

**Case Officer:** Michael Sackey

**Recommendation:** Approve

**Applicant:** Mr & Mrs Stephen & Frances Lloyd

**Proposal:** Conversion of part of the garage to habitable accommodation including internal alterations and replacement of some windows/doors

**Expiry Date:** 30 June 2021

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## 1. Relevant Features of the Site

1.1. The application relates to a detached, two-storey dwelling with an attached garage, externally of facing brick with a tiled roof, facing northwest on to Turnstone Green. There are no changes in the levels across the site that would significantly affect the application assessment. The site, which lies in the built form of Bicester, is bounded by residential properties to the west and south. The site is not within a Conservation Area and the building is not a listed building.

## 2. Description of Proposed Development

- 2.1. The current application seeks permission for the part conversion of the existing garage which involves internal alterations to a utility room and WC. The proposal also involves the insertion of a new door in the west elevation, the replacement of two doors with windows and the replacement of windows with French doors in the south elevation and all at the ground floor level. The partly converted garage to a utility room and WC would measure internally 2.5m depth and 2.9m width and the remaining garage space would measure approximately 3m depth and 2.9m width.
- 2.2. The property's permitted development rights have been restricted with regards to extensions, garage conversions, means of enclosure and new openings.

## 3. Relevant Planning History and Pre-Application Discussions

The following Planning History and Pre-Application discussions are considered relevant to the current proposal.

**Application: CHS.312/94** Permitted 06 June 1994

Residential development (164 No. two storey dwellings and associated roads) as amended by layout plans Dwg.Nos.51/7 received 30.08.94)

**Application: 14/00023/F** Permitted 26 February 2014

Single storey rear extension

**Application: 01/00356/F** Permitted 24 April 2001

Rear conservatory

## 4. Response to Publicity

This application has been publicised by way of a site notice displayed near the site and by letters sent to all properties immediately adjoining the application site that the

Council has been able to identify from its records. The final date for comments was **28 May 2021**, although comments received after this date and before finalising this report have also been taken into account.

No comments have been raised by third parties

## 5. Response to Consultation

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.

### BICESTER TOWN COUNCIL

No objections

### OTHER CONSULTEES

Local Highways Authority – No objection

## 6. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2015)

- ESD15 - The Character of the Built and Historic Environment.  
New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. Where development is in the vicinity of the District's distinctive natural or historic assets, delivering high quality design that compliments the asset will be essential. *See page 117 of the CLP 2015 for full details.*

Cherwell Local Plan 1996 (saved policies) – (CLP 1996)

- C28 – Layout, Design and External Appearance of New Development  
New development required to have standards of layout, design and external appearance sympathetic to the character of the urban or rural context of that development. *See page 120 of the CLP 1996 for full details.*
- C30 – Design of New Residential Development  
Development should be compatible to the scale of the existing dwelling, its curtilage and the character of the street scene. Development should also provide acceptable standards of amenity and privacy. *See page 120 of the CLP 1996 for full details.*

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- CDC Home Extensions and Alterations Design Guide (2007)

## 7. Appraisal

7.1. The key issues for consideration in this case are:

- Design, and impact on the character of the area
- Residential amenity
- Highway Safety

### Design and Impact on the Character of the Area

- 7.2. The proposed alterations would not be readily visible from the public realm, would be in keeping with the existing dwelling and would not adversely affect the visual amenity of the locality.
- 7.3. The proposal thus accords with retained Policy C28 of the CLP 1996 and Policy ESD15 of the CLP 2015 and the relevant paragraphs of the NPPF.

### Residential Amenity

- 7.4. The proposal would be set off the boundaries of neighbouring properties and would comply with the 45 degree rule. Having regard to its nature, scale and positioning, the proposed development would not have any significant impact either through loss of light or outlook and would not result in the direct overlooking on to the neighbouring properties.
- 7.5. For these reasons, the proposal accords with retained Policy C28 of the CLP 1996 and Policy ESD15 of the CLP 2015.

### Highway Safety

- 7.6. The Local Highway Authority (LHA) has raised no objections to the proposal, indicating that it would appear that there is adequate off-street parking available on the site, so the loss of the garage is not significant and in any case the dimensions of the garage are less than those specified in the Residential Roads Design Guide as required for it to be counted as a parking space. The LHA confirmed that the proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view. Officers agree with this assessment and the proposal is therefore considered acceptable in relation to highway safety and parking provision. The proposal accords with Policy ESD15 of the CLP 2015 and Government guidance in the NPPF.

## **8. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance is set out in section 6, The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

## **9. RECOMMENDATION**

That permission is granted, subject to the following conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall not be carried out otherwise than in complete accordance with drawings titled Location Plan 1:500 (16, Turnstone Green, Bicester, Oxfordshire, OX26 6TT), 01.0 block plan as proposed 1:200 (2/P100A) and 16 Turnstone Green, Bicester (Proposed plan (elevations)).

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to safeguard the character and appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Michael Sackey

DATE: 25.06.2021

Checked By: Nathanael Stock

DATE: 28.06.2021

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