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| Application No: 10/01824/F | Ward: Bloxham | Date Valid: 21/01/11 |
| Applicant: | Mr. Mark Tibbetts | |
| Site Address: | 7 Colesbourne Road, Bloxham | |

Proposal: Two storey side and rear extension

1. Site Description and Proposal

- 1.1 7 Colesbourne Road is a brick built 1970s two storey dwelling in an estate location. The property, otherwise detached, is currently linked to 9 Colesbourne Road by a single storey flat roofed timber store room.
- 1.2 The applicant is proposing to remove the store room and replace it with a two storey extension. As the applicant also wishes to create a side access path to the rear of his property, the extension only has a width of 1.75 metres. Aside from the full depth side extension, permission is also being sought for a full width, twin gabled, two storey rear extension, which has a depth of 3.2m. This part of the proposal will require the demolition of an existing single storey extension. The applicant has indicated that the tiles from this structure will be re-used on the front elevation, so as to lessen the visual impact of the extension on the street scene.
- 1.3 Members may recall that they approved a slightly different version of the two side extension last year (10/00273/F refers).

2. Application Publicity

- 2.1 The application has been advertised by way of press notice and neighbour letter. The final date for comment is the 25th February 2011. As of the 14th February 2011, no correspondence has been received as a result of this consultation process.

3. Consultations

- 3.1 Bloxham Parish Council had not commented at the time of writing this report.
- 3.2 Environmental Protection Officer raised no objections subject to informative.
- 3.3 The Highways Liaison Officer raised no objections

4. Relevant Planning Policies

- 4.1 Policy BE1 of the South East Plan 2009

4.2 Policies ENV12, C28 and C30 of the adopted Cherwell Local Plan

5. Appraisal

- 5.1 The key consideration in this case is that of design. Officers would normally advise an applicant to step back a two storey side extension from the front elevation to show subservience to the existing building. In mitigation there are a number of other properties along the road that have had full depth two storey side extensions. It was therefore not considered equitable to require an amendment to the scheme.
- 5.2 Likewise, whilst there maybe a better solution to the proposed twin gabled rear addition, it would be unreasonable to oblige the applicant to alter the plans given that the neighbouring property, 5 Colesbourne Road, was similarly extended in the recent past - 02/00137/F refers.
- 5.3 There are no windows in the side elevation of 9 Colesbourne Road facing the applicant's property and those in the facing side of 5 Colesbourne Road are obscurely glazed. The rear extension will however breach the 45 degree line with the closest windows in the rear of 9 Colesbourne Road. Given the orientation and that it is not significantly beyond the 45 degree guidance line, the SDPHE concludes that it would be difficult to sustain a reason for refusal on amenity grounds.
- 5.4 Based on the assessment above, the SDPHE concludes that this application complies with Policies C28 and C30 of the adopted Cherwell Local Plan. It is therefore recommended that permission be granted subject to the imposition of appropriate conditions.
- 5.5 This application is referred to Committee as it is submitted by the partner of a Council employee.

6. Recommendation

That, subject to the expiration of the neighbour consultation period on 25 February 2011, and the delegation of the authority to issue the permission to the Strategic Director Planning Housing and Economy, the application be approved, subject to following conditions:

1. **1.4A - Full Permission: Duration Limit (3 years) (RC2)**
2. **Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the schedule of materials and approved plans numbered 1, 3, 5, 7 and 9, floor and elevation plan 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. **2.6AA – Materials to match (RC5AA)**

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 extension is of a design, size and style that is appropriate and will not unduly impact on the neighbouring properties or compromise highway safety. As such the proposal is in accordance with Policy BE1 of the South East Plan 2009 and Policies ENV12, 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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