

Application 10/01541/F	No:	Ward: Calthorpe	Banbury	Date 11/10/2010	Valid:
Applicant:	Mr M Riaz				
Site Address:	226 Chatsworth Drive, Banbury				

Proposal: First floor front extension, two storey side extension and single storey rear extension

1. Site Description and Proposal

- 1.1 The application site is a detached property within a planned residential estate, in red brick with PVC panel detailing under a tiled roof.
- 1.2 The proposal is for a first floor front and side extension, increasing the size of the front bedroom and providing a store to the side; as well as a rear single storey extension, replacing the existing conservatory.
- 1.3 The application is placed before the committee for determination as the applicant is a member of staff.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice and neighbour letters. The final date for comments was 18 October 2010.
- 2.2 One letter of objection has been received from occupiers of the neighbouring property to the South West, raising concerns of overlooking and loss of privacy, as well as various third-party legal issues which are not material considerations.

3. Consultations

- 3.1 Banbury Town Council – no objections
- 3.2 County Highways Liaison Officer – no objections

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPG13 - Transport
- 4.2 Regional Policy in the South East Plan 2009:
CC1 – Sustainable Development
BE1 – Management for an Urban Renaissance
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C28 – Layout, design and external appearance to be compatible with the character of the context of a development proposal
Policy C30 – Through the exercise of design control, development should provide acceptable standards of privacy and amenity

5. Appraisal

- 5.1 The proposal is considered acceptable in terms of its impact on neighbouring properties, impact on the amenity of occupants of the application site and the appearance of the street-scene. The location and size of the proposal and the relationship of the site to neighbouring properties means that there will be no unacceptable neighbour impact in terms of loss of light, overshadowing, loss of privacy or other detrimental effect on amenity.
- 5.2 The proposed single storey rear extension does not project any further to the rear than the existing conservatory, so any impact of the proposal as a whole on the properties along Badger Way is no different to the current arrangement. The windows in the proposed front and side extensions are not considered to cause harm to the privacy or amenity of any neighbouring properties, following amendments to reduce the likely harm.
- 5.3 The proposal will be visible from the public domain, but this is not considered to be unacceptable.
- 5.4 Whilst the comments of the contributors to the application are noted, most of their comments relate to separate, third-party legal matters. The issue of overlooking, relating to the windows in the first floor side extension has been considered; the relationship of the two properties to each-other is considered acceptable.
- 5.5 The proposal is therefore considered to accord with the provisions of Policies C28 and C30 of the Local Plan; the extension is sympathetic to the character of the context of the development and is compatible with the scale of the dwelling and the street-scene and provides standards of amenity and privacy which are considered acceptable to this authority.

6. Recommendation

Approval, subject to the following conditions;

- 1) SC 1_4A (Time for implementation)
- 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;
 - drawing P/09/0083/001 Rev A (received on 18 November 2010)
 - drawing P/09/0083/002 Rev A (received on 18 November 2010)
 - drawing P/09/0083/003 Rev A (received on 18 November 2010)
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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 government guidance in PPS1 – Delivering Sustainable Development.

- 3) SC 2_6AA (Materials to match)

Planning Notes

- 1) T1 – Third party rights

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 proposed development is appropriate and will not unduly impact on the neighbouring properties, public, private or any other amenity, or the appearance of the street-scene. As such the proposal is in accordance with government guidance contained in PPS1 – Delivering Sustainable Development; Policies CC1 and BE1 of the South East Plan 2009; and Policies C28 and C30 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, 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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