

Case Officer: Stuart Howden **Contact Tel:** 01295 221815

Applicant: Keepmoat

Proposal: Discharge of Condition 7 (Privacy Screens) of 13/01708/CDC

Expiry Date: 13th December 2016 **Extension of Time:** N/A

Ward: Bicester South and Ambrosden **Committee Date:** 24th November 2016

Ward Councillors: Cllrs Anderson, Cotter and Sames

Reason for Referral: CDC application

Recommendation: Approval

1. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

- 1.1 The site is 0.41 hectares in area and is located within Bicester to the south west of the town centre. It is bounded to the west by Coach House Mews. To the north and east, the site is bounded by allotments and public open space.
- 1.2 Planning permission was granted on 25th April 2014 (13/01708/CDC) for the development of the site to provide 42 apartments with associated parking, external amenity space, bin stores, cycle storage and vehicular access. The current application is seeking approval of the details required by condition 7 of that permission.

2. APPRAISAL

- 2.1 Condition 7 of this planning permission requires full design details of the privacy screens to be erected on the first and second floor units within Block 1, closest to the eastern most block of the Coach House Mews development, and states that these are to be approved by the Local Planning Authority. The reason for condition 7 is to safeguard the amenities of the occupants of the adjacent apartments, and so this is the primary consideration in assessing the details submitted.
- 2.2 Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 states that: *new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.*
- 2.3 The details required by condition 7 have already previously been approved by the Council under application 15/00078/DISC. This current discharge of condition application seeks to alter the materials already approved, from frosted toughened glass infill panels to 2mm thick aluminium polyester powder coated infill panels. There is however, no alteration to the height,

position and length of the panels which were previously deemed acceptable so as to safeguard the amenities of the occupants of the adjacent apartments.

- 2.4 The change in materials is not considered to materially affect the privacy afforded to neighbours and future residents of the development. Thus, the details of the privacy screens are considered to be acceptable.

3. RECOMMENDATION – APPROVAL

The Local Planning Authority considers that the details submitted pursuant to Condition 7 of planning permission 13/01708/CDC are acceptable, and as such it is recommended that the details shown on the submitted drawings Nos: 1314-01 Privacy Screens Edition A Sheet 1; 1314/02; and WD.017 Revision B are approved.