

Case Officer: James Kirkham

Recommendation: Approve

Applicant: Mr James French

Proposal: Erection of timber-framed greenhouse

Expiry Date: 19 January 2022

1. Relevant Features of the Site

- 1.1. The application site is located within West Adderbury to the south of Round Close Road. The site previously comprised an existing one and a half storey detached building which was previously used as a Catholic Church. Planning permission was granted for demolition of the church and erect a new two-storey detached dwelling. These works are now complete and the dwelling is occupied.
- 1.2. The site bounds Round Close Road to the north where there is a stone wall, which encloses part of the frontage and to the front of the building there is a hard-surfaced area which offers parking for one or two cars. The site is bounded to the west, south and east by residential uses. Partridge Court to the west is a two-storey building comprising 7 residential flats, to the south lies two detached dwellings, the gardens of which abut the application site. To the east the boundary is formed by the side elevations of number 13 and 15 Round Close Road which contains a number of windows.
- 1.3. The site is located within the Adderbury Conservation Area. An ordinary water course runs through the site from west to east and runs on into the neighbouring garden of 13 Round Close Road in the south east corner of the site. The site lies within 50 metres of potentially contaminated land and with a site of medium archaeological interest.

2. Description of Proposed Development

The current application seeks consent to erect a new greenhouse in the garden of the dwellings. The structure would be located near the eastern boundary adjacent to the recently approved shed. It would be approximately 2.4m by 3m and would have a max height of 2.45m.

Condition 10 of the original consent for the dwelling (19/02181/F refers) removed permitted development rights for outbuilding principally to protect the amenity of the neighbouring properties which has several windows facing directly onto the site.

3. Relevant Planning History and Pre-Application Discussions

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

Application: 19/02181/F

Permitted

16 December 2019

Demolition of existing chapel and erection of 1 dwelling

Erection of timber shed (existing authorised) in garden of dwelling under construction

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **22 December 2021**, by advertisement in the local newspaper expiring **1 January 2022** 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 **1 January 2022**.

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.

Adderbury Parish Council; **No objection**

6. Relevant Policy and Guidance

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

- **ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment**
Requires relevant habitat and species surveys to accompany applications which may affect a site, habitat or species of known or potential ecological value, seeking net gains in biodiversity, the protection of existing trees and the protection, management, enhancement and extension of existing resources along with the creation of new ones. *See page 106 of the CLP 2015 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 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.*

Adderbury Neighbourhood Development Plan

Policy AD9: Managing Design in the Conservation Area:

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

7. Appraisal

Design and impact on character of the area

The proposed green house would be set behind a 2 metre high screen wall which largely screens away views of it from the public realm. The structure would be seen as an ancillary structure to the main house and is not unduly prominent. It would preserve the character and appearance of the area and would have a neutral impact on the significance of the Conservation Area. Therefore, the proposal would comply with the policies outlined above.

Conclusion: Acceptable.

Residential amenity

The proposed shed would be located adjacent to the blank side elevation of 13 Round Close Road which does not have any windows in this location. The proposal would therefore have a very limited impact on this property. Given the scale of the proposals they would be sited a sufficient distance away from any of the other neighbouring dwellings to prevent any significant impacts in terms of loss of light and outlook.

Conclusion: Acceptable

Highway safety

There would be no impact on highway matters.

Conclusion: Acceptable.

Neighbour comments

None

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: Application form, site location plan and drawing numbered 1235/19A and Woodpecker Joinery Greenhouse Dimensions.

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: James Kirkham

DATE: 13/01/2022

Checked By: Nathanael Stock

DATE: 13.01.2022
