

Application 10/01859/F	No:	Ward: Easington	Banbury	Date Valid: 16/12/11
Applicant:	Mrs Pauline McCreddie			
Site Address:	81 Bloxham Road, Banbury			

Proposal: Two storey and single storey rear extension

1. Site Description and Proposal

1.1 The property is a two storey semi detached dwelling located on the eastern side of Bloxham Road and to the west of the recreation ground at Harriers View and Easington Road. The driveway for the property is accessed straight off the Bloxham Road. The property is built from brick and render with a plain concrete tile roof and currently has a conservatory and a small flat roof utility room on the rear elevation. These will not be retained as part of the proposal.

To the front of the property is an area of garden land and hard standing. Most of the area to the front of the property appears to be used for parking vehicles.

1.2 The proposal is for a two storey rear extension and a single storey lean-to extension. The footprint of the extension is proposed to cover approximately two thirds of the width of the original dwelling. At ground floor the extension will accommodate a new lounge with a single storey lean-to utility both accessed through the existing kitchen but via two separate doorways. At first floor level the extension will accommodate a bedroom and en-suite. The ground floor extension measures nearly 6 metres in width and projects 4.5 metres out from the rear of the property.

1.3 The scheme has been amended and further consultations issued as a result of officer's concerns about neighbour impact.

2. Application Publicity

2.1 The application has been advertised by way of press notice, site notice and neighbour notification letter. The final date for comment is 18 February 2011. To date no letters of objection have been received.

3. Consultations

3.1 Banbury Town Council has not yet commented on the proposal.

3.2 The Local Highway Authority raises no objections as adequate parking is retained.

4. Relevant Planning Policies

- 4.1 Adopted Cherwell Local Plan 2011
C28 – Standards of layout, design and appearance
C30 – Compatible with scale of existing dwelling and character of street scene and standards of amenity and privacy
- 4.2 Non-Statutory Cherwell Local Plan
D6 – Compatible with scale of existing dwelling and the character of the street scene.

5. Appraisal

- 5.1 The application should be assessed by way of its impact on the character and appearance of the property and the surrounding area, impact on the residential amenities of neighbouring properties and highway safety.

5.2 Visual amenity

The extension is to the rear of the property and the property is set back from the highway therefore it is only likely to be glimpsed through the gap between the properties. As the single storey element is proposed to be on the outside edge of the property it will largely be screened by the existing access gates into the rear garden. The rear of the property backs onto a park but the extension will be approximately 27 metres from the rear boundary and partially screened by existing trees and vegetation. The extension will not be prominent from the public domain and it is therefore unlikely to cause harm to the surrounding amenity.

The extension is domestic in its design and retains the domestic scale of the property. Given its positioning on the rear elevation and its design it reads as an extension to the main property and whilst being large does not over dominate the remainder of the house. It is therefore considered that in this respect the proposal complies with Policy C28 and C30 of the adopted Cherwell Local Plan and Policy D6 of the Non-Statutory Cherwell Local Plan.

5.3 Neighbouring amenity

The extension was originally proposed to project from the rear of the property by 5.5 metres, at two storeys in height, along the southern extent of the house. However it was considered by officers that the neighbouring property to the south (No. 83) would be adversely affected by this. It was thought that the extension would be overbearing, an impact that would be exacerbated by the fact that the property to its south (No. 85) already has a two storey rear extension. However the proposal has been amended so that it is only single storey in height closest to the shared boundary and it only projects by 4.5 metres. This reduces the overbearing impact on the property to the south.

The amended scheme brings the two storey element to within 2.5 metres of the property to the north (No. 79) and due to its orientation this will result in the loss of

some direct sunlight onto the most private amenity space and into the living accommodation. However the relationship is similar in principle to that which was permitted on No. 85. Furthermore the properties benefit from substantial gardens which add to the residential amenity and help lessen the impact of the extension.

In terms of overlooking the principal windows are on the end elevation and will therefore not result in overlooking. Two first floor windows are proposed on the southern elevation, one within the extension and one within the existing property. These both serve bathrooms therefore they are not likely to result in overlooking. A window and door opening are proposed on the ground floor south elevation but these serve the utility room and will be screened from the neighbouring property by the existing boundary fence.

It is not considered that the proposal will result demonstrable harm to the residential amenities of neighbouring properties. In this respect the proposal is considered to comply with Policy C30 of the adopted Cherwell Local Plan and Policy D6 of the Non-Statutory Cherwell Local Plan.

5.4 Highway Safety

The extension results in one additional bedroom, making the property a four bed property. Whilst the front of the property is only partially laid to hard standing there is sufficient space to accommodate up to three cars. This is sufficient for a four bedroom property. It is not considered that the extension will result in any harm to highway safety.

5.5 Conclusion

The proposal is considered to be acceptable as it does not cause demonstrable harm to the visual amenities of the areas, the residential amenities of neighbouring properties or highway safety. It is therefore considered to comply with the relevant policies and as such is recommended for approval subject to the conditions set out below.

The application is before the Committee as the applicant is a Council employee.

6. Recommendation

Approval, subject to;

- a) the expiration of the consultation period**
- b) the following conditions;**

- 1. SC1.4A (RC2) Duration limit**
- 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:**
 - Plan no. BWC2010/GB/81BRB (amended plan rec. 07/02/11)**
 - Site and block plan (amended plan rec. 08/02/11)**

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. SC 2.6AA (RC5AA) Materials to match existing**

- 4. That the first floor windows in the south elevation shall be glazed at all times with obscure glass. (RC6A)**

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 indicate otherwise. The development is considered to be acceptable on its planning merits as the proposal is unlikely to give rise to any adverse visual impact, neighbour impact or highway safety impact. As such the proposal is in accordance with policies C28 and C30 of the adopted Cherwell Local Plan and guidance contained within PPG13, Transport. 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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