

**Case Officer:** Hansah Iqbal

**Recommendation:** Approve

**Applicant:** Mr Ignacio Slocker Mira

**Proposal:** To convert a garage outbuilding into garden room.

**Expiry Date:** 4 March 2024

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## 1. Relevant Features of the Site

The application site is a two storey semi-detached dwelling.

The dwelling is not a listed building and is not located in the conservation area.

## 2. Description of Proposed Development

Applicant seeks planning permission for the conversion of the existing garage in to a garden room.

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

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

23/02913/CLUP - Certificate of Lawfulness of Proposed Development to convert an existing garage outbuilding into a garden room; application refused.

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

## 4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **21 February 2024** and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **21 February 2024**.

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 comments received.

Highways – no objections.

Full comments can be found via the online planning portal.

## 6. Relevant Policy and Guidance

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

- PSD1 – Presumption in favour of Sustainable Development  
When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. *See page 36 of the CLP 2031 Part 1 for full details.*
- 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 2031 Part 1 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

### **Design and impact on character of the area**

A large door has been added on the driveway leading into the garage, therefore the proposal would not be visible from the streetscene. Additionally, it is set back and have limited impact on the streetscene.

The development would sit on the same footprint as the existing garage and would therefore have a largely neutral on the locality.

Conclusion: *Acceptable*

### **Residential amenity**

Given the nature of the proposal, by way of location and size the proposal would not result in demonstrable harm to the residential amenities of the surrounding neighbours.

Conclusion: *Acceptable*

### **Highway safety**

Notwithstanding the loss of the garage, the site benefits from a large driveway to fit at least two cars comfortably and is therefore considered sufficient for a development of this size. Additionally, the Highways Officer has raised no objections to the proposal, and I see no reason to disagree with this assessment.

Conclusion: *Acceptable*

## 8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, does not identify any material planning issues which compromise the acceptability of this application. 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 be carried out strictly in accordance with the information contained within the application form and the following approved plans: SLP (Site Location), BP (Block Plan), 2 Rev A (Proposed plans/elevations).

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.

3. The materials to be used for the external walls of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Hansah Iqbal

DATE: 23 February 2024

Checked By: Paul Ihringer

DATE: 4/3/24

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