

**Case Officer:** Shona King

**Recommendation:** Permitted

**Applicant:** Mr Alex Watson

**Proposal:** Discharge of Conditions 6 (driveway, parking and manoeuvring areas) & 7 (ground/floor levels) of 19/02001/F

**Expiry Date:** 8 March 2023

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site is located in the centre of Bodicote and comprises a paddock set to the rear of and associated with a group of barns that front onto High Street. The site is bounded on all sides by dwellings and gardens. Access to the paddock is from High Street immediately adjacent to the south of the barns.
- 1.2. The barns fronting onto High Street are curtilage listed and consent has been granted for their conversion to a single dwelling (refs. 18/01914/F and 18/01915/LB). The site is within the designated Bodicote Conservation Area.
- 1.3. Planning permission was granted for the erection of two dwellings within the paddock with access utilising the existing vehicular access from High Street.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The application is seeking the discharge of Conditions 6 (driveway, parking and manoeuvring areas) & 7 (ground/floor levels) of 19/02001/F

## **3. RELEVANT PLANNING HISTORY**

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

<b>Application: 19/02001/F</b>	Permitted	24 June 2020
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Erection of two dwellings with associated garaging, alterations to garaging and boundary wall to dwelling approved under 18/01914/F and 18/01915/LB

## **4. RESPONSE TO CONSULTATION**

- 4.1. OCC HIGHWAY AUTHORITY: The manoeuvring areas for this development are adequate, however the garage space for both plot 1 and 2 are not large enough to be considered sufficient vehicle parking spaces. OCC's Street Design Guide states that for a garage to be adequate parking it must measure 3m x 6m and a double garage 6m x 6m, the garages will therefore need to be amended to ensure they are fit for purpose.

## **5. APPRAISAL**

- 5.1. Condition 6 requires the approval of specification details of the driveway, parking and manoeuvring areas. The Local Highway Authority (LHA) has commented that

the manoeuvring areas for this development are adequate but the garage space for plots 1 and 2 are not large enough to be considered sufficient vehicle parking spaces. These garage sizes were approved under the enabling consent (19/02001/F) and at that time the LHA did not object. At least two spaces are available for parking purposes on the drives to allow for turning without the use of the garages. Condition 6 only required the specification of the driveway, parking and manoeuvring areas and not the size of the garage spaces. Therefore, as there are no objections to this, it is considered that the details are acceptable.

- 5.2. Condition 7 requires the approval of the existing and proposed ground levels and finished floor levels of the development. The finished floor levels of the dwellings are approximately 10cm above the existing ground levels with the garage floor levels much lower than this. It is considered that the finished levels would not result in harm to the character and appearance of the area, the significance of heritage assets or the living conditions of neighbouring residents and future occupiers of the development and are therefore acceptable.

## **6. RECOMMENDATION**

That Planning Conditions 6 (driveway, parking and manoeuvring areas) & 7 (ground/floor levels) of 19/02001/F be discharged based upon the following:

Condition 6

Drawing No. 001D

Condition 7

Drawing No. 001D

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DATE: 7 March 2023

Checked By: Nathanael Stock

DATE: 07.03.2023

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