

**20 Fairhaven Road, Caversfield, Bicester, OX27  
8TX**

**21/01806/F**

**Case Officer:** Emma Whitley

**Recommendation:** Approve

**Applicant:** Mrs M Lopez Garcia

**Proposal:** Garage conversion

**Expiry Date:** 21 July 2021



Google (2021) 20 Fairhaven Road Streetview

- Not listed
- Not within a designated conservation area

## **1. Description of Proposed Development**

The applicant seeks planning permission for a garage conversion to create additional habitable space.

Permitted development rights for the conversion of the garage were removed and as such planning permission is required for both the internal works and changes to the fenestration of the existing garage.

## **2. Relevant Planning History and Pre-Application Discussions**

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

04/02112/F – Erection of garage to side of house. *Application Permitted 7 December 2001.*

Permitted development rights for the conversion to habitable space of the approved garage were removed by way of condition 3 of the 2004 planning permission.

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

## **3. Response to Publicity**

This application has been publicised by way of letters sent to neighbours situated directly adjacent to the application site. The final date for comments was **22 June 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.

## 4. 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.

Caversfield Parish Council: no comments or objections received at the time of drafting the report.

Building Control (CDC): no objections, comments – A building control application will be required before work commences on site.

Local Highways Authority (OCC): no objections or comments.

## 5. Relevant Policy and Guidance

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

- 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)

## 6. Appraisal

### Design and impact on character of the area

The proposals would be visible within the public realm of Fairhaven Road. The applicant has confirmed that materials used to fill the existing garage door opening and for the new fenestration would match the existing.

The scale of the window fronting Fairhaven Road is on the large side when compared with the existing fenestration, however when viewed within the streetscene the scale is in-keeping with other ground floor windows.

Conclusion: on balance, the proposed change in fenestration is considered acceptable.

### **Residential amenity**

The proposals would not result in demonstrable harm to the amenities of the neighbours situated to the east (31 Fairhaven Road) and to the west (10 Fairhaven Road) as these are situated approximately 22 metres and 19 metres from the proposals respectively.

Conclusion: acceptable in this regard.

### **Highway safety**

Whilst it is unfortunate to lose the garage as an additional parking space, there is sufficient off-street parking on site for approximately two cars, which is considered commensurate for a dwelling of this size and in this location. Further, the LHA did not provide any objections.

Conclusion: acceptable in this regard.

## **7. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance set out in section 6, would result in an acceptable form of development which would not compromise residential amenity or highway safety. There are no material considerations which compromise the acceptability of the proposal. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

## **8. 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: drawing numbers LOPE/001 (Existing/ Proposed Floor Plans), LOPE/002 (Existing/ Proposed Elevations), LOPE/003 (Site Location Plan), LOPE/004 (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 comply with Government guidance contained within the National Planning Policy Framework.

Case Officer: Emma Whitley

DATE: 20/07/21

Checked By: Paul Ihringer

DATE: 21/7/21

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