

From: Plater, Roger - Communities
Sent: 09 December 2021 10:50
To: Lewis Knox
Cc: Transport CDC Minor; DC Support; Cllr George Reynolds
Subject: 21-03197-F Lane Head Main Street Sibford Gower

Hi Lewis,

Planning application:	21/03197/F
Location:	Lane Head Main Street Sibford Gower OX15 5RT
Description:	Demolish existing garage for replacement with oak framed carport and roof alterations to create first floor over existing ancillary outbuilding to create pool and annexe accommodation - re-submission of 21/01535/F
Type:	Full Development
Case Officer:	Lewis Knox

I have looked over the above application and have the following comments to make:

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to the following conditions:

Conditions:

That the Annexe accommodation remains ancillary to the main house only and may not be let or sold as a separate dwelling.

Prior to the commencement of the development hereby approved, a plan showing car parking provision for vehicles to be accommodated within the site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the parking spaces shall be laid out, surfaced, drained and completed in accordance with the approved details and shall be retained for the parking of vehicles at all times thereafter.

Reason - In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework..

Comments:

Opening up the carport building will mean that it will be far more likely to be used for the parking of vehicles than the existing garage. This is likely to reduce the instances of on-street parking along the lane which may cause a degree of obstruction, and will create an area in front of the carport where cars may turn.

As I have been assured that it can be conditioned for the annexe to remain ancillary to the main dwelling (Lane Head), modifications to the annexe building will not result in any significant additional vehicle movements, and therefore I see no justifiable reason for objection. This differs from the previous refused application, 17/00608/F, which the LHA objected to, as that was for a new standalone dwelling that would have generated additional movements.

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council / Environment and Place / Growth and Place