

Application 09/01476/F	No:	Ward: Banbury/Ruscote	Date 26/10/2009	Valid:
Applicant:	Banbury Community Church			
Site Address:	Willy Freund Centre, Dover Avenue, Banbury, OX16 0JE			

Proposal: Single storey extension to existing Youth Club facilities to provide covered link to existing small hall and administration office facilities

1. Site Description and Proposal

- 1.1 The application seeks consent for a single storey extension to link two buildings that form part of the youth club at the Willy Freund Centre, Dover Avenue, Banbury. This youth club facility is situated to the west of Banbury town centre in the Neithrop area. The buildings are not listed and the site does not lie within a Conservation Area. No listed buildings are in close proximity to the site.
- 1.2 The existing youth club buildings are situated upon a playing field that is surrounded on all boundaries by the rear gardens of residential properties upon Dover Avenue and Bretch Hill. A garage court is positioned to the south of the youth club. Boundary treatments around the playing field and garage court consist of close boarded fencing and dense hedgerows. The youth club currently consists of a smaller and larger building that are linked by an open canopy.
- 1.3 The proposed development would involve the construction of a single storey extension to link the smaller and larger youth club buildings whilst creating additional internal floorspace to provide an office, store, lobby and wheelchair lift. A ramped path access to the entrance would also be provided.
- 1.4 Planning Committee granted consent on 16 June 2009 for a similar single storey link extension under Application Reference: 09/00629/CDC. The current application seeks consent for an extension that would occupy the same footprint but includes a higher section of roof and increased size windows to the extension previously approved. All proposed windows would be UPVC and the construction materials for the extension would match those of the existing building.

2. Application Publicity

- 2.1 The application has been advertised by way of site notice, press notice and neighbour letter. The final date for comment is 10 December 2009. To date no comments have been received.

3. Consultations

- 3.1 Banbury Town Council – no comments received.
- 3.2 Oxfordshire County Council has **no objection** to the application as it would not

have any significant impact upon the highway.

4. Relevant Planning Policies

4.1 South East Plan 2009 – Policies CC6, BE1 and T1

4.2 Adopted Cherwell Local Plan – Saved Policy C28

5. Appraisal

5.1 The key issues to consider are the impact upon highway safety, the impact upon neighbouring properties and the impact upon the visual amenity of the wider locality.

5.2 Highway Safety

Due to the small size of the proposed extension, the HDC&MD does not consider that it would cause detriment to the safety or convenience of highway users. The Highway Authority shares this opinion. The application accords with Policy T1 of the South East Plan 2009.

5.3 Neighbours

The site is surrounded in its entirety by residential properties, the rear gardens of which back onto the playing field. However, given the existing use of the site and the small scale nature of the development, the HDC&MD does not consider that the amenity or privacy currently enjoyed by neighbouring properties would be further affected by the proposal.

5.4 Visual Amenity

The proposed extension would link two existing building on the site whilst creating additional internal floorspace. The proposed materials would match those of the existing youth club and the design of the extension would be in-keeping with the appearance of the existing youth club buildings. The extension would appear subservient to the existing buildings and would be in proportion with the site and its surroundings. The HDC&MD considers that the proposal would be in-keeping with the character of the context of the development and that it accords with saved Policy C28 of the adopted Cherwell Local Plan.

6. Recommendation

Approve, 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.

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 extension is of a design, size and style that is appropriate in its context and would not have a detrimental impact on highway safety, neighbouring properties or the visual amenity of the wider locality. As such the proposal is in accordance with Policies CC6, BE1 and T1 of the South East Plan 2009 and saved Policy C28 of the Adopted Cherwell Local Plan 1996 and for 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.

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