

Case Officer: Astrid Burden

Applicant: Chris Brant

Proposal: Installation of a domestic electric vehicle charging unit to the front elevation of the existing garage

Ward: Cropredy, Sibfords and Wroxton

Councillors: Councillor Chris Brant, Councillor Phil Chapman, Councillor Douglas Webb

Reason for Referral: Application submitted by a CDC Councillor

Expiry Date: 2 April 2026

Committee Date: 26 March 2026

SUMMARY RECOMMENDATION: GRANT CONSENT SUBJECT TO CONDITIONS

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

1.1. The application site faces onto the Main Street of Hanwell. The site includes the thatched roof cottage, a lean-to roofed garage, one parking space to the front of the garage, a low stone wall on the front of the cottage, and a high stone wall connected to the garage that encloses a garden. The ground levels increase from the main street to the cottage and garage.

2. CONSTRAINTS

2.1. The application relates to a listed building and the site is within a conservation area. No other site constraints are relevant to this application.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. The proposal is to install an electric vehicle charging point on the stone pillar of the garage. The unit would be 28.6cm x 17.2cm and mounted on the stone wall.

4. RELEVANT PLANNING HISTORY

4.1. There is no planning history directly relevant to the proposal.

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal.

6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site, and by advertisement in the local newspaper. The final date for comments was **24 March 2026**, although comments received after this date and before finalising this report have also been taken into account.

7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

7.2. PARISH COUNCIL: No comments received

7.3. CONSERVATION: **No objections** subject to a condition

8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011-2031 PART 1 (CLP 2015)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Design Guide (2018)
- The Planning (Listed Buildings and Conservation Areas) Act 1990

9. APPRAISAL

9.1. The building subject of this application is Grade II listed and the site is within the setting of a Conservation Area.

9.2. The key consideration in this case is the proposal's impact on heritage assets.

9.3. ESD15 requires development to "Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG."

9.4. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in carrying out its functions as the Local Planning Authority in

respect of development in a conservation area: *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

- 9.5. Likewise, Section 66 of the same Act states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* Therefore, significant weight must be given to these matters in the assessment of this planning application.
- 9.6. Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 205 of the NPPF states that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2015 echoes this guidance.
- 9.7. The Conservation Officer has no objections to the proposal, advising that the proposal would not result in an unacceptable loss of historic fabric and that its location and size would ensure that it is not unduly prominent on the principal elevation of the building or highly visible in the conservation area.
- 9.8. The proposal would be acceptable in heritage terms.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. In accordance with Paragraph 11 of the NPPF, consent should therefore be granted.

11. RECOMMENDATION

GRANT CONSENT, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

CONDITIONS

Time Limit

1. The development and works hereby permitted shall be begun not later than three years from the date of this consent.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the Site Location Plan (dated 26 January 2026) and the document titled 'Proposed Front Elevation – Garage Showing EV Charger' (dated 16 January 2026)

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy

Framework.

Informative Note - The charger should be removed when no longer in use.

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