring areas shall be retained in accordance with the plans hereby approved 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 in PPG13: Transport.**

**REASON 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. Incorporating and adhering to the above conditions, the development is considered to be acceptable on its planning merits as the proposed development is of a design, size and style that is appropriate in its context and would not have a detrimental impact on the character and appearance of the Islip Conservation Area, the setting of the nearby listed building, neighbouring amenity and highway safety. As such the proposal is in accordance within policy S6 of the South East Plan 2009, saved policy C28 of the Adopted Cherwell Local Plan 1996 and policy R11 of the Non-Statutory Cherwell Local Plan 2011 and the reasons given above and having regard to all other matters raised including third party representations, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions as set out above.**

**CONTACT OFFICER: Graham Wyatt**

**TELEPHONE NO: 01295 221643**