

Application 09/01522/F	No:	Ward: Bloxham and Bodicote	Date 19/11/2009	Valid:
Applicant:	Mrs Karey Morley			
Site Address:	10 Strawberry Terrace, Bloxham, Banbury, Oxfordshire, OX15 4PA			

Proposal: Rear two storey extension

1. Site Description and Proposal

- 1.1 10 Strawberry Terrace is an end of terrace red brick built property with a slate roof and some timber and some UPVC windows and doors. There is currently a UPVC conservatory situated to the rear of the property. The end wall of the property is currently rendered. The property is situated within the Bloxham Conservation Area; however there are no listed buildings within proximity of the site. There are no other site constraints needing to be taken into consideration.
- 1.2 This application seeks permission for a rear two storey extension, with a single storey element adjacent to the shared boundary with the adjoining neighbour. The proposed extension is to be constructed from red brick with a slate roof and timber windows and doors. The extension is to extend by 3.9m will cover the whole of the rear elevation of the dwelling with a cat slide type roof arrangement over both extensions, however will be set down from the ridge of the main dwelling to ensure the extension is subservient to the existing dwelling.
- 1.3 The history of this dwelling is as follows:
98/00860/F (Permitted) Single storey extension at rear
06/00799/F (Permitted) Two storey and single storey rear extension (This extension is the same as that currently proposed but has not been implemented and the permission has now expired).

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 25/12/2009.

3. Consultations

- 3.1 To date no comments have been received from Bloxham Parish Council
Cherwell District Council's Conservation Officer comments that this is a re-submission of 06/00799/F and would recommend approval subject to conditions.
Oxfordshire County Council (Highways) raises no objections
- 3.2 To date no letters of objection have been received.

4. Relevant Planning Policies

- 4.1 PPG15: Planning and the Historic Environment
- 4.2 The South East Plan: policies BE1 and BE6
- 4.3 Adopted Cherwell Local Plan: policies C28 and C30

5. Appraisal

- 5.1 The proposed extension, the subject of this application, has previously been approved in 2006 under delegated powers; however this permission has now lapsed. This previous decision is a material consideration in the assessment of this application, along with any changes to planning policy since the previous decision was made. With regard to planning policy, the Oxfordshire Structure Plan is no longer valid, however The South East Plan has replaced this and some policies within the adopted Cherwell Local Plan have been deleted following a review of Cherwell policy by the Secretary of State in 2007. The change in policy has not resulted in any significant changes that would affect the proposals under consideration as part of this application. Furthermore, there have been no changes in site circumstances. An assessment of the impact of the proposal on visual amenity, the character and appearance of the conservation area, neighbouring amenity and highway safety will now be made to fully assess the proposal.

- 5.2 Visual impact and impact on the character and appearance of the conservation area
With regard to the visual impact, the proposed extension will be set to the rear of the property and therefore the only visible part will be the side wall. This wall is to be constructed from red brick, similar to the main dwelling, which is appropriate and acceptable. The extension appears subservient which helps to improve the impact of the development on the visual amenity of the area. The use of matching materials with the brick, slate and timber windows and doors, further ensures the development is acceptable causing no harm to visual amenity and preserving the character and appearance of the conservation area. Conditions are recommended in relation to the materials to be used, which were also attached to the previously approved application. The proposal complies with policy C28 of the adopted Cherwell Local Plan.

The comments of the Council's Design and Conservation Officer are noted. The conditions recommended below as part of this application reflect the conditions which were imposed under application 06/00799/F, along with the recommended condition relating to the need for the use of conservation roof lights given that these would be visible in the conservation area. However the other conditions suggested by the Conservation Officer (relating to the requirement for details of the joinery to be submitted and the use of lime mortar and Brett Martin or similar rain water goods) are not reasonable or necessary in this case.

- 5.3 Neighbour impact
The impact upon neighbouring amenity is considered acceptable. In terms of the attached neighbour to the east (11), the single storey element will be adjacent to this neighbour, which is unlikely to cause any impact by loss of light, loss of privacy or over dominance. The single storey element will replace an existing conservatory,

have eaves height of 2.2m adjacent to the shared boundary, will have a pitched roof sloping away from this neighbour and there is a brick wall forming the boundary between the extension and this neighbour, which further limits the impact. One window is to be moved closer to the adjoined neighbour (11); however, this work could be carried out under permitted development. The two storey element will be set 3.5m from the shared boundary with the adjoined neighbour, which is an acceptable distance and again the roof slopes away from this neighbour. The impact on this neighbour is considered acceptable. With regard to the neighbour to the west (9), this neighbour is set some distance from the proposed extensions and is unlikely to experience any undue detrimental impact. The distance between the proposed extension and the neighbours to the rear is acceptable and will not cause any undue harm.

The previously approved application included a condition restricting permitted development rights for new windows in the walls or roof of the two storey extension. Given changes to the General Permitted Development Order in 2008, (where any new windows in a side elevation at first floor level would need to be obscurely glazed and non-opening unless any part of the window which could be opened would be more than 1.7m above the level of the floor of the room in which they serve to be permitted development) this condition is not considered necessary to be attached to this application. The development complies with policy C30 of the adopted Cherwell Local Plan.

5.4 Highway Safety

The Local Highway Authority raises no objections to the scheme and there are two off road parking spaces available for the property (garage and drive) therefore the proposal is considered acceptable on highway safety grounds.

- 5.5 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, 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 following conditions:

1. 1.4A (RC2) [Full permission: Duration limit (3 years)]
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: P470/03c, P470/05d, P470/04c, P470/01, P470/02 and site and block plan.
Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Policy BE1 of the South East Plan 2009.
3. 2.2BB (RC4A) [Samples of roofing materials] insert 'slate' 'extension'
4. 2.3EE (RC5B) [Sample panel of brickwork] insert 'extensions'
5. 5.19A (RC4A) [Conservation roof light]

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 the proposal also has no undue adverse impact upon the residential amenities of neighbouring properties or highway safety. Furthermore, the development preserves the character and appearance of the conservation area. As such the proposal is in accordance with PPG15: Planning and the Historic Environment, Policies BE1 and BE6 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.

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