

Application 09/00662/F	No:	Ward: Easington	Banbury	Date Valid: 20/05/09
Applicant:	Mr C Barnes			
Site Address:	2 Laburnum Grove, Banbury			

Proposal: Removal of flat roof over dining area. Construction of a single storey front extension. Form lean to roof over extension and dining area

1. Site Description and Proposal

- 1.1 The site is a detached property constructed from brick and render with a tile roof and uPVC windows and doors. It is situated in a residential area of Banbury outside of the conservation area. There are no listed buildings within proximity of the site. The property has a staggered relationship with the neighbouring properties with number 1 set back on its plot and number 3 set slightly forward. The site is close to the Oxford Road, and a large hedge forms the boundary between Laburnum Grove and the Oxford Road. To the front of the site, a low brick wall and fence form the boundary.
- 1.2 This application seeks consent to remove the flat roof over the dining area and to construct a single storey front extension to extend 2.2m from the existing front elevation, however only 0.9m further than the existing dining room element. A lean to roof would then be installed over the extension and the existing dining room. The extension would measure 3.5m to the ridge of the roof. The materials are proposed to match those used on the existing dwelling.
- 1.3 Application B.672/72 (approved) Changes to front elevation and conversion of garage to lounge

2. Application Publicity

- 2.1 The application has been advertised by way of press notice and neighbour letter. The final date for comment is 02/07/2009.

3. Consultations

- 3.1 To date no comments have been received from Banbury Town Council
The Council's Contaminated Land Officer raises no objections but requests a planning note be included
- 3.2 To date no letters of objection have been received.

4. Relevant Planning Policies

- 4.1 The South East Plan: Policy BE1

4.2 Adopted Cherwell Local Plan: Policies C28 and C30

5. Appraisal

5.1 The key issues are:

- Impact upon visual amenity
- Impact upon neighbouring amenity
- Impact on highway safety

5.2 In terms of the impact of the development on the visual amenity of the area, it is considered no undue detrimental impact will be caused. Although the Council does not normally encourage front extensions, in this case, given the staggered relationship of the neighbouring properties and the fact that the extension will not extend significantly further forward than the existing dining room element it is considered the extension will have little harm. The materials to be used will match the existing dwelling, which is appropriate. Furthermore, the pitched roof will enhance the appearance of the building. The proposal therefore complies with policy C28 of the adopted Cherwell Local Plan.

5.3 Limited neighbour impact will be caused given the extent of the proposed works and the distance from the neighbours to the proposed extension. 1 Laburnum Grove is set back on its plot and to the north compared to the neighbour. Number 1 is set away from the shared boundary and therefore given this distance, it is unlikely any impact will be caused by loss of light, loss of privacy or over dominance. With regard to 3 Laburnum Grove, this neighbour is also set away from the shared boundary with the site and has a garage between the main dwelling of number 2 and the proposed extension, therefore further limiting the impact. It is considered that no undue impact will be caused to the residential amenity of either neighbouring property given the extent of the works and the distance away from the proposed extension. The proposal complies with policy C30 of the adopted Cherwell Local Plan.

5.4 No highway safety issues arise from the proposed works.

5.5 The Council's Contaminated Land Officer comments that the site is underlain by the marlstone rock formation, which is likely to contain elevated concentrations of naturally arsenic and therefore requests a planning note be included.

5.6 Given the above assessment, it is considered that the proposal would not cause undue harm to neighbouring or visual amenity. Furthermore it would not be detrimental to highway safety. As such and having had regard to the adopted Cherwell Local Plan and the Non-Statutory Cherwell Local Plan 2011, the application is recommended for approval subject to conditions.

This application is brought before Members of the Planning Committee for consideration as the applicant is an employee of Cherwell District Council.

6. Recommendation

Approval; subject to the end of the 21 day consultation period, the receipt of any comments from Banbury Town Council and the following conditions:

- 1. 1.4A (RC2) [Full permission: Duration limit (3 years)]**
- 2. 2.6 (RC5) [Materials to match existing]**

Planning Note

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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 Policy BE1 of The South East Plan and Policies C28 and C30 of the adopted Cherwell Local Plan. 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.

CONTACT OFFICER: Caroline Ford

TELEPHONE NO: 01295 221823