

Case Officer: Tomaz Akhter

Recommendation: Refusal

Applicant: Mr Ignacio Slocker

Proposal: Certificate of Lawfulness of Proposed Development to convert an existing garage outbuilding into a garden room

Expiry Date: 19 December 2023

1. APPLICATION SITE AND LOCALITY

The dwelling is not a listed building and is not located in the conservation area, nor is it washed over by the green belt.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant seeks a certificate of lawfulness for the proposal to convert the existing garage outbuilding into a garden room. Works also include the insertion of windows and bi-folding doors.

3. RELEVANT PLANNING HISTORY

The following planning history is considered relevant to the current proposal:

14/00221/REM – Permitted development rights for garage conversions to provide additional living accommodation were removed under condition 22.

4. PRE-APPLICATION DISCUSSIONS

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

5. RESPONSE TO PUBLICITY

This application has not been publicised

6. 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.

7. RELEVANT PLANNING POLICY AND GUIDANCE

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015).

8. APPRAISAL

The property was built under the permission reference 14/00221/REM. Condition 22 of this permission removed permitted development rights for conversion of the garage into living accommodation. Planning permission would there be required for the proposed development.

9. PLANNING BALANCE AND CONCLUSION

As permitted development rights have been removed from this property with regards to the proposed development as a result of condition 22 of planning approval 14/00221/REM, planning permission is required.

10. RECOMMENDATION

FIRST SCHEDULE

Garage conversion as proposed in respect of drawing numbers:

- Site Location Plan/Block Plan: SLP
- Proposed elevations/floor plans: 2A

SECOND SCHEDULE

8 Epsom Way Bicester OX26 1BN

THIRD SCHEDULE

The property's permitted development rights relating to garage conversions were removed by Condition 22 of reserved matters approval 14/00221/REM. The proposal would therefore not constitute permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore requires planning permission.

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DATE: 20/12/2023

Checked By: Paul Ihringer

DATE: 20/12/23
